

OFFICE/R&D/LAB SPACE IN THE TECH CORRIDOR

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MAJESTIC ASSET MANAGEMENT, INC.
MANAGEMENT • INVESTMENTS • DEVELOPMENT



Hayes
COMMERCIAL GROUP

TECH PARK @ CREMONA

120 CREMONA DR | GOLETA, CA

SUITES 230, 270, 280 & 290

2,936 - 13,708 SF

THINK. CREATE. ACHIEVE.

120 CREMONA DRIVE - OVERVIEW

| | | |
|----------------|---|---|
| Suites | Suite 230 4,536 RSF \$1.85 NNN | Suite 270, 280, 290 2,936 - 13,708 RSF \$1.95 NNN with build-out |
| Land Size | 2.94 acres | |
| Zoning | BP | |
| Year Built | 1988 | |
| Parking | 3.0/1,000 | |
| HVAC | Yes, throughout | |
| Ceiling Height | 9' - 12' | |
| Restrooms | Common sets on each floor | |
| Sprinklers | Yes | |
| Build-out | Suites 270, 280 & 290 available with turn-key R&D or lab conversion per tenant specifications | |

Rendering of suites 270-290



Click or scan for a VIDEO TOUR

The complex block features a blue-bordered area containing a QR code on the right and a video player icon on the left. The video player icon is a red play button inside a rounded square frame with a yellow-to-orange gradient. The background of this area is a photograph of the building's exterior, showing a paved walkway, palm trees, and a modern glass-walled structure under a clear blue sky.

TECH PARK @ CREMONA SUMMARY

120 Cremona Drive is one of three buildings in Tech Park @ Cremona, an 11.1-acre project currently being transformed by Majestic Asset Management into one of the elite business campuses in the coastal Santa Barbara booming tech and engineering market. This modern building provides a high-identity location, strong parking ratio, and campus gym at 125 Cremona Drive.

The suites are being built by the landlord to provide efficient layouts and suite sizes.

The project is situated in a core location along Goleta's tech corridor, with easy access to Hwy 101, UCSB, and Santa Barbara Airport.



PROPERTY HIGHLIGHTS

- Best-in-class project, consisting of 3 office/R&D buildings over 11 acres in the Goleta tech corridor.
- Easy access to freeway, UCSB, and Santa Barbara Airport.
- Attractive for Creative Office, Traditional Office, Research and Development, or Lab.
- Core location in Goleta's hub for tech, engineering, defense contractors, and medical device companies.



THE LOCATION

Since 2007, Majestic Asset Management, Inc (Majestic) has steadily acquired commercial properties in Goleta and Santa Barbara. Majestic's current portfolio includes 35 buildings, encompassing approximately 1.5 million square feet. The move to suburban markets, such as Goleta, has continued to attract major companies such as Google, Amazon, Microsoft and numerous other tech and publicly traded companies.

Goleta is distinctive due to its location between Silicon Valley and Los Angeles as well as proximity to a top-tier STEM research university (UCSB). It has become known as "Techoptia" with numerous tech companies relocating to Goleta over the past several years. Goleta caters to tenants requiring office, industrial, bioscience lab or research & development uses ("Flex Buildings"). Goleta offers quality housing, sought-after beach location, and an excellent lifestyle, coupled with great weather year-round. Flex Buildings have been desirable for many years and are attracting increased demand for the long term due to their various uses. Majestic currently owns 19 Flex Buildings in Goleta.



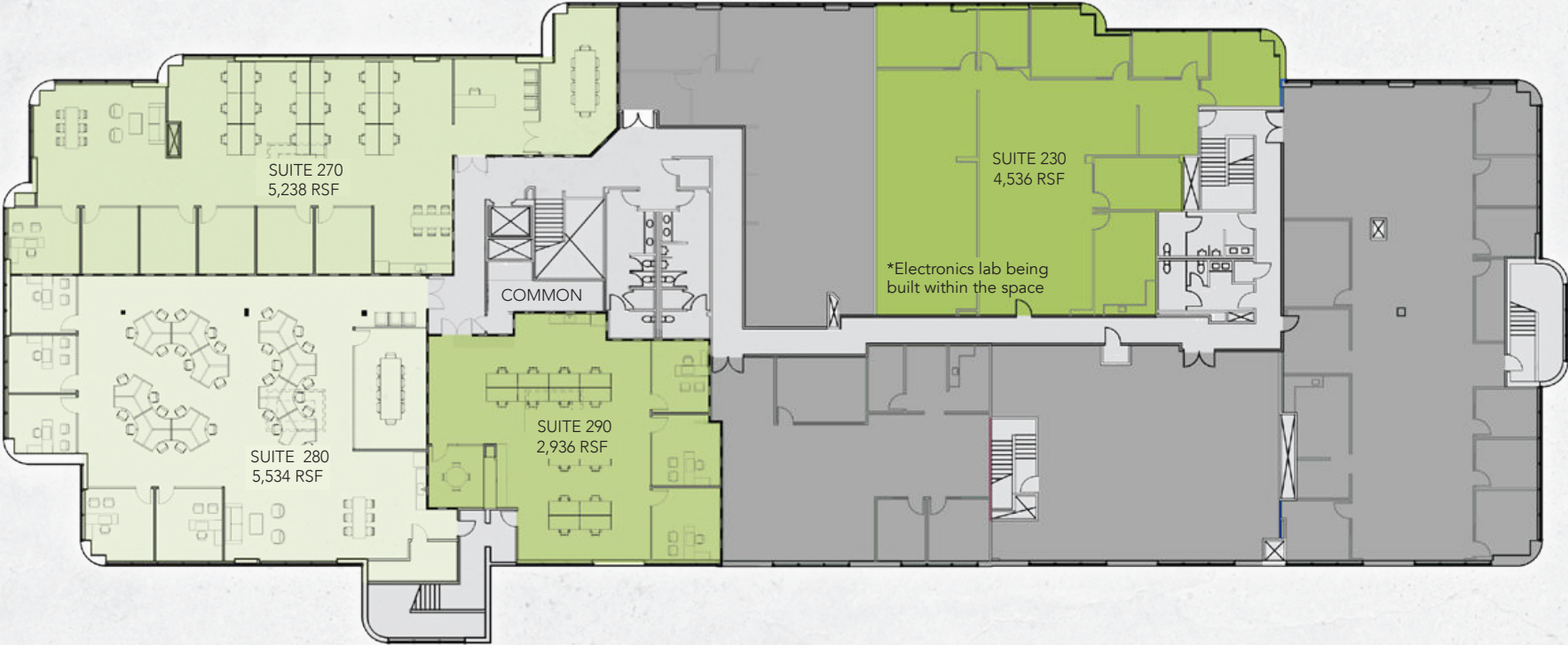
Rendering of suites 270-290

120 CREMONA DRIVE - SECOND FLOOR

TECH PARK @ CREMONA

2,936-18,244 RSF

Suites 270, 280, & 290 available with turn key R&D or lab conversion per tenant specifications.



CENTRALLY LOCATED WITH ABUNDANT AMENITIES



Goleta Beach

UCSB

Santa Barbara Airport

120 CREMONA

LOS CARNEROS RD

CREMONA DR

HOLLISTER AVE

LOS CARNEROS RD

Freeway Access

US 101

AMENITIES MAP

SANTA BARBARA

TRADER JOE'S
Walgreens
AC4
SUBWAY
CVS
RUSTY'S PIZZA PARLOR
Albertsons
Bank of America

crushcakes
SOUTH COAST DELI
UNITED STATES POSTAL SERVICE

VONS
PAVER'S DOGS
Cody's Cafe
CVS

Ralphs
LASSEMS
SUBWAY

RITE AID
Miner's ACE Hardware
Michaels
Sprouts
Starbucks

GOLETA VALLEY COTTAGE HOSPITAL

TACO BELL
GOODLAND KITCHEN
McDonald's
OLD TOWN COFFEE
Hampton
CrossFit
the Habit BURGER GRILL
THREE PIONEERS
Wendy's

COSTCO WHOLESALE
THE HOME DEPOT
BEST BUY
Starbucks
Albertsons
ROSS DRESS FOR LESS
chili's
HomeGoods
planet fitness
BevMo!
AT&T
McDonald's
The Natural Cafe
jane
METROPOLITAN
UnionBank
Staples

Residence Inn

TECH PARK @ CREMONA

Hilton Garden Inn

Target
Saigon Vietnamese Restaurant
CRISP
SUBWAY
Jack in the Box

UCSB

ISLA VISTA

GOLETA BEACH

GOLETA

SANTA BARBARA AIRPORT

State St
154
101
217
Hollister Ave
Patterson Ave
Turnpike Rd
Fairview Ave
Ward Dr
Hollister Ave
Los Carneros Rd
Storke Rd





WHERE IDEAS TAKE FLIGHT.



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THERE ARE NO
LIMITS TO WHAT WE
AS A TEAM CAN
ACCOMPLISH
TOGETHER.

- VINCE LOMBARDI

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120 CREMONA DR | GOLETA, CA 93117



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