

CLASS A OFFICE CAMPUS IN GOLETA TECH CORRIDOR



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MAJESTIC ASSET MANAGEMENT, INC.
MANAGEMENT • INVESTMENTS • DEVELOPMENT



TECH PARK @ CASTILIAN

150 CASTILIAN DR | GOLETA, CA

SUITE 201

2,409 SF

THINK. CREATE. ACHIEVE.

PROPERTY OVERVIEW

TECH PARK @ CASTILIAN

150 CASTILIAN DR - OVERVIEW

Square Feet	2,409 SF (plus private terrace)
Rental Rate	\$1.95 NNN
Parcel Size	Approximately 4 acres
Zoning	BP
Year Built	1996
Amenities	Private corner terrace, common gym, outdoor seating, walking trails
Parking	3.0/1,000
HVAC	Yes
Ceiling Height	9'-10'
Restrooms	Two sets, one with showers
Sprinklers	Yes

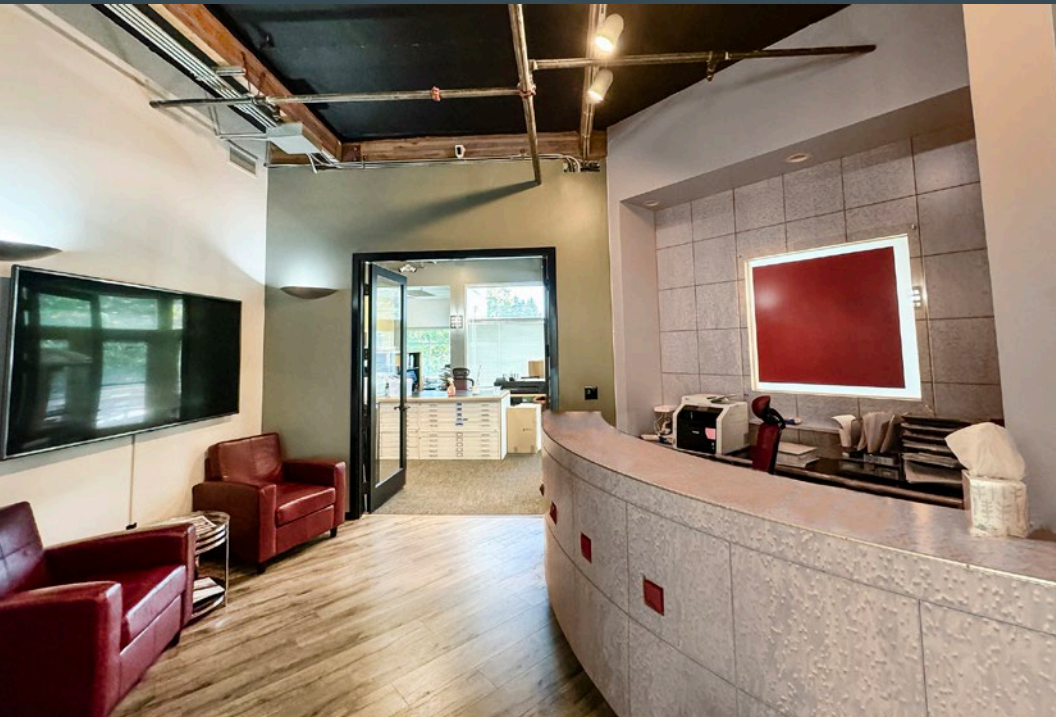


OFFERING SUMMARY

150 Castilian is one of three buildings in this 4.07-acre project, currently being transformed by Majestic Asset Management into one of the elite creative office campuses in the market. The building offers exceptional visibility fronting Hollister Avenue on a signalized corner.

Suite 201 is a second-floor space with open ceilings and is ideal for creative office use, currently configured with a flexible floorplan. The suite features a private, spacious terrace with mountain views.

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



TECH PARK @ CASTILIAN HIGHLIGHTS

- Class A Project, consisting of 3 office/R&D buildings over 4 acres in the Goleta Tech Corridor.
- Easy access to freeway, UCSB, and Santa Barbara airport.
- Attractive for Lab, Creative or Traditional Office, Research and Development.
- Core location in Goleta that is often considered the premier business park in Goleta.
- Amenities of this class A campus include prominent signage, a common gym and peaceful walking trails.



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.

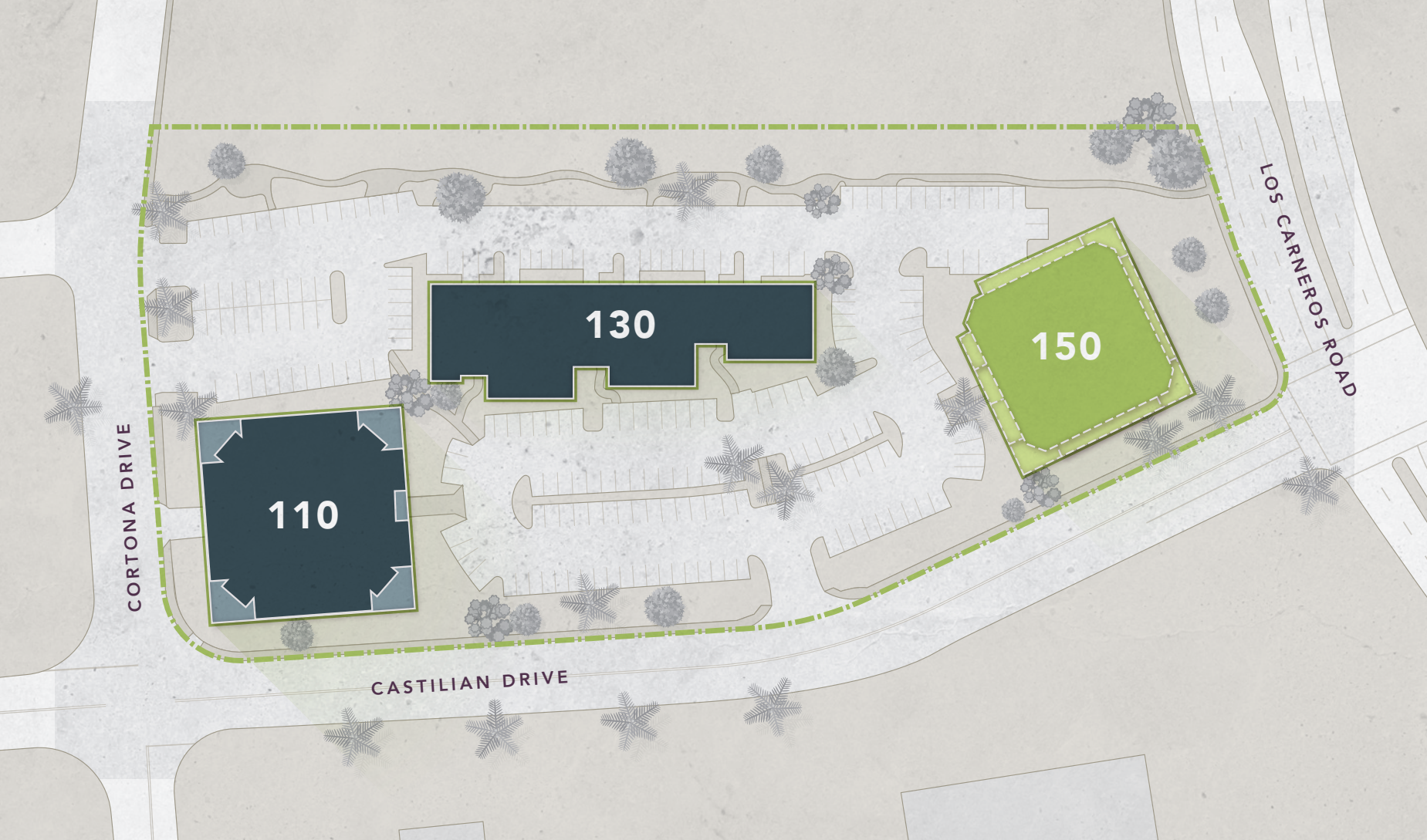
The move to suburban markets, such as Goleta, has continued to attract major companies such as Google, Amazon, Microsoft and numerous other tech and publicly traded companies.

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 "Techtopia" 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.



SITE PLAN

TECH PARK @ CASTILIAN



FLOOR PLAN - SECOND FLOOR

TECH PARK @ CASTILIAN



CENTRALLY LOCATED WITH ABUNDANT AMENITIES



Goleta Beach

Santa Barbara Airport

UCSB

LOS CARNEROS RD

CREMONA DR

HOLLISTER AVE

LOS CARNEROS RD

Freeway Access

101

TECH PARK @ CASTILIAN

AMENITIES MAP

SANTA BARBARA

Top Right Cluster: crushcakes & cafe, SOUTH COAST DELI, UNITED STATES POSTAL SERVICE, VONS, AVIS Dogs, MUSTY'S PIZZA PARLOR, Cody's Cafe, CVS.

Top Center Cluster: TRADER JOE'S, Walgreens, AC4, CVS, SUBWAY, Albertsons, Bank of America, MUSTY'S PIZZA PARLOR.

Center Right Cluster: Ralphs, LASSENS, SUBWAY, Goleta Valley Cottage Hospital.

Center Left Cluster: RITE AID, M'ner's ACE Hardware, Michaels, SPROUTS, Starbucks.

Center Right Cluster: TACO BELL, BOODLAND KITCHEN, McDonald's, OLD TOWN COFFEE, Hampton by HILTON, CrossFit, the Habit BURGER GRILL, THREE PIGS & SANDWICHES, Wendy's.

Left Side Cluster: 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 THEATERS, UnionBank, Staples.

Bottom Left Cluster: Hilton Garden Inn, Courtyard Marriott.

Bottom Center Cluster: Residence Inn Marriott, Target, Saigon Vietnamese Restaurant, FAUN MATCHER, Saffy's Taproom, SUBWAY, Jack in the box.

Map Labels: SANTA BARBARA, GOLETA, GOLETA BEACH, ISLA VISTA, UCSB, SBA Santa Barbara AIRPORT, GOLETA VALLEY COTTAGE HOSPITAL, Tech Park @ Castilian.

Roads: State St, US 101, US 154, SR 217, Patterson Ave, Hollister Ave, Fairview Ave, Ward Dr, Los Carneros, Storke Rd.





150 Castilian Drive

Serimmune	100
CACI	101
CACI	200
Murray Duncan Architects	201
Sagent	202
Odulair LLC	201A

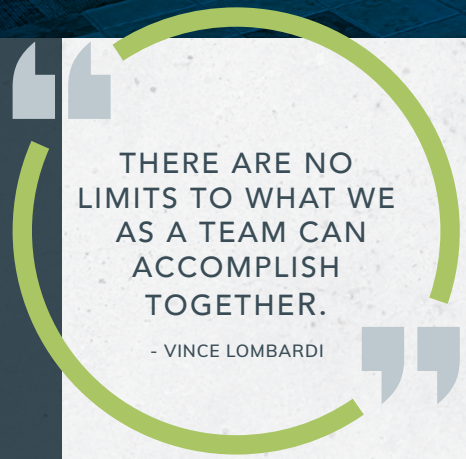
WHERE IDEAS TAKE FLIGHT.



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

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150 CASTILIAN DRIVE | GOLETA, CA, 93117



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The information contained herein has been obtained from sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.