

CLASS A OFFICE SPACE IN THE TECH CORRIDOR

CONTACT

FRANCOIS DEJOHN
805-898-4365
fran@hayescommercial.com
CA DRE LIC 01144570

CAITLIN HENSEL
805-898-4374
caitlin@hayescommercial.com
CA DRE LIC 01893341



MAJESTIC ASSET MANAGEMENT, INC.
MANAGEMENT • INVESTMENTS • DEVELOPMENT



TECH PARK @ CREMONA

125 CREMONA DR | GOLETA, CA

SUITES 200, 220

4,181 - 17,008 SF

THINK. CREATE. ACHIEVE.

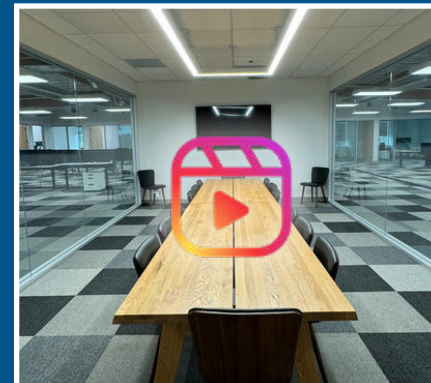
PROPERTY OVERVIEW

TECH PARK @ CREMONA

125 CREMONA DRIVE - OVERVIEW

Square Feet	Suite 200 Suite 220	approx 10,000 -12,827 SF 4,181 SF
Rental Rate	\$1.95 NNN	
Parcel Size	5.02 acres	
Zoning	BP	
Year Built	~1987	
Parking	2.9/1,000 SF	
HVAC	Yes, throughout	
Furniture	Negotiable	
Signage	Monument, door, and building directory	
Restrooms	Common set on each floor, and restrooms with showers in gym	

SUITE 200



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VIDEO TOUR



OFFERING SUMMARY

125 Cremona Drive is one of three buildings in Tech Park @ Cremona, one of the elite business campuses in the booming coastal Santa Barbara tech and engineering market. This recently remodeled Class A building affords prominent identity, efficient floor plans, abundant on-site parking, great natural light, dramatic mountain views, gym, and proximity to Highway 101, UCSB, and the Santa Barbara Airport.

Suite 200 offers high-quality finishes and a sleek, modern design, with a mix of private offices, meeting rooms, and open bullpen area. Offered as a 10,000 SF space or 12,827 SF space

Suite 220 features an efficient layout including conference room, bullpen area, and four private offices.

TECH PARK @ CREMONA

SUITE 200



SUITE 200



TECH PARK @ CREMONA HIGHLIGHTS

- **Best Office Space On The Market:** Offering modern amenities and design perfect for creative and traditional office spaces.
- **Fresh and Updated Look:** Recently remodeled suites, common areas and building exterior.
- **Convenience:** Easy access to the freeway and key locations like UCSB, and Santa Barbara Airport.
- **Prime Location:** Core location in Goleta's hub for tech, engineering, defense contractors, and medical device companies.

AMPLE PARKING



TECH PARK @ CREMONA

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.

COMMON LOBBY



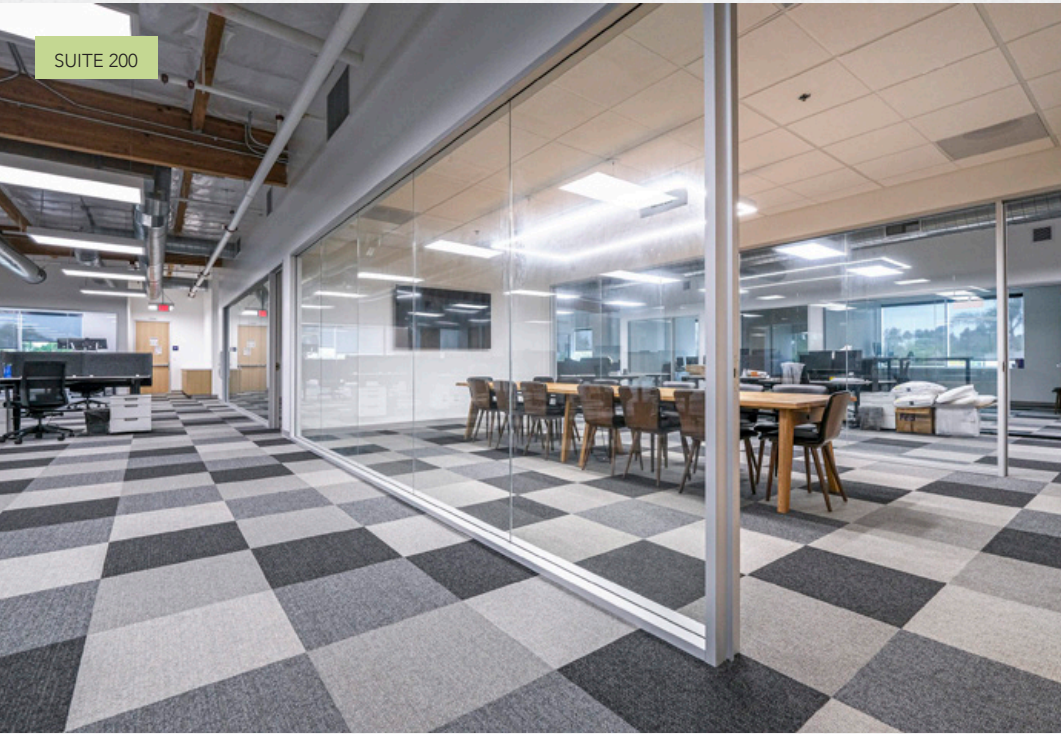
FLOOR PLAN - SECOND FLOOR

TECH PARK @ CREMONA



SUITE 200 CAN BE LEASED WITHOUT THIS POTENTIAL DEMISE AREA, CREATING A ≈10,000 SF SUITE

SUITE 200



SUITE 200



COMMON GYM



SUITE 200



CENTRALLY LOCATED WITH ABUNDANT AMENITIES



Goleta Beach

Santa Barbara Airport

UCSB

LOS CARNEROS RD

CREMONA DR

HOLLISTER AVE

LOS CARNEROS RD

Freeway Access

125 CREMONA

101

AMENITIES MAP

SANTA BARBARA

TECH PARK @ CREMONA

AMENITIES:

- Top Left:** crushcakes & cafe, SOUTH COAST DELI, UNITED STATES POSTAL SERVICE
- Top Right:** VONS, PUPPY DOGS, RUSTY'S PIZZA PARLOR, Cody's Cafe, CVS
- Center-Left:** TRADER JOE'S, Walgreens, AC4, CVS, SUBWAY, Albertsons, Bank of America, RITE AID, Miner's ACE Hardware, Michaels, Sprouts, Starbucks
- Center-Right:** Ralphs, LASSENS, SUBWAY, GOLETA VALLEY COTTAGE HOSPITAL
- Bottom Left:** COSTCO WHOLESALE, THE HOME DEPOT, BEST BUY, Starbucks, Albertsons, ROSS DRESS FOR LESS, chili's, HomeGoods, planet fitness, BevMo!, McDonald's, The Natural Cafe, jane, AT&T, UnionBank, Staples, METROPOLITAN
- Bottom Center:** Residence Inn, Hilton Garden Inn, Target, Saigon Vietnamese Restaurant, CROWN BEER, Kelly's Tavern, SUBWAY, Jack in the Box
- Bottom Right:** TACO BELL, GOODLAND KITCHEN, McDonald's, OLD TOWN COFFEE, CrossFit, the Habit BURGER GRILL, THREE PIONEERS, Wendy's, Hampton by Hilton

LANDMARKS: UCSB, SBA Santa Barbara AIRPORT, GOLETA BEACH

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





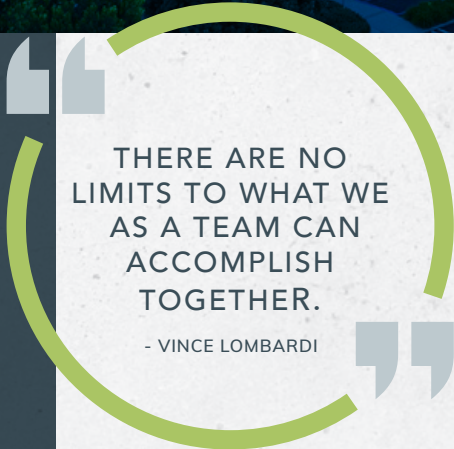
WHERE IDEAS TAKE FLIGHT.



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

- VINCE LOMBARDI

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info@majesticllc.com

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.