

50 & 90 Castilian Dr

G O L E T A , C A

50 Castilian

90 Castilian

For Sublease | Office/R&D Space in Tech Corridor | 16,206 - 79,615 SF

Experience. Integrity. Trust.
Since 1993

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222 E. Carrillo Street, Suite 101, Santa Barbara, California 93101 | HayesCommercial.com

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PROPERTY SUMMARY

Two prominent buildings located in the Castilian Creative Campus, in the heart of Goleta's booming Tech hubs. Close to US 101, Santa Barbara Airport, UCSB, and numerous retail amenities and shopping centers.

50 CASTILIAN

Condition: Gray shell — ready for tenant build-out
Size: 43,655 SF
Rate: \$1.72 NNN (.76)
Available: Now
Term: 5-10 years (master lease expires 2/28/32)
TI Allowance: Available
Elevator: Yes
Signage: Monument, building
Restrooms: Men's & Women's on each floor

90 CASTILIAN

Condition: Recently remodeled
Size: 16,206 - 35,960 SF
Rate: \$1.72 NNN (.76)
Available: 30 days notice
Term: 3 - 5 years
Furniture: Potentially available (negotiable)
Elevator: Yes
Signage: Building; potential for monument
Restrooms: Men's & Women's on each floor



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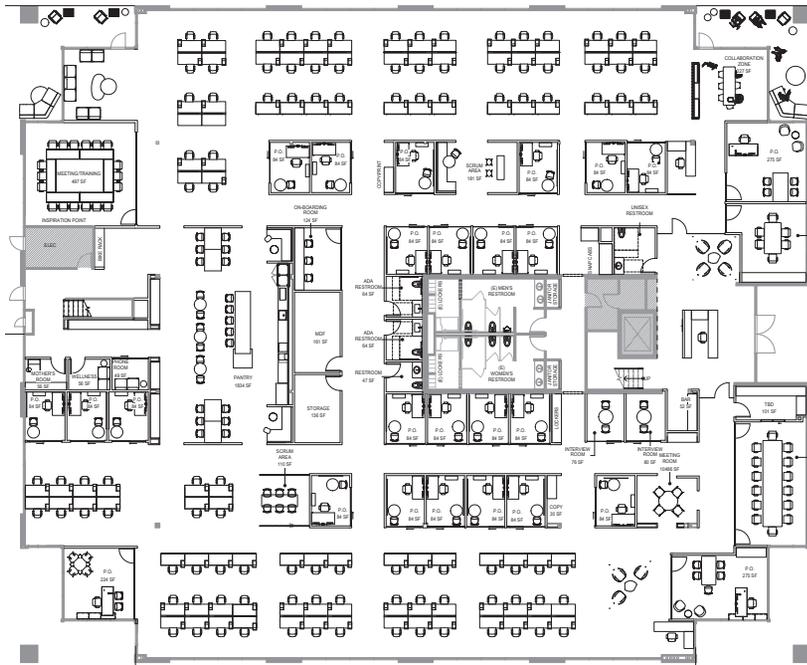
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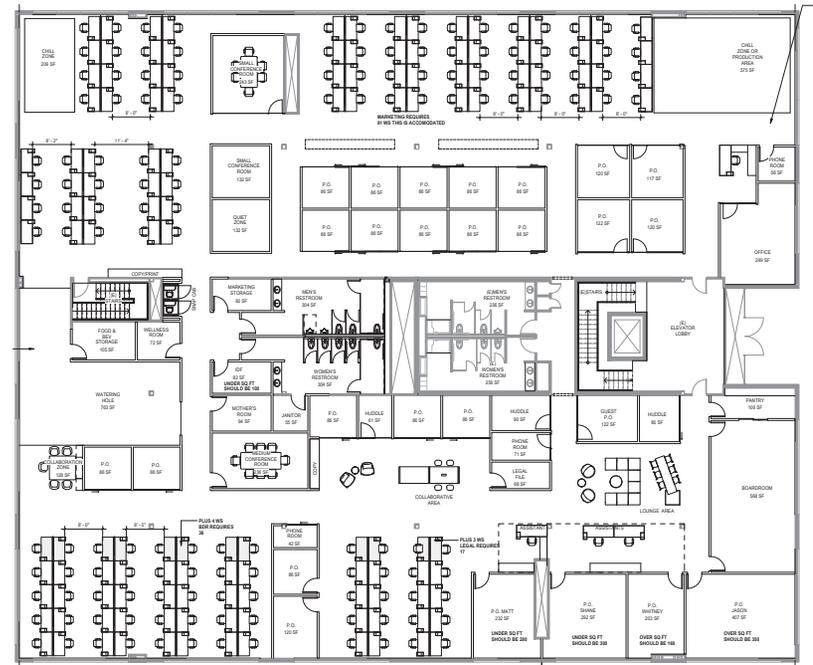
FLOOR PLAN | 50 CASTILIAN

50 Castilian is currently in "gray shell" condition — the following show the approved plans for a potential build-out.

FIRST FLOOR



SECOND FLOOR



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50 Castilian Dr Renderings (1st floor)



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50 Castilian Dr Renderings (2nd floor)



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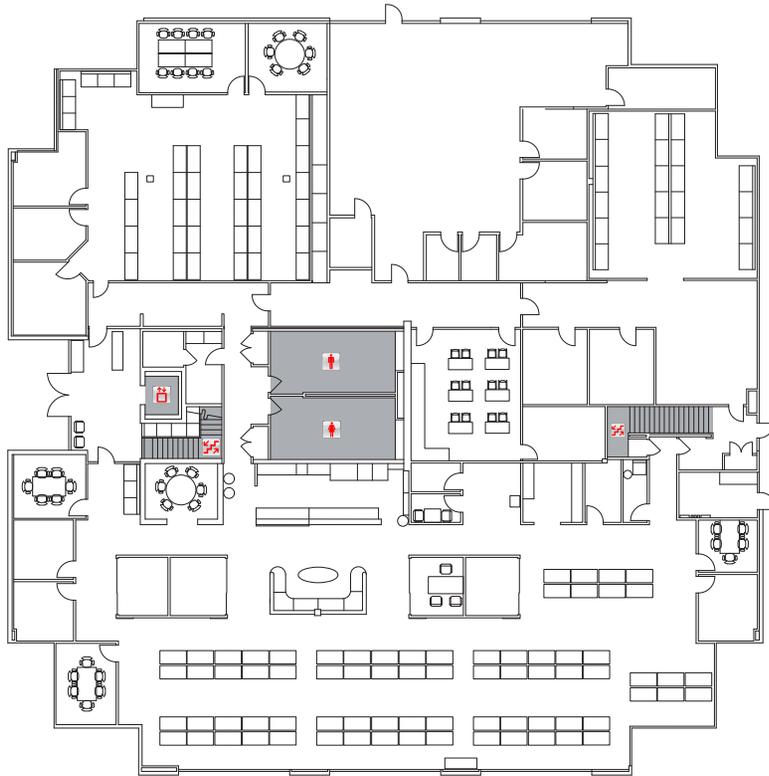
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FLOOR PLAN | 90 CASTILIAN

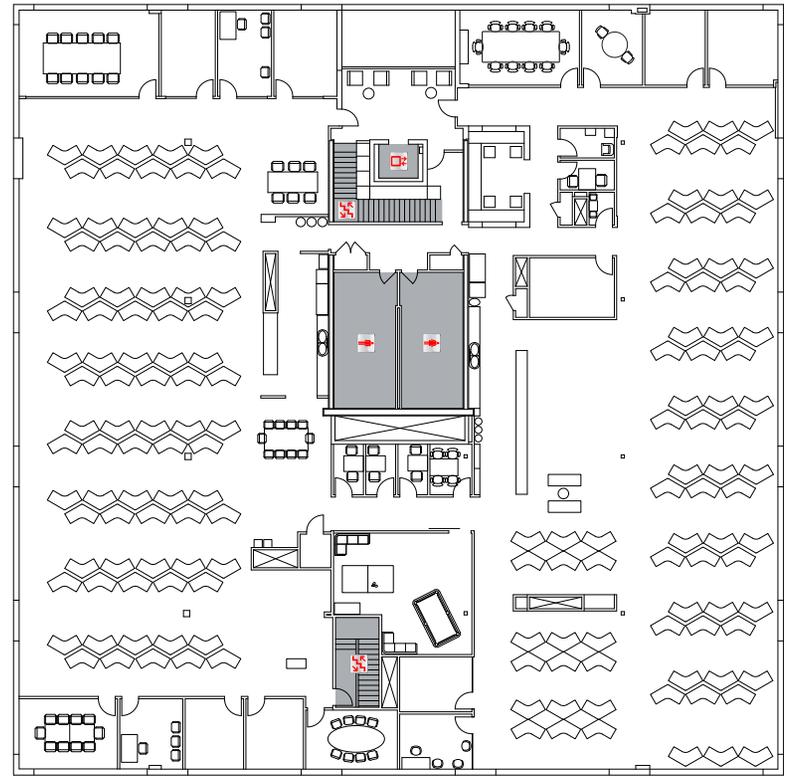
FIRST FLOOR

16,206 SF



SECOND FLOOR

19,754 SF



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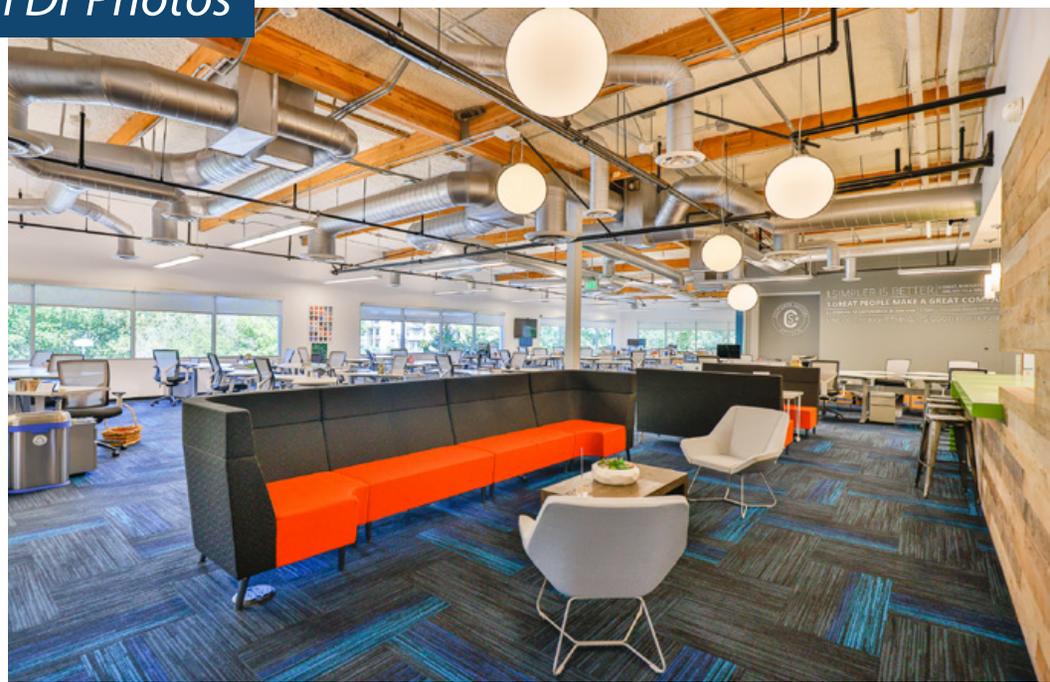
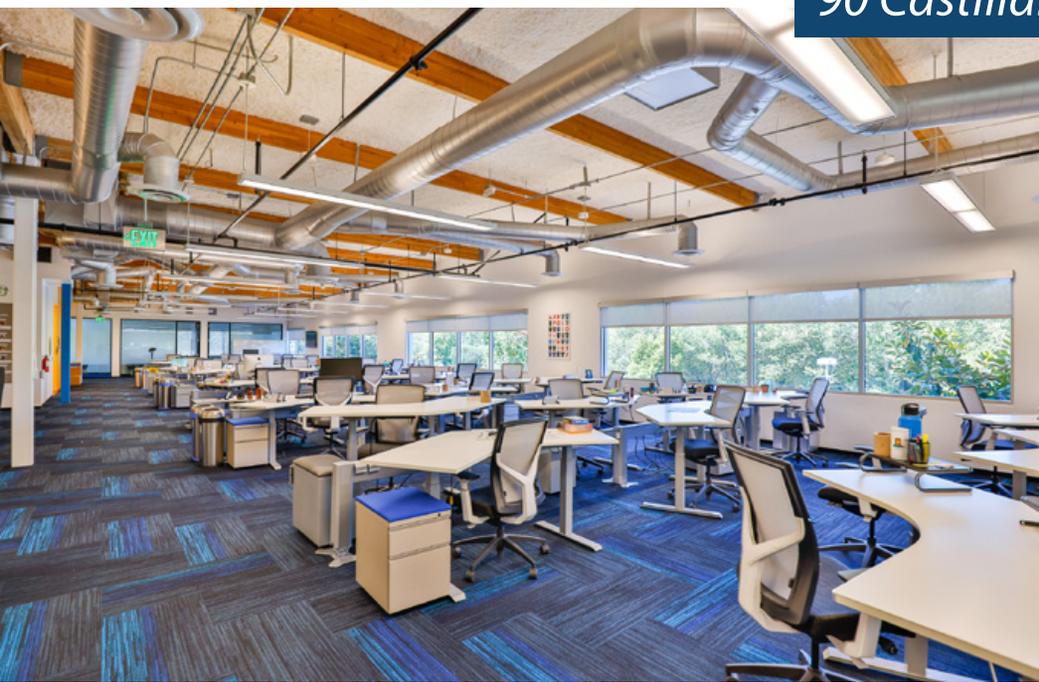
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90 Castilian Dr Photos



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DRIVING DISTANCE TO...

| | |
|------------------------|--------|
| 101 Freeway Access | 1.0 mi |
| Santa Barbara Airport | 3.1 mi |
| UC Santa Barbara | 2.3 mi |
| Goleta Commuter Amtrak | 1.8 mi |
| Downtown Santa Barbara | 10 mi |
| Los Angeles | 105 mi |

NEARBY TENANTS

NEIGHBORING BUSINESSES

1. Karl Storz Imaging
2. Apeel Sciences
3. Medtronic
4. Cottage Health
5. Deckers Outdoor
6. Moseley Associates, Inc.
7. TenCate Advanced
8. LGS Innovations
9. Transphorm
10. Calient Technologies
11. UCSB
Rock West Solutions
Mechanics Bank
12. Corning
13. Calient Technologies
14. Raytheon
15. Abaco Systems
Autovitals
16. Toyon Research
17. Raytheon Vision Systems
18. FLIR Thermal Imaging



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