

RICH COMMON AMENITIES

Kitchen, outdoor dining area, and gym on site

WITHIN A 5-MINUTE DRIVE

Hwy 101 access | Santa Barbara Airport | UCSB
Camino Real Marketplace | Hollister Village

6 5 0 0
Hollister Ave
GOLETA, CA




For Sublease | Second-Floor Creative/Tech Office Space | 12,505 - 29,372 SF

Experience. Integrity. Trust.
Since 1993

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Size:	Suite 210	16,867 SF
	Suite 220	12,505 SF
	Combined	29,372 SF
Building Size:	75,659 SF	
Rate:	\$1.65 NNN (.90)	
Floor:	Second	
Available:	Now	
Term:	Through 6/30/27	
Furniture:	Potentially available	

Elevator:	Yes
Kitchen:	Private and Common
Common Areas:	Gym with showers, game room
Parking:	2.9/1,000 SF
Zoning:	M-RP
Restrooms:	Private set
HVAC:	VAV system
Comments:	Common areas have recently been updated

PROPERTY SUMMARY

Well appointed creative suites available separately or together, in one of the highest quality buildings on the South Coast. Includes access to spacious common kitchen, common outdoor dining area, and common gym. First-floor storage area (338 SF) also available. Convenient to Highway 101, Santa Barbara Airport, and UCSB. Ideal location in the center of Goleta's tech and engineering corridor.

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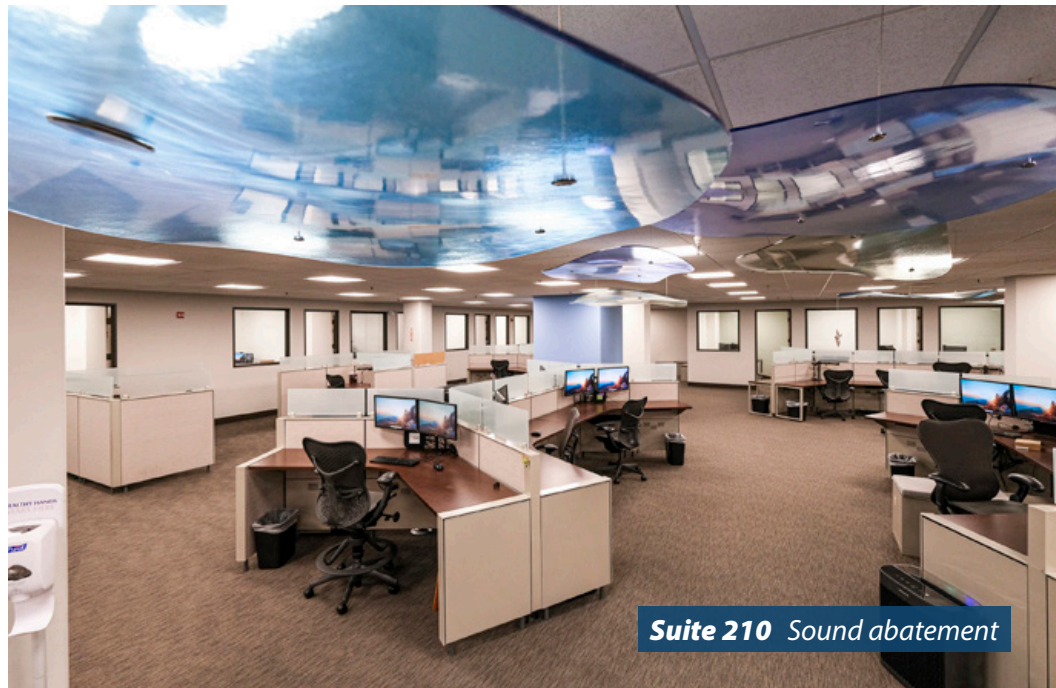
Suite 210 Conference room



Suite 210 Kitchenette



Suite 210 Lounge area



Suite 210 Sound abatement

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Suite 220 Conference room



Suite 220 Private offices



Suite 220 Meeting room



Suite 220 Private office

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Common lobby



Common kitchen



Common lobby



Common outdoor dining area

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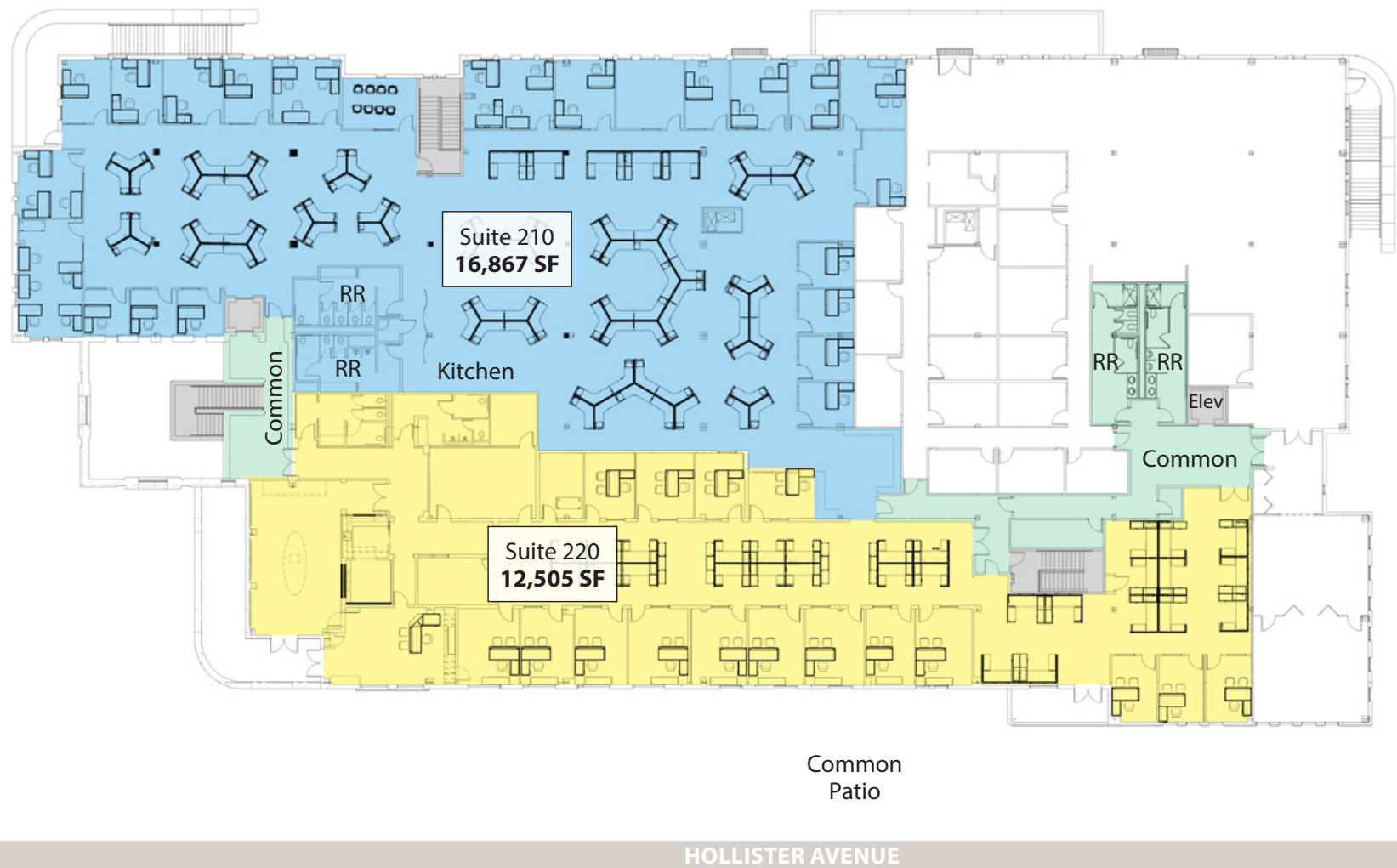
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SECOND FLOOR PLAN

Note: Final layout and square footage to be determined.



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NEIGHBORING BUSINESSES

1. Karl Storz Imaging
2. Apeel Sciences
3. City of Goleta
4. True Vision Systems
5. Garmin
6. SHP
7. Deckers Outdoor
8. Foodbank
9. iCRco
10. Redwire
11. LGS Innovations
12. Transphorm
13. AppFolio
14. Cottage Health
15. Google
16. CMC Rescue
17. Toyon Research
18. Raytheon
19. DRS
20. Toyon Research
21. Raytheon
22. Teledyne (FLIR)



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NEARBY AMENITIES



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Goleta

Tech giants make themselves at home on the South Coast

Conveniently located just 8 miles from downtown Santa Barbara, the city of Goleta is nestled between a backdrop of majestic mountains and sprawling coastal bluffs. Home to beautifully-designed business parks, safe and family-oriented neighborhoods, and a world-class university, Goleta is among California's premier locations for businesses.

Hollister Avenue serves as a central corridor of Goleta, hosting a variety of blooming businesses in the research, development, medical, and technical fields such as Google, Citrix, and Inogen. The Santa Barbara Airport runs adjacent to Hollister Avenue.

Many companies are investing in the community – literally – by buying property for their own local operations. Deckers Outdoor Corporation recently built new international headquarters at Cabrillo Business Park. Raytheon, FLIR, and Karl Storz Imaging are other successful companies that own facilities in Goleta.

32,413
current residents

\$117,708
Avg. household income

Pleasantville
dominant tapestry segment

The Pleasantville segment largely works in tech, finance, and education, and seeks out quality in their goods and services, willing to spend more on the timeless styles they crave.

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TECH & ENGINEERING SECTOR

The Santa Barbara area is a dynamic hub for high-tech research and development

The establishment of the University of California campus in 1954 and the arrival of aerospace and defense companies such as Raytheon and Delco changed the Goleta Valley forever from a prosperous farming region to a technology research area and an urban bedroom community. Today the area is home to more than 100 defense and government contractor companies, including Raytheon, Tecolote Research, Orbital ATK, and Kidde Technologies.

The area's computer science pedigree was founded decades ago when UCSB was one of four sites selected to develop the Department of Defense's ARPAnet, the predecessor of the world wide web. Dubbed "Techtopia" by CNBC, Santa Barbara is dotted with internet companies and start-ups, many of which have spun out of UCSB research teams.



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NEARBY UNIVERSITY

On the leading edge of technology and innovation

University of California, Santa Barbara (UCSB) is a public institution founded in 1909. It has a total undergraduate enrollment of 22,186, its setting is suburban, and the campus size is 989 acres.

Boasting six nobel laureates on faculty, UCSB is integral to the Goleta community and its largest employer. Students graduating with degrees in engineering and computer science frequently stay in the area to work for local businesses or start their own.

UCSB encompasses five schools and colleges offering over 200 majors. Graduate programs at UCSB include the highly ranked College of Engineering. The Gevirtz Graduate School of Education and Donald Bren School of Environmental Science and Management are other notable graduate schools at UCSB. Undergraduates can apply for the College of Creative Studies, which emphasizes focused studies in one of eight disciplines: art, biology, chemistry and biochemistry, computer science, literature, mathematics, music composition or physics.



UCSB



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