

READY FOR TENANT
BUILD-OUT

50 Castilian Dr
GOLETA, CA



For Sublease | Office/R&D Space in Tech Corridor | 21,147 - 42,655 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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OFFERING DESCRIPTION

This prominent office/R&D building is located in the Castilian Creative Campus, in the heart of Goleta's booming Tech hub. Close to US 101, Santa Barbara Airport, UCSB, and numerous retail amenities and shopping centers. The floors are available separately or combined.

To accommodate easy move-in for a subtenant, AppFolio is pre-building the lobby areas, restrooms, showers, and kitchen/break areas (see enclosed floor plans). Additional tenant improvements can be discussed, including adding a roll-up door for R&D/lab area.

PROPERTY SUMMARY

Size:	1st floor	21,147 SF
	2nd floor	21,508 SF
	Total	42,655 SF
Rate:	\$1.72 NNN (.81)	
Available:	Now	
Term:	8 years (master lease expires 2/28/32)	
TI Allowance:	Available	
Elevator:	Yes	
Signage:	Monument, building	
Restrooms:	New men's and women's restrooms on each floor, plus showers on 1st floor	

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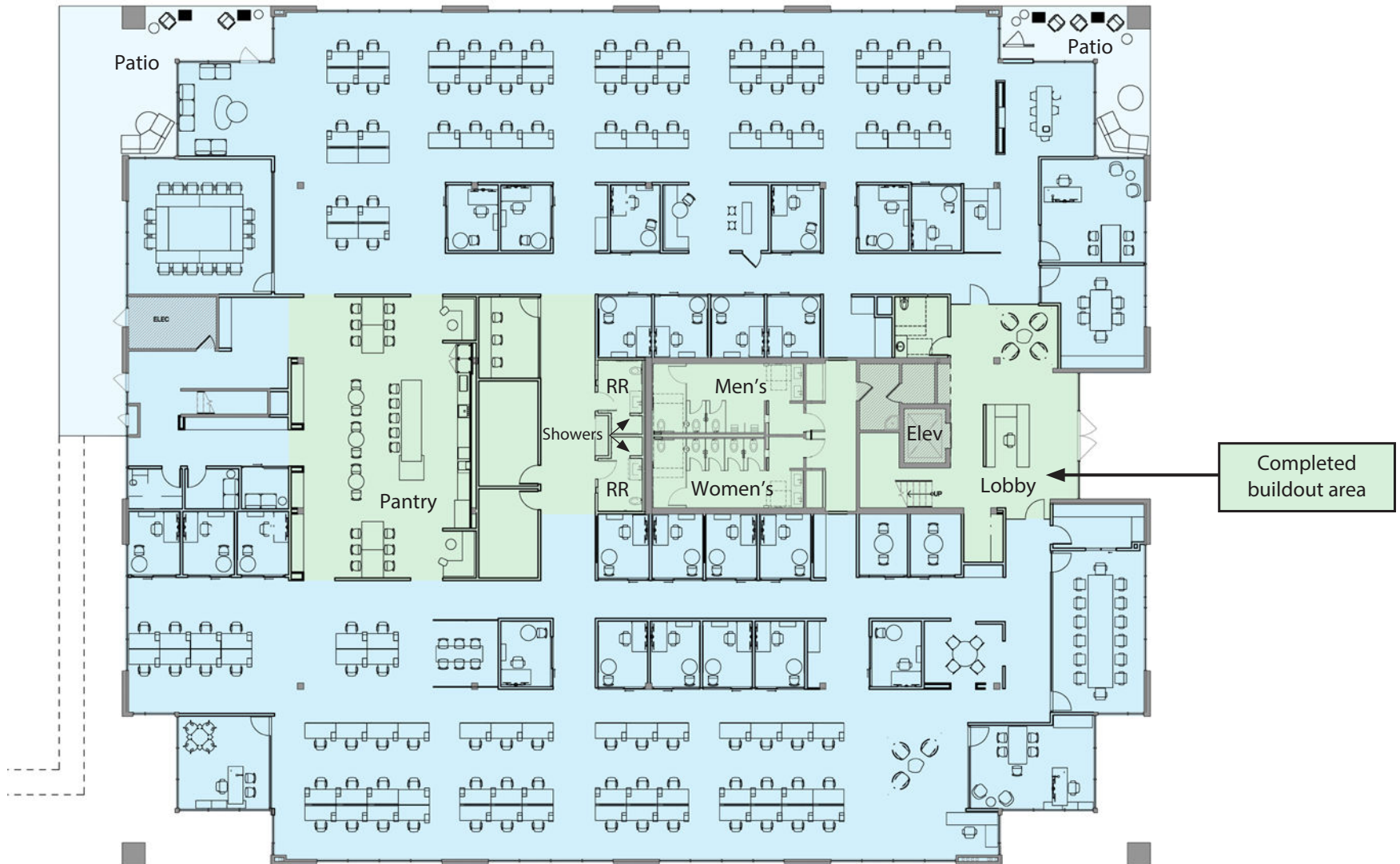
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FIRST FLOOR PLAN | 21,147 SF

The space plan below shows the permitted layout for new build-out. AppFolio is building out the lobby, restrooms (including showers), and pantry as shaded green. The rest of the floor plan could be modified to accommodate specific requests from a subtenant.



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SECOND FLOOR PLAN | 21,508 SF

The space plan below shows the permitted layout for new build-out. AppFolio is building out the lobby and a set of restrooms as shaded. The rest of the floor plan could be modified to accommodate specific requests from a subtenant.



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Renderings (1st floor)



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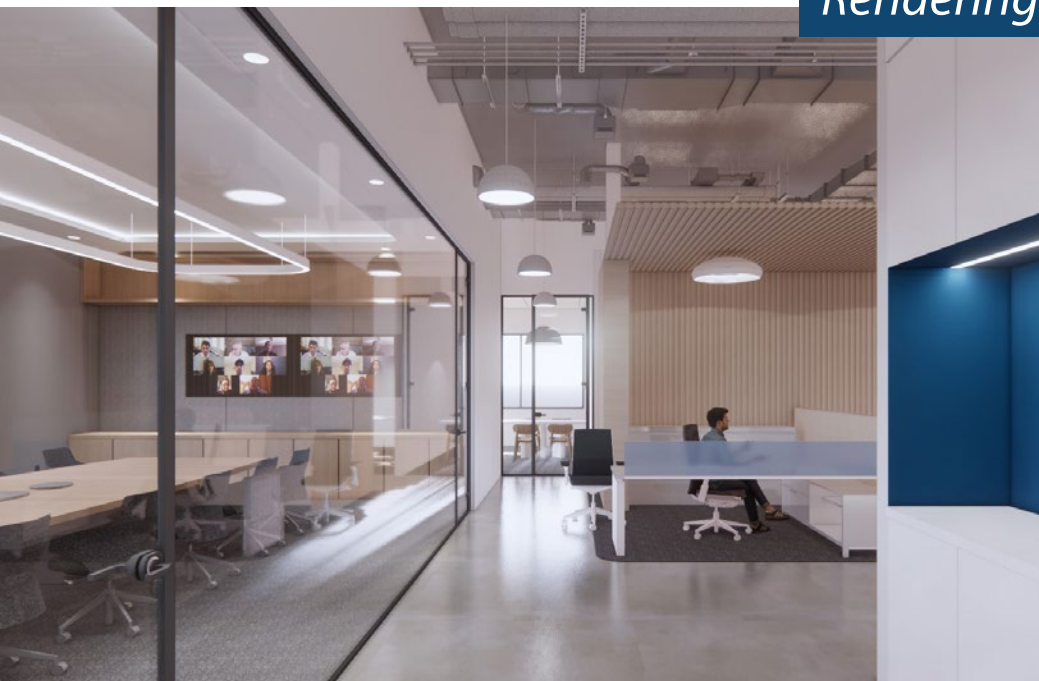
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Renderings (2nd floor)



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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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