

OFFICE/R&D SPACE IN ELITE TECH CAMPUS



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MAJESTIC ASSET MANAGEMENT, INC.
MANAGEMENT • INVESTMENTS • DEVELOPMENT



TECH PARK @ CREMONA

175 CREMONA DR | GOLETA, CA

SUITES 140, 210, 220

5,753 - 12,656 SF

THINK. CREATE. ACHIEVE.

PROPERTY OVERVIEW

TECH PARK @ CREMONA

175 CREMONA DRIVE - OVERVIEW

Square Feet	Suite 140: 6,673 SF Second Floor: 5,753 SF-12,656 SF
Rental Rate	Suite 140: \$1.95 NNN Second Floor: \$1.85 NNN
Parcel Size	3.15 Acres
Zoning	BP
Year Built	1987
Parking	3.0/1,000
Amenities	Outdoor seating, campus gym, food & beverage amenities nearby
HVAC	Throughout
Ceiling Height	9' - 12'
Restrooms	Four common sets, two with showers
Loading	Potential to re-install one ground level roll-up door in suite 140



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VIDEO TOUR



OFFERING SUMMARY

175 Cremona Drive is one of three buildings in Tech Park @ Cremona, an 11.1-acre project recently transformed by Majestic Asset Management into one of the elite business campuses in the booming coastal Santa Barbara tech and engineering market. This modern building provides a high-identity location, strong parking ratio, and campus gym at 125 Cremona Drive.

Suite 140 is a 6,673 SF office/R&D suite with a private offices around a central open office / lab area, plus potential for a roll-up door. Suite 210 is a 6,903 SF with a mix of private offices and open area. Suite 220 is slightly smaller at 5,753 SF and has a spacious conference room with sink. The spaces adjoin and can be leased together as one 12,656 SF space. The landlord will cooperate with the tenant to create ideal space for office, R&D, lab, or combinations thereof.

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 @ CREMONA



Suite 220 conference room



Suite 210 open office

TEACH PARK @ CREMONA

- Best-in-class project, consisting of 3 office/R&D buildings over 11 acres in the Goleta tech corridor.
- Easy access to freeway, UCSB, and Santa Barbara Airport.
- Attractive for Creative Office, Traditional Office, Research and Development, or Lab.
- Core location in Goleta's hub for tech, engineering, defense contractors, and medical device companies.



Suite 140 conference room

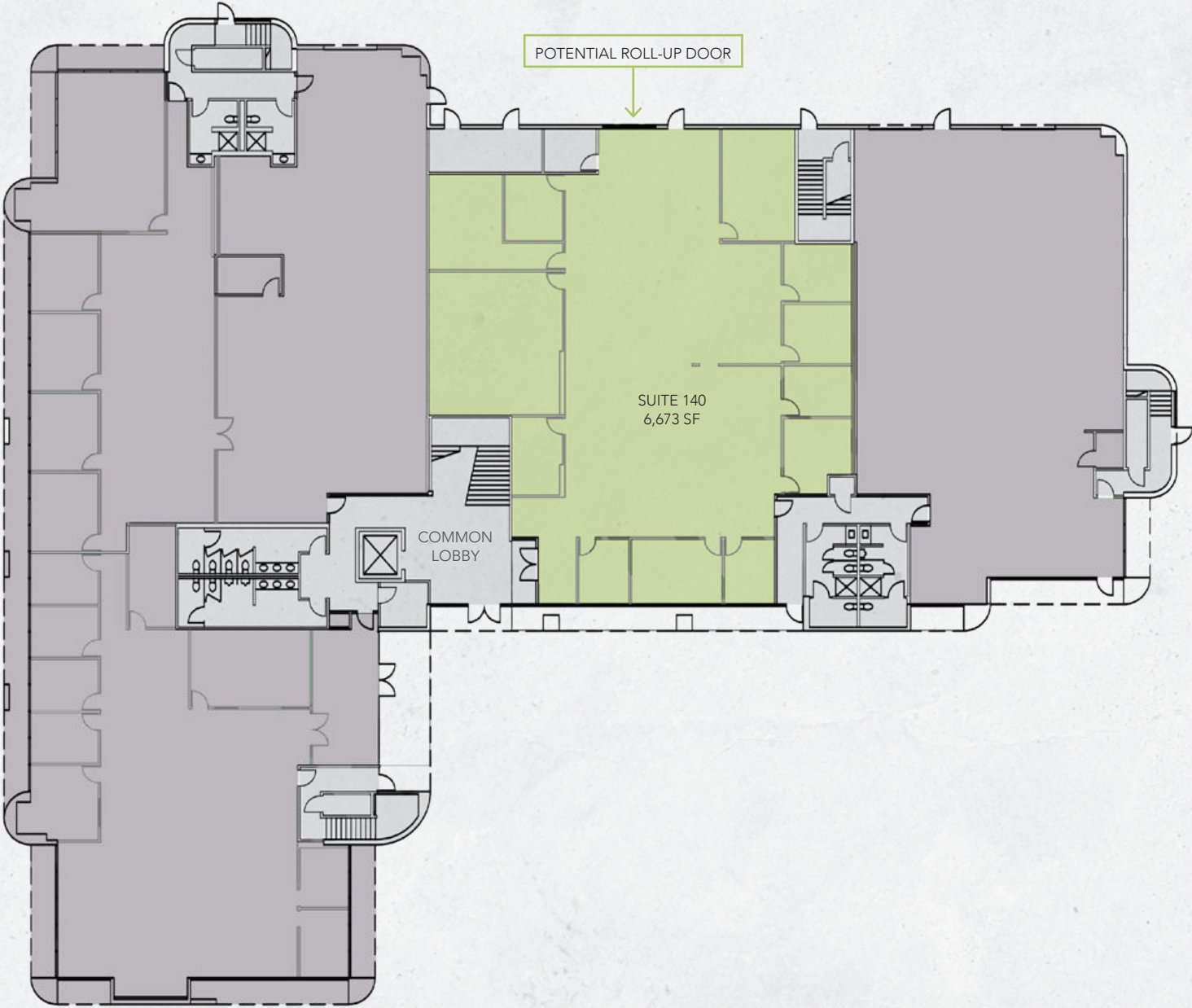


Suite 140 open office

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.



FLOOR PLAN - SECOND FLOOR

TECH PARK @ CREMONA



CENTRALLY LOCATED WITH ABUNDANT AMENITIES



AMENITIES MAP

SANTA BARBARA

154

101

217

GOLETA

GOLETA BEACH

sba Santa Barbara AIRPORT

UCSB

ISLA VISTA



TRADER JOE'S
Walgreens
AC4
SUBWAY
Albertsons
Bank of America
CVS
RUSTY'S PIZZA PARLOR

crushcakes
SOUTH COAST DELI
UNITED STATES POSTAL SERVICE

VONS
PAVER'S DOGS
Cody's Cafe
CVS
RUSTY'S PIZZA PARLOR

Ralphs
LASSENS
SUBWAY

RITE AID
Miner's
MIC Hardware
Michaels
SPROUTS
Starbucks

GOLETA VALLEY COTTAGE HOSPITAL

TACO BELL
GOODLAND KITCHEN
McDonald's
OLD TOWN COFFEE
CrossFit
the Habit
BURGER GRILL
THREE PIONEERS
Wendy's
Hampton
BY HILTON

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
UnionBank
Staples

Residence Inn
Marriott

TECH PARK @ CREMONA

Hilton Garden Inn

Target
Saigon Vietnamese Restaurant
TENNIS CLUB
Lilly's Toggery
SUBWAY
Jack in the Box

COURTYARD
Marriott



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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