

CLASS A OFFICE CAMPUS IN GOLETA TECH CORRIDOR



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MAJESTIC ASSET MANAGEMENT, INC.
MANAGEMENT • INVESTMENTS • DEVELOPMENT



TECH PARK @ CASTILIAN

150 CASTILIAN DR | GOLETA, CA

SUITE 201

2,409 SF

THINK. CREATE. ACHIEVE.

PROPERTY OVERVIEW

150 CASTILIAN DR - OVERVIEW

| | |
|----------------|---|
| Square Feet | 2,409 SF (plus approx. 300 SF of private terrace) |
| Rental Rate | \$2.05 NNN with Custom Build Out |
| Parcel Size | Approximately 4 acres |
| Zoning | BP |
| Year Built | 1996 |
| Amenities | Private corner terrace, common gym, outdoor seating, walking trails |
| Parking | 3.0/1,000 |
| HVAC | Yes |
| Ceiling Height | 9'-10' |
| Restrooms | Two sets, one with showers |

TECH PARK @ CASTILIAN



OFFERING SUMMARY

150 Castilian is one of three buildings in this 4.07-acre project, currently being transformed by Majestic Asset Management into one of the elite creative office campuses in the market. The building offers exceptional visibility fronting Hollister Avenue on a signalized corner.

Suite 201 is a second-floor space with open ceilings and is ideal for creative office use, currently configured with a flexible floorplan. The suite features a private, spacious terrace with mountain views.

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 @ CASTILIAN HIGHLIGHTS

- Class A Project, consisting of 3 office/R&D buildings over 4 acres in the Goleta Tech Corridor.
- Easy access to freeway, UCSB, and Santa Barbara airport.
- Attractive for Lab, Creative or Traditional Office, Research and Development.
- Core location in Goleta that is often considered the premier business park in Goleta.
- Amenities of this class A campus include prominent signage, a common gym and peaceful walking trails.



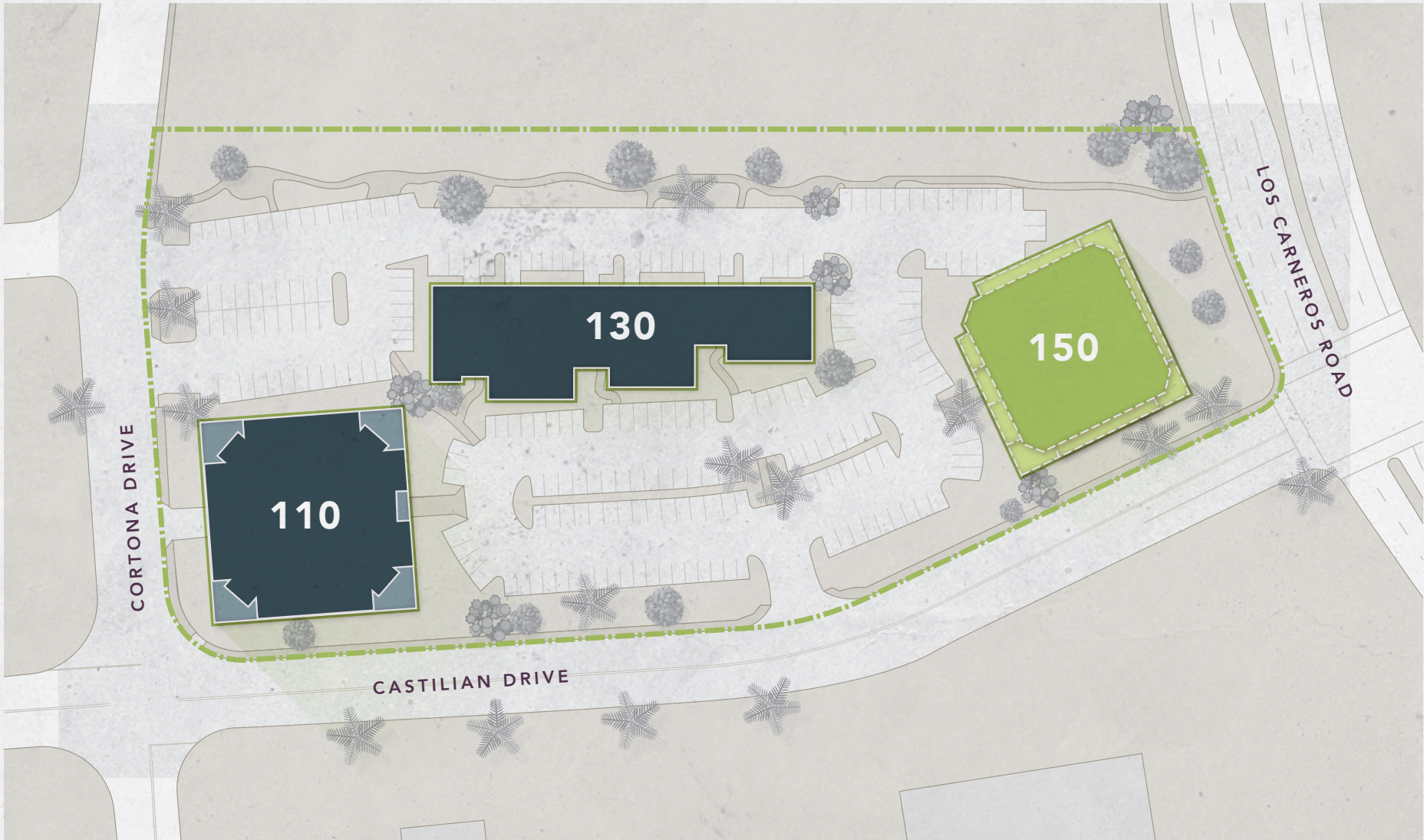
THE LOCATION

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 @ CASTILIAN



CENTRALLY LOCATED WITH ABUNDANT AMENITIES



Goleta Beach

Santa Barbara Airport

UCSB

LOS CARNEROS RD

Freeway Access

US 101

CREMONA DR

HOLLISTER AVE

LOS CARNEROS RD

TECH PARK @ CASTILIAN

AMENITIES MAP

SANTA BARBARA

State St

154

101

Turnpike Rd

Hollister Ave

Patterson Ave

GOLETA

Fairview Ave

Ward Dr

GOLETA BEACH

ISLA VISTA



amenities

crushcakes
SOUTH COAST DELI
UNITED STATES POSTAL SERVICE

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

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

Ralphs
LASSERS
SUBWAY

RITE AID
Minner's ACE Hardware
Michaels
SPROUTS
Starbucks

GOLETA VALLEY COTTAGE HOSPITAL

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

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 @ CASTILIAN

Hilton Garden Inn

COURTYARD Marriott

Target
Saigon Vietnamese Restaurant
SUBWAY
Jack in the Box



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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150 CASTILIAN DRIVE | GOLETA, CA, 93117



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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.

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