

TURN KEY LAB/R&D/OFFICE

INCLUDING HOODS AND ALL LAB INFRASTRUCTURE



CONTACT

FRANCOIS DEJOHN

805-898-4365

fran@hayescommercial.com

CA DRE LIC 01144570

CAITLIN HENSEL

805-898-4374

caitlin@hayescommercial.com

CA DRE LIC 01893341



MAJESTIC ASSET MANAGEMENT, INC.
MANAGEMENT • INVESTMENTS • DEVELOPMENT



TECH PARK @ WARD

859 WARD DRIVE | GOLETA, CA, 93111

THINK. CREATE. ACHIEVE.

4/21/25

PROPERTY OVERVIEW

TECH PARK @ WARD

859 WARD DRIVE - OVERVIEW

Square Feet	1st Floor - 5,997 SF Suite 103
Rental Rate	\$2.25 NNN
Available	Now
Zoning	BP
Year Built	Completely remodeled in 2019
Parking	3.0/1,000 SF
HVAC	HVAC throughout
Ceiling Height	10'
Power	750 amps
Restrooms	Common
Loading	1 ground level roll up door
Sprinklers	Yes



Click or scan for a
VIDEO TOUR



OFFERING SUMMARY

859 Ward Drive is a two-story flex building in Tech Park @ Ward, a central campus in Goleta's tech corridor with great access to Highway 101, UCSB, and the Santa Barbara Airport.

This first floor corner suite features a turnkey layout including multiple high-quality lab spaces with three hoods, nitrogen and airline drops, R&D space, office, roll-up door, and backup generator. The suite has windows throughout allowing plentifully natural light. Polished concrete floors and glass paneling in most of the interior walls create a high-end environment.



TECH PARK @ WARD HIGHLIGHTS

- Remodeled business park with easy access to the beach, freeway, and Santa Barbara airport.
- Convenient commute from all South Coast residential areas.
- High quality Lab / R&D / Office buildout on first floor.
- Excellent coastal location in Goleta at the doorstep of UCSB, a top-flight STEM university.



THE LOCATION

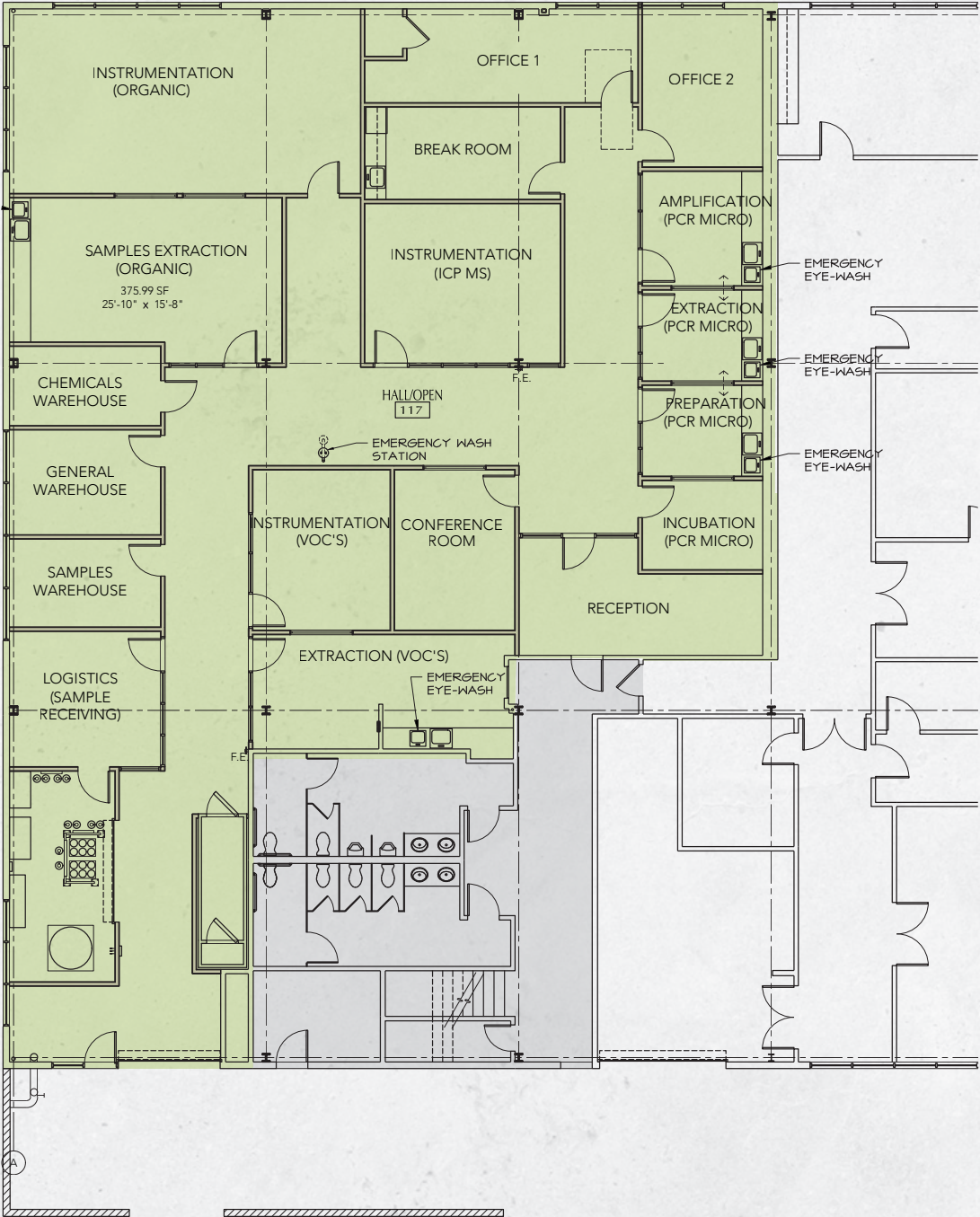
Since 2007, Majestic Asset Management, Inc (Majestic) has steadily acquired commercial properties in Goleta and Santa Barbara. Majestic's current portfolio includes 35 buildings, encompassing approximately 1.5 million square feet.

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
FIRST FLOOR - 5,997 RSF

TECH PARK @ WARD



CENTRALLY LOCATED WITH ABUNDANT AMENITIES

RETAIL

- Camino Real Marketplace
- Hollister Village Plaza
- Storke Plaza / Target
- Fairview Shopping Center
- Calle Real Shopping Center

GOLF COURSES AND PARKS

- Lake Los Carneros Park
- Glen Annie Golf Club
- Girsh Park
- Ellwood Mesa & Butterfly Preserve
- Sandpiper Golf Club

ACCESS

- Convenient access to Santa Barbara, Ventura, and LA
- Near Santa Barbara Airport, UCSB, and Hwy 101

TOP PERFORMING SUBMARKET

- Average Household Income in the city of Goleta is over \$140,000
- Booming coastal engineering and technology sector with strong tenants and a highly-educated employee pool



AMENITIES MAP

SANTA BARBARA

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 THEATRE CO.
UnionBank
Staples

Target
Saigon Vietnamese Restaurant
LEAN GREEN
Chick-fil-A
Subway
Jack in the box

Rite Aid
Miner's ACE Hardware
Michaels
SPROUTS
Starbucks

TRADER JOE'S
Walgreens
Bank of America
AC4 PARTNERS
CVS
SUBWAY
AUSTY'S PIZZA PARLOR

crushcakes & cafe
SOUTH COAST DELI
UNITED STATES POSTAL SERVICE

VONS
Dave's Dogs
Cody's Cafe SANTA BARBARA
AUSTY'S PIZZA PARLOR
CVS

Ralphs
Lasens
SUBWAY

macy's
Starbucks
WILLIAMS SONOMA
Lure FISH HOUSE
Habit BURGER GRILL
POTTERY BARN
Bristol Farms

TACO BELL
GOODLAND KITCHEN
McDonald's
OLD TOWN COFFEE goleta, ca
Hampton BY WALTON
CrossFit
Habit BURGER GRILL
TRIPLE PICKLES
Wendy's

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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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info@majesticllc.com

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.