

CLASS A OFFICE SPACE IN THE TECH CORRIDOR

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



Hayes
COMMERCIAL GROUP

TECH PARK @ CREMONA

125 CREMONA DR | GOLETA, CA 93117

SUITE 200

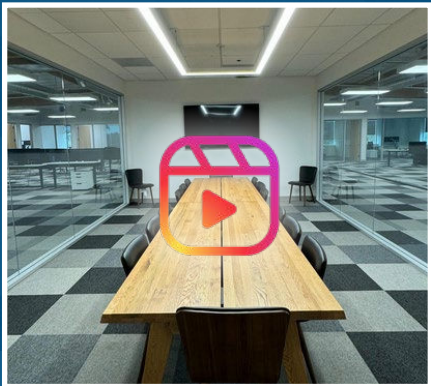
THINK. CREATE. ACHIEVE.

PROPERTY OVERVIEW

TECH PARK @ CREMONA

125 CREMONA DRIVE - OVERVIEW

Square Feet	Suite 200: 12,824 SF
Rental Rate	\$1.95 NNN
Parcel Size	5.02 acres
Zoning	BP
Year Built	~1987
Parking	2.9/1,000 SF
HVAC	Yes, throughout
Furniture	Fully furnished, negotiable
Signage	Monument, door, and building directory
Restrooms	Common set



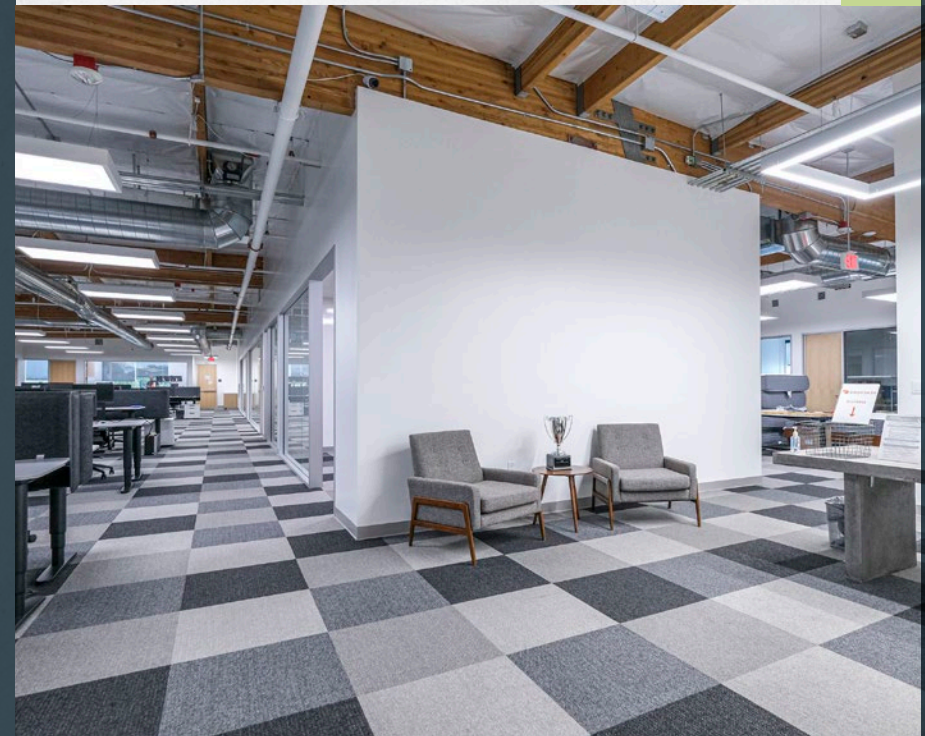
Click or scan for a
VIDEO TOUR



OFFERING SUMMARY

125 Cremona Drive is one of three buildings in Tech Park @ Cremona, one of the elite business campuses in the booming coastal Santa Barbara tech and engineering market. This recently remodeled Class A building affords prominent identity, efficient floor plans, abundant on-site parking, great natural light, dramatic mountain views, gym, and proximity to Highway 101, UCSB, and the Santa Barbara Airport.

Suite 200 offers high-quality finishes and a sleek, modern design, with a mix of private offices, meeting rooms, and open bullpen area. Available fully furnished.



TECH PARK @ CREMONA HIGHLIGHTS

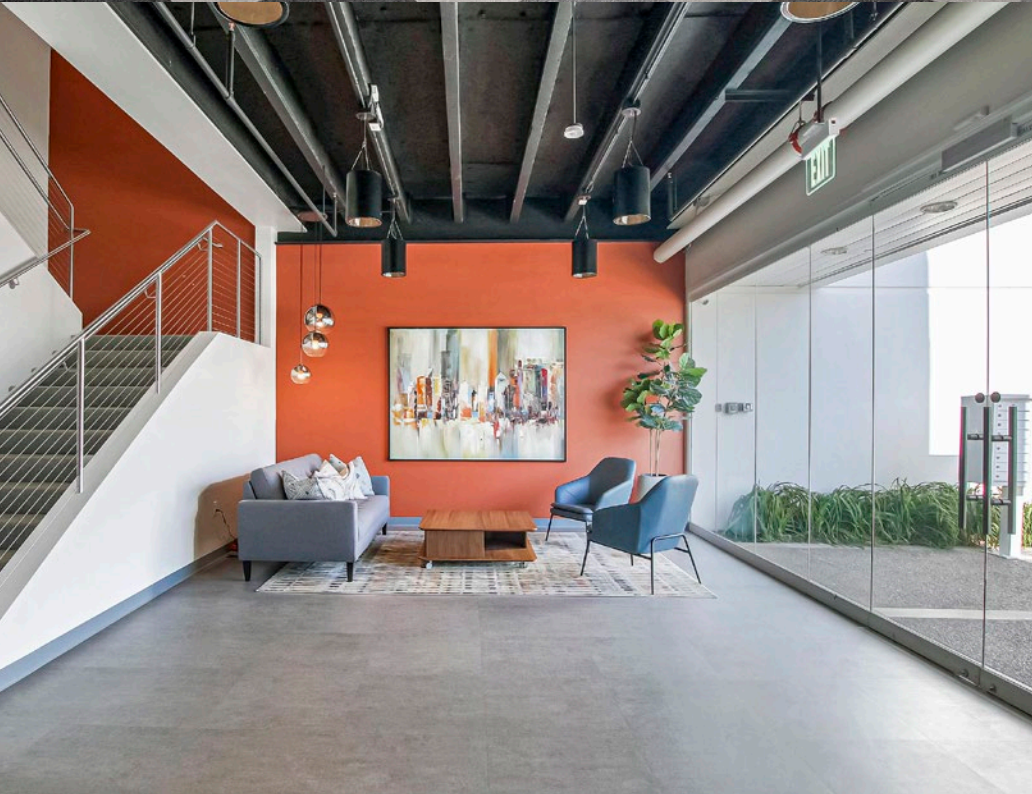
- Best Office Space On The Market: Offering modern amenities and design perfect for creative and traditional office spaces.
- Fresh and Updated Look: Recently remodeled suite, common areas and building exterior.
- Convenience: Easy access to the freeway and key locations like UCSB, and Santa Barbara Airport.
- Prime Location: Core location in Goleta's hub for tech, engineering, defense contractors, and medical device companies.



THE LOCATION

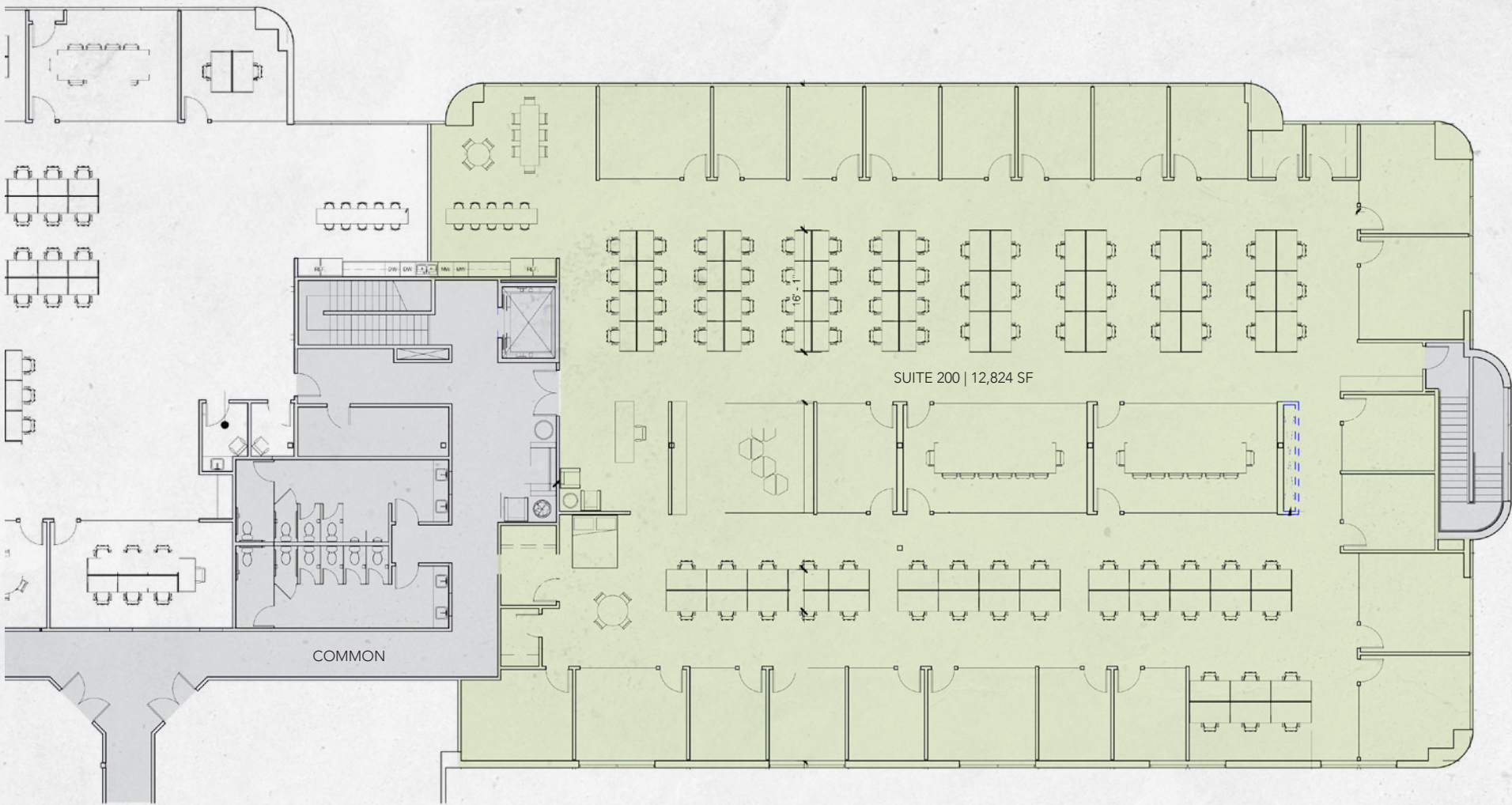
Since 2007, Majestic Asset Management, Inc (Majestic) has steadily acquired commercial properties in Goleta and Santa Barbara. Majestic's current portfolio includes 35 buildings, encompassing approximately 1.5 million square feet. The move to suburban markets, such as Goleta, has continued to attract major companies such as Google, Amazon, Microsoft and numerous other tech and publicly traded companies.

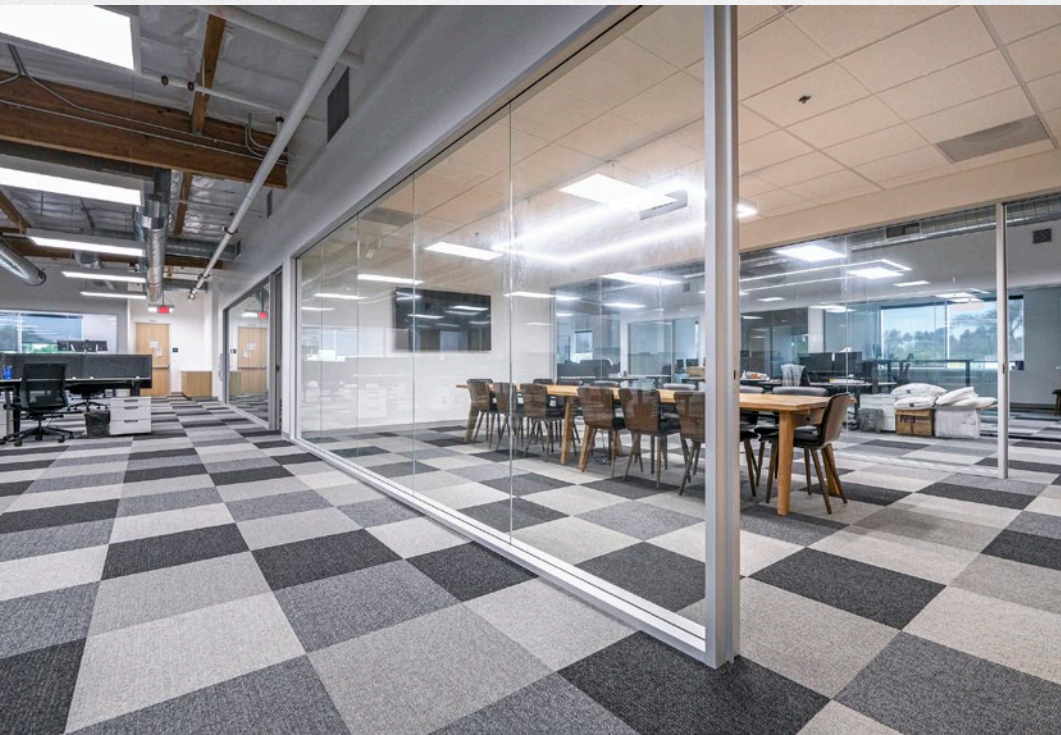
Goleta is distinctive due to its location between Silicon Valley and Los Angeles as well as proximity to a top-tier STEM research university (UCSB). It has become known as "Techtopia" with numerous tech companies relocating to Goleta over the past several years. Goleta caters to tenants requiring office, 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

TECH PARK @ CREMONA

AMENITIES:

- Top Left:** TRADER JOE'S, Walgreens, AC4, CVS, SUBWAY, Albertsons, Bank of America, RUSTY'S PIZZA PARLOR.
- Top Center:** crushcakes, SOUTH COAST DELI, UNITED STATES POSTAL SERVICE.
- Top Right:** VONS, PAVES DOGS, Cody's Cafe, CVS, RUSTY'S PIZZA PARLOR.
- Center Left:** RITE AID, Miner's, Michaels, Sprouts, Starbucks.
- Center Right:** Ralphs, LASSENS, SUBWAY, GOLETA VALLEY COTTAGE HOSPITAL.
- Bottom Left:** COSTCO WHOLESALE, THE HOME DEPOT, BEST BUY, Starbucks, Albertsons, ROSS DRESS FOR LESS, chili's, HomeGoods, planet fitness, BevMo!, McDonald's, The Natural Cafe, jane, AT&T, UnionBank, Staples, METROPOLITAN THEATERS.
- Bottom Center:** Residence Inn, Hilton Garden Inn, Target, Saigon Vietnamese Restaurant, CHOPOTLE, Jack in the Box, SUBWAY.
- Bottom Right:** TACO BELL, GOODLAND KITCHEN, McDonald's, OLD TOWN COFFEE, CrossFit, the Habit BURGER GRILL, THREE PICKLES, Wendy's, Hampton by Hilton.

LANDMARKS AND LOCATIONS: GOLETA, GOLETA BEACH, UCSB, ISLA VISTA, Santa Barbara AIRPORT, Goleta Valley Cottage Hospital, Turnpike Rd, Patterson Ave, Hollister Ave, Ward Dr, Fairview Ave, Los Carneros Rd, Storke Rd.





WHERE IDEAS TAKE FLIGHT.



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

THERE ARE NO
LIMITS TO WHAT WE
AS A TEAM CAN
ACCOMPLISH
TOGETHER.

- VINCE LOMBARDI

TECH PARK @ CREMONA

120 CREMONA DR | GOLETA, CA 93117



MAJESTIC ASSET MANAGEMENT, INC.
MANAGEMENT • INVESTMENTS • DEVELOPMENT

info@majesticllc.com