

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

SUITES 105, 200, 220

2,260 - 17,008 SF

THINK. CREATE. ACHIEVE.

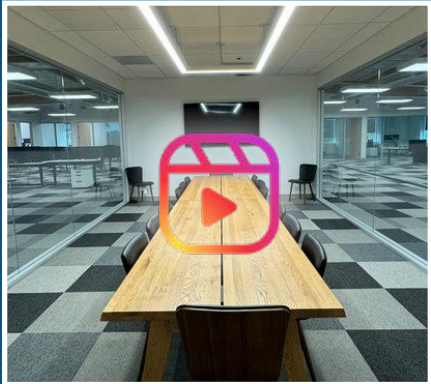
PROPERTY OVERVIEW

TECH PARK @ CREMONA

125 CREMONA DRIVE - OVERVIEW

Square Feet	Suite 105	2,260 SF
	Suite 200	12,827 SF
	Suite 220	4,181 SF
Rental Rate	Suite 105	\$2.05 NNN
	Second floor	\$1.95 NNN
Parcel Size	5.02 acres	
Zoning	BP	
Year Built	~1987	
Parking	2.9/1,000 SF	
HVAC	Yes, throughout	
Furniture	Negotiable	
Signage	Monument, door, and building directory	
Restrooms	Common set on each floor, and restrooms with showers in gym	

SUITE 200



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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.

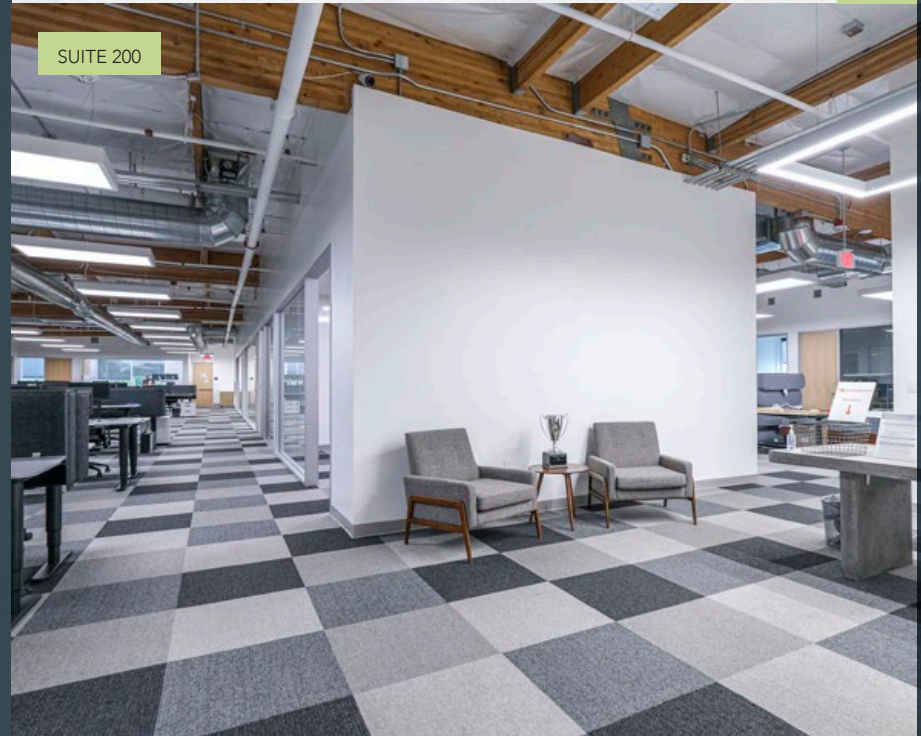
Suite 105 is a stunning first-floor space finished with elegant simplicity, offering four private offices and spacious collaborative area.

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

Suite 220 features an efficient layout including conference room, bullpen area, and four private offices.

TECH PARK @ CREMONA

SUITE 200

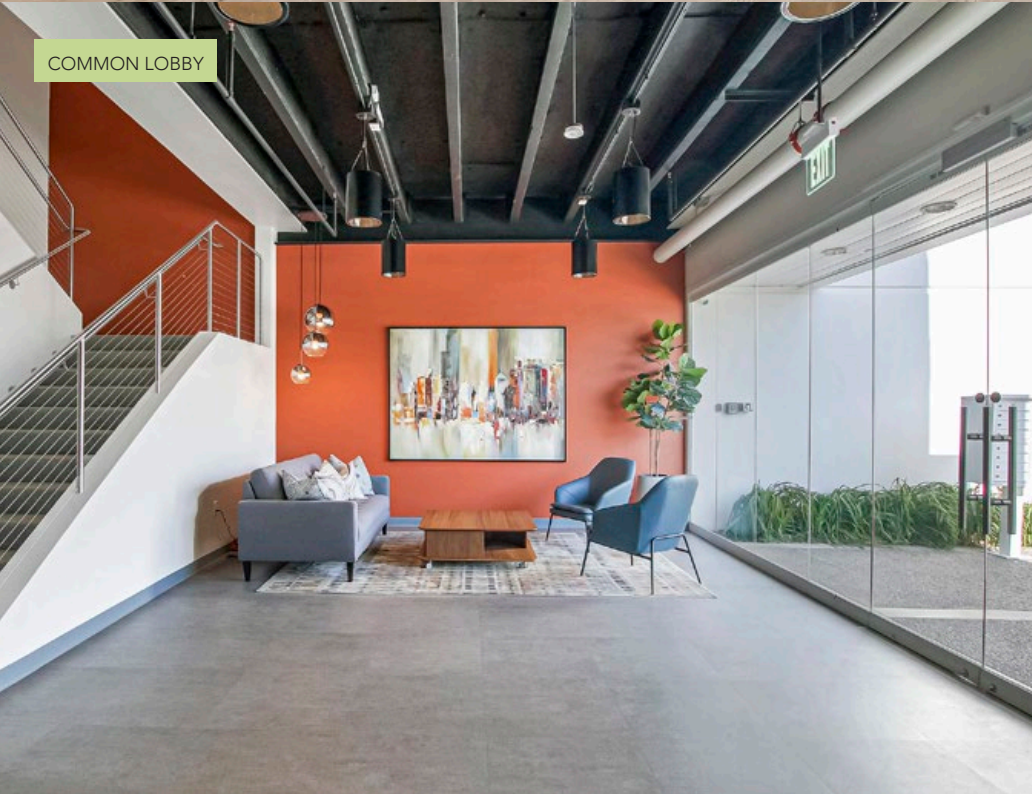


SUITE 105



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 suites, 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.

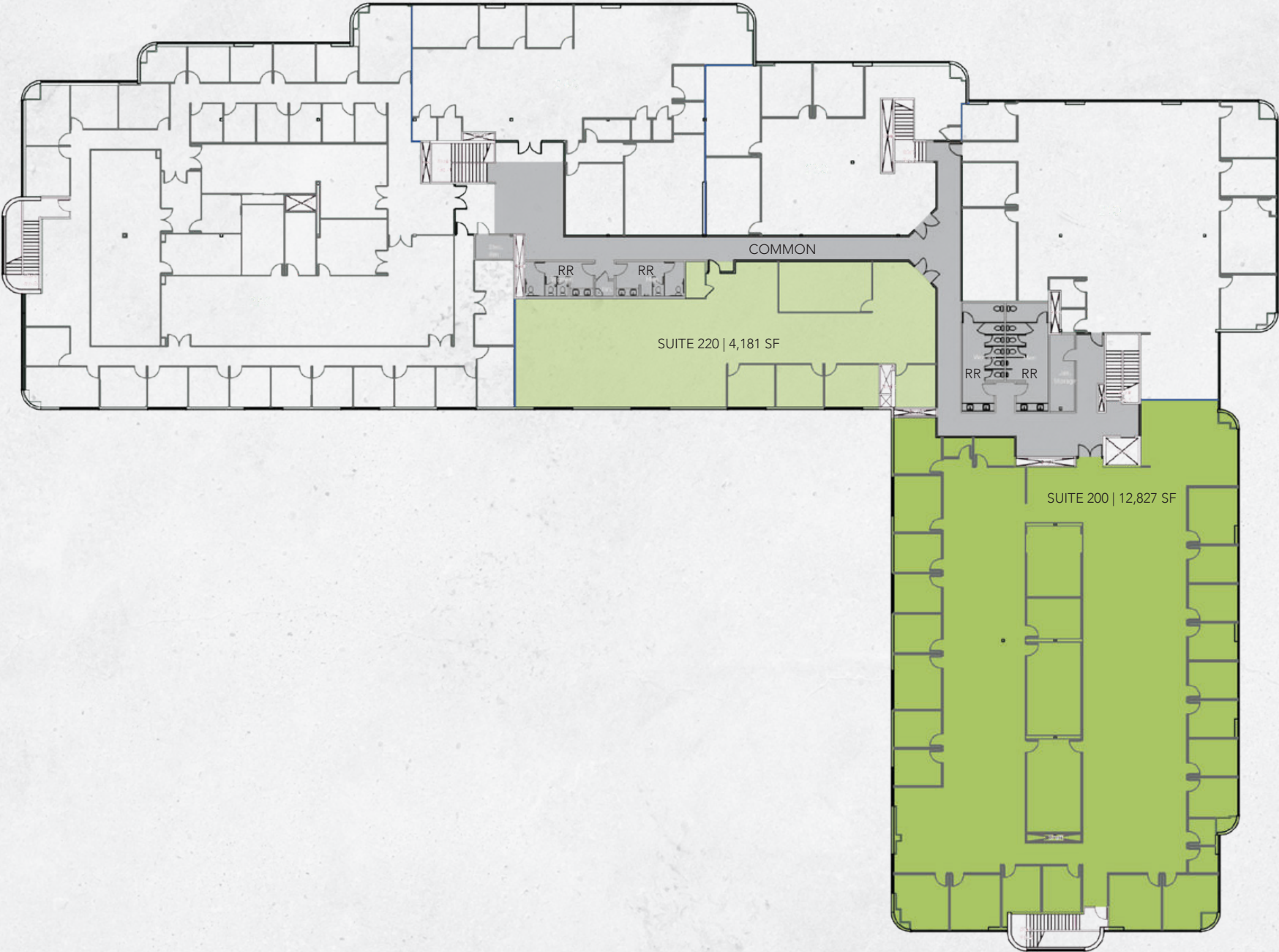
FLOOR PLAN - FIRST FLOOR

TECH PARK @ CREMONA

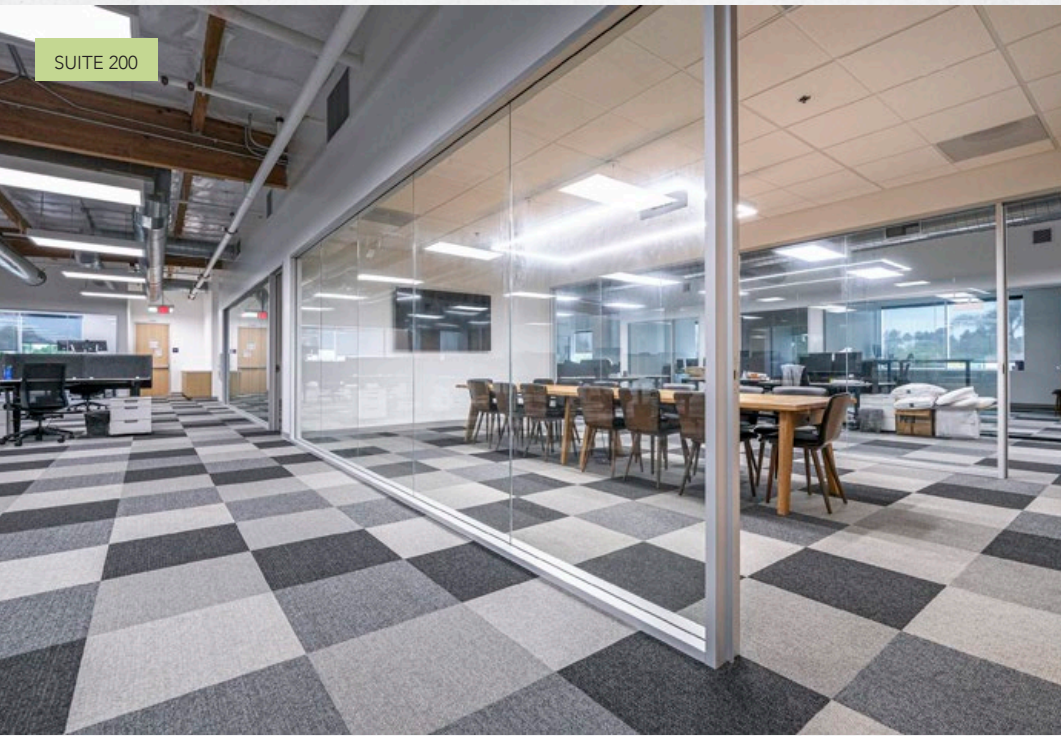


FLOOR PLAN - SECOND FLOOR

TECH PARK @ CREMONA



SUITE 200



SUITE 200



COMMON GYM



SUITE 105



CENTRALLY LOCATED WITH ABUNDANT AMENITIES



AMENITIES MAP

SANTA BARBARA

State St

154

101

Turnpike Rd

Hollister Ave

Patterson Ave

H

GOLETA VALLEY COTTAGE HOSPITAL

Ward Dr

Fairview Ave

GOLETA

sba Santa Barbara AIRPORT

GOLETA BEACH

UCSB

ISLA VISTA



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

crushcakes
SOUTH COAST DELI
UNITED STATES POSTAL SERVICE

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

Ralphs
LASSENS
SUBWAY

RITE AID
Miner's Hardware
Michaels
SPROUTS
Starbucks

TACO BELL
BORDLAND KITCHEN
McDonald's
OLD TOWN COFFEE
CrossFit
the Habit BURGER GRILL
THREE PIONEERS
Hampton
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

TECH PARK @ CREMONA

Hilton Garden Inn

Target
Saigon Vietnamese Restaurant
TARGET
SUBWAY
Jack in the Box
Chili's
Lilly's Tapaeria

COURTYARD
Hollister Rd



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