

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 93117

SUITES 140, 210 & 220

THINK. CREATE. ACHIEVE.

PROPERTY OVERVIEW

TECH PARK @ CREMONA

175 CREMONA DRIVE - OVERVIEW

Square Feet	Suite 140: 6,673 SF Second Floor: 5,606 SF-12,334 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



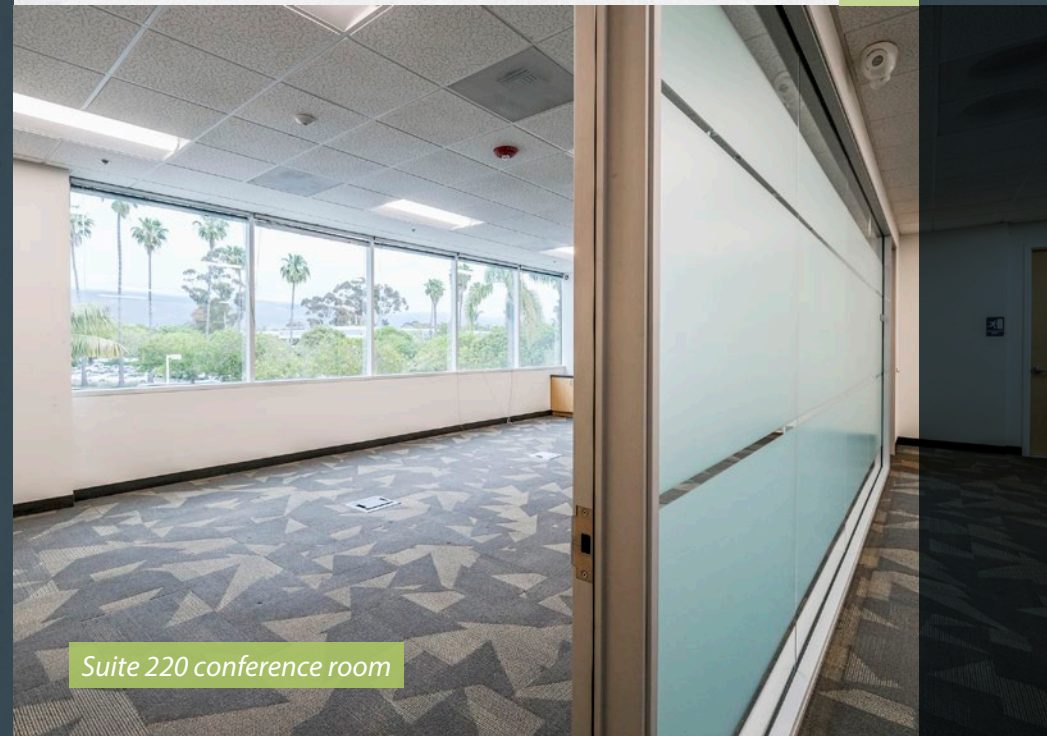
OFFERING SUMMARY

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 6,728 SF with a mix of private offices and open area. Suite 220 is slightly smaller at 5,606 SF and has a spacious conference room with sink. The spaces adjoin and can be leased together as one 12,334 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



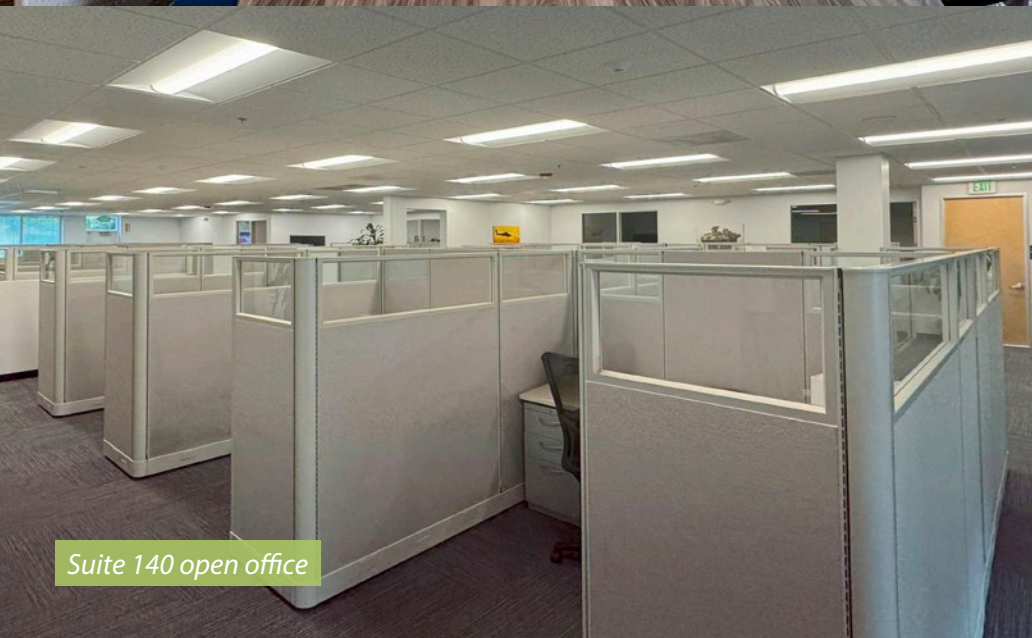
Suite 210 open office

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

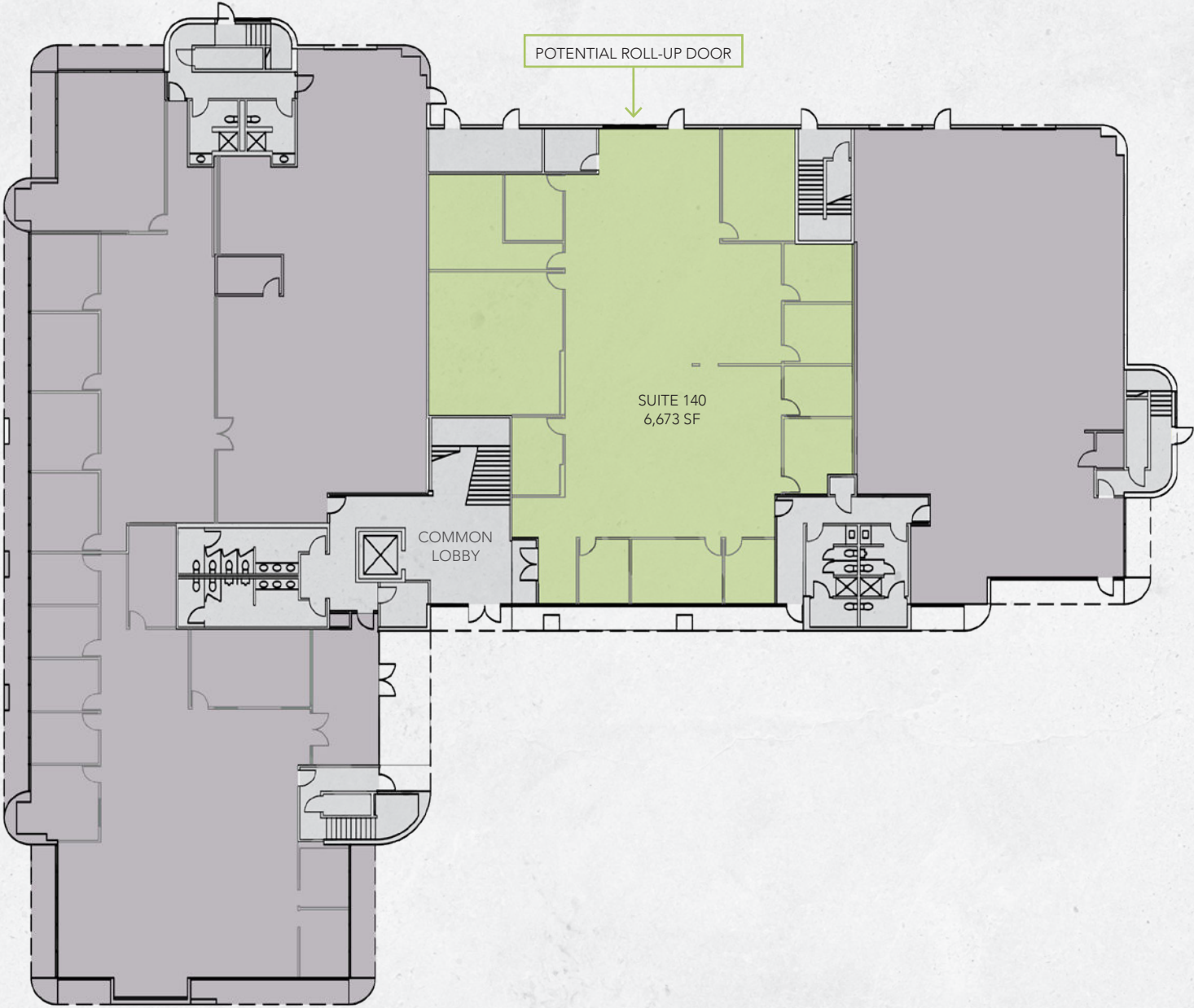


Suite 140 open office

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

Top Left Cluster: 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: GOLETA VALLEY COTTAGE HOSPITAL, Fairview Ave, Ward Dr, 217.

Center Right: Ralphs, LASSENS, SUBWAY, Turnpike Rd, 101.

Bottom Left: 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 THEATERS, UnionBank, Staples.

Bottom Center: Residence Inn Marriott, TECH PARK @ CREMONA, Hilton Garden Inn, Storke Rd, Courtyard Marriott.

Bottom Right: Target, Saigon Vietnamese Restaurant, CHOP TOP, Jack in the Box, UCSB, ISLA VISTA, Goleta Beach.

Far Right: TACO BELL, GOODLAND KITCHEN, McDonald's, OLD TOWN COFFEE, CrossFit, the Habit BURGER GRILL, THREE PICKLES, Wendy's, Hampton by Hilton.

Map Labels: Goleta, Santa Barbara Airport, UCSB, Isla Vista, Goleta Beach, Hollister Ave, Patterson Ave, Ward Dr, Los Carneros Rd, Storke Rd, Turnpike Rd, State St, 154, 101, 217.





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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