

CLASS A CREATIVE OFFICE/R&D IN GOLETA TECH CORRIDOR

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MAJESTIC ASSET MANAGEMENT, INC.
MANAGEMENT • INVESTMENTS • DEVELOPMENT



TECH PARK @ CASTILIAN

110 CASTILIAN DR | GOLETA, CA, 93117

SUITE 203 | 8,027 SF

THINK. CREATE. ACHIEVE.

PROPERTY OVERVIEW

110 CASTILIAN DR

Suite	Floor	Size	Rental Rate
203	Second	8,027 SF	\$2.05 NNN
Available Date	Q4 2025		
Parcel Size	Approximately 4 acre site		
Zoning	BP		
Year Built	1996		
Amenities	On-site gym, outdoor seating, walking trails		
Parking	3.4/1,000		
HVAC	Yes		
Ceiling Height	9.5'		
Restrooms	Common set on each floor; 2nd floor showers		
Sprinklers	Yes		

TECH PARK @ CASTILIAN



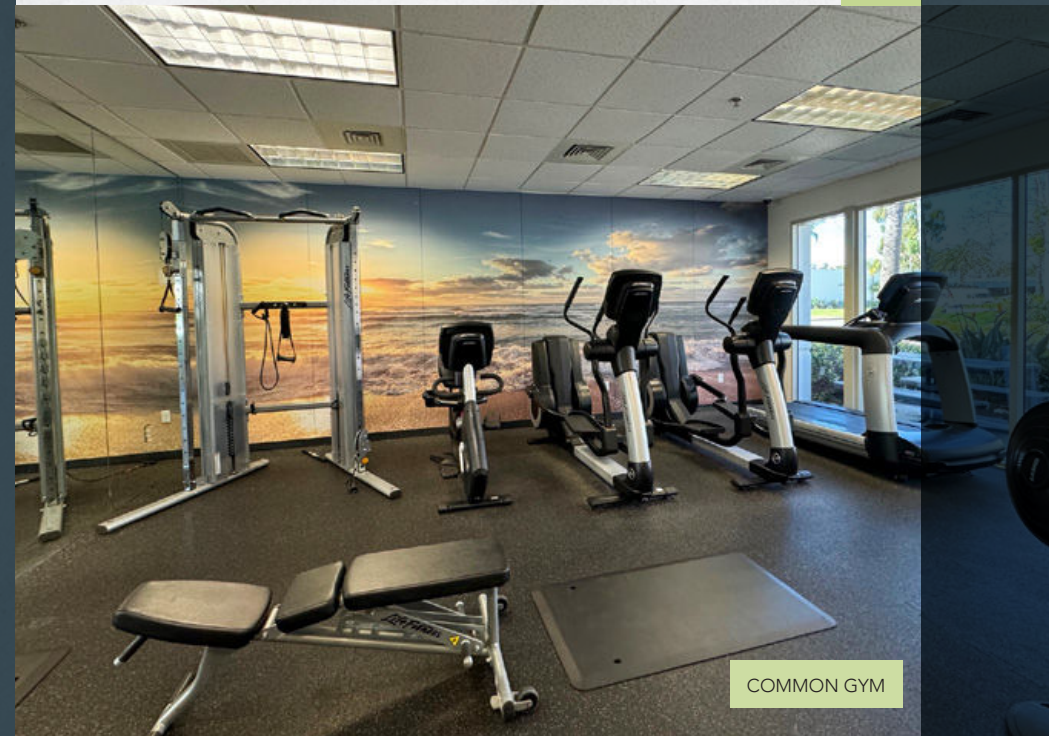
OFFERING SUMMARY

110 Castilian is one of three buildings in Tech Park @ Castilian, recently transformed by Majestic Asset Management into one of the most elite creative office campuses in the market.

Suite 203 is a second floor creative office suite offering great natural light and views, a mix of open office and private offices, and a kitchenette with high end finishes. The suite benefits from the outstanding location, visibility, parking, and on-site gym provided by this 4-acre campus.

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



COMMON GYM

SUITE 203



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 Industrial, Lab, Creative or Traditional Office, Research and Development.
- Core location in Goleta that is often considered the premier business park in Goleta.



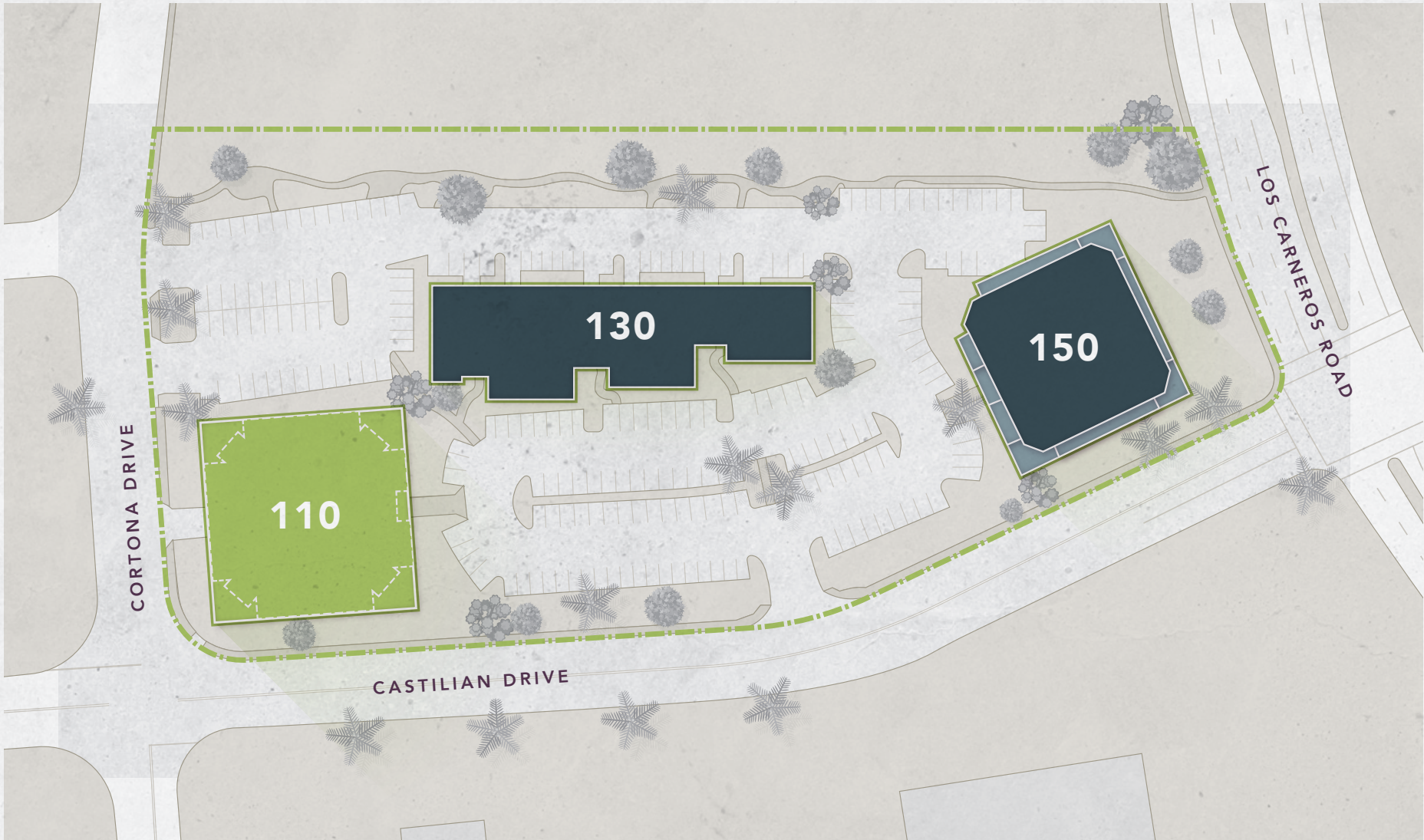
THE LOCATION

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

CREMONA DR

HOLLISTER AVE

LOS CARNEROS RD

Freeway Access

US 101

TECH PARK @ CASTILIAN

AMENITIES MAP

SANTA BARBARA

COSTCO WHOLESALE
ROSS DRESS FOR LESS
BevMo!
AT&T
METROPOLITAN

THE HOME DEPOT
chilis
McDonald's
UnionBank

BEST BUY
Starbucks
HomeGoods
The Natural Cafe
Staples

Albertsons
planet fitness
jane

RITE AID
Miner's ACE Hardware
Michaels
Starbucks

TRADER JOE'S
Walgreens
AC4
CVS
SUBWAY
RUSTY'S PIZZA PARLOR

crushcakes
SOUTH COAST DELI
UNITED STATES POSTAL SERVICE

VONS
Dave's Dogs
Cody's Cafe
CVS
RUSTY'S PIZZA PARLOR

Ralphs
LASSERS
SUBWAY

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

TACO BELL
GORDLAND KITCHEN
McDonald's
OLD TOWN COFFEE
CrossFit
Habit BURGER GRILL
THREE PICKLES
Wendy's
Hampton

GOLETA

sba Santa Barbara AIRPORT

GOLETA BEACH

UCSB

ISLA VISTA

TECH PARK @ CASTILIAN

Hilton Garden Inn

Target
Saigon Vietnamese Restaurant
Subway
Jack in the box

COURTYARD





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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