

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

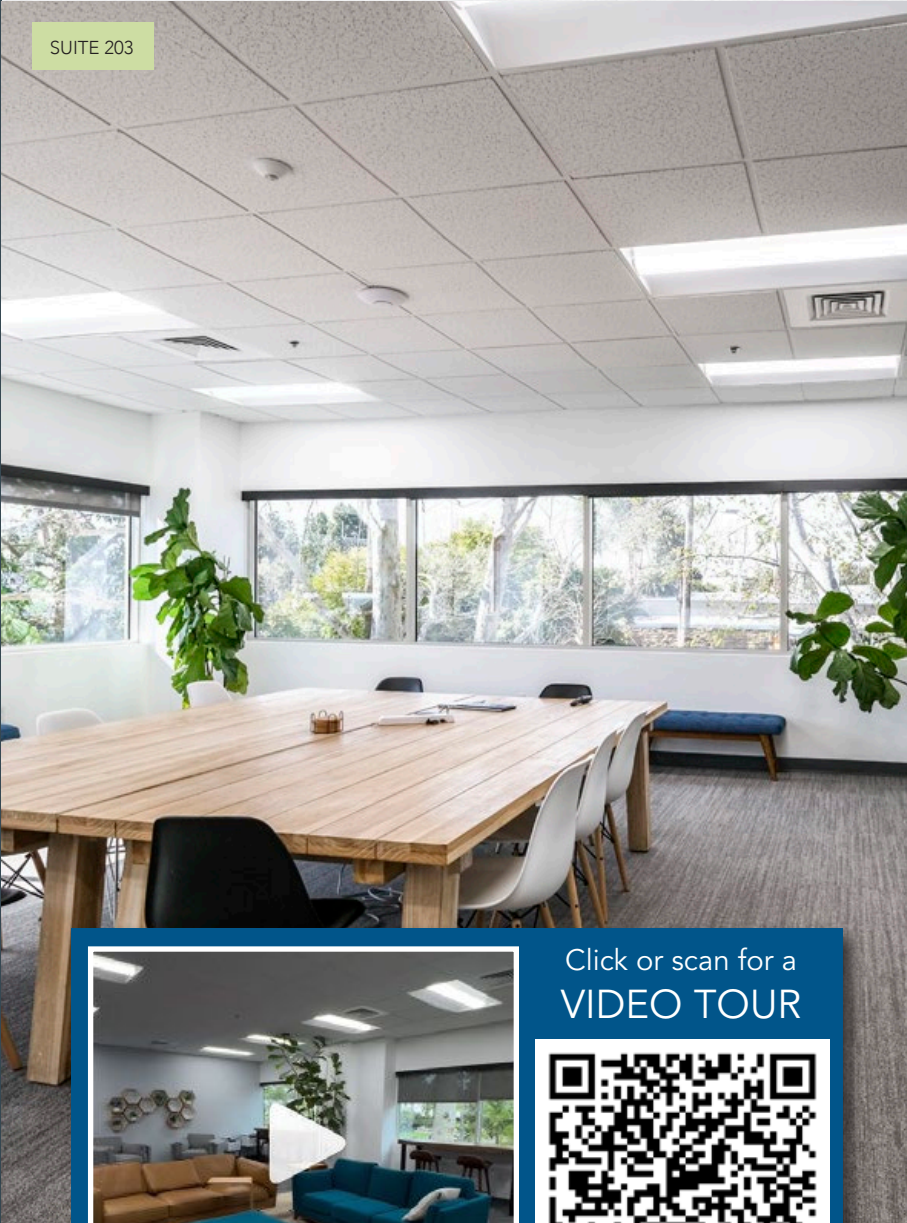
THINK. CREATE. ACHIEVE.

PROPERTY OVERVIEW

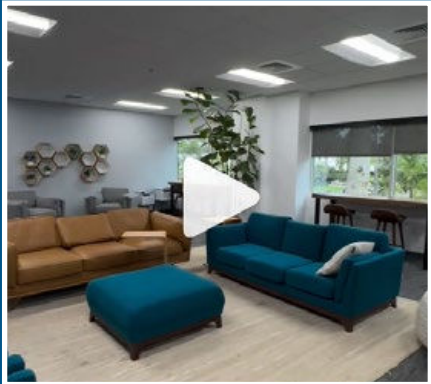
110 CASTILIAN DR

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



SUITE 203



Click or scan for a
VIDEO TOUR

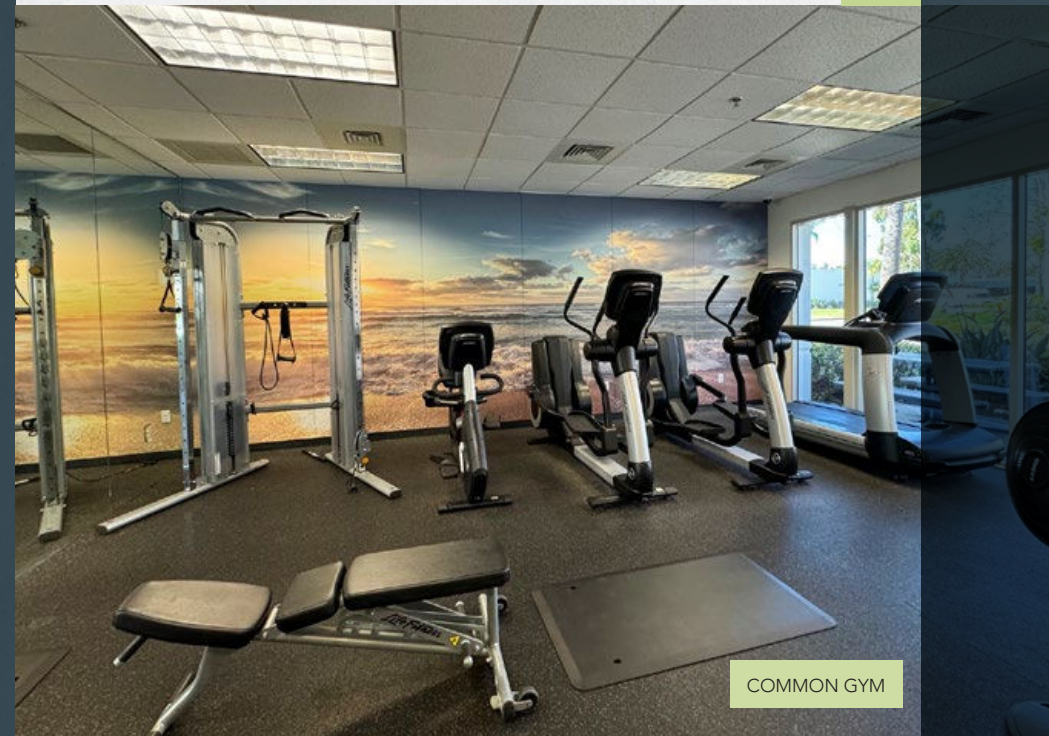


OFFERING SUMMARY

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.

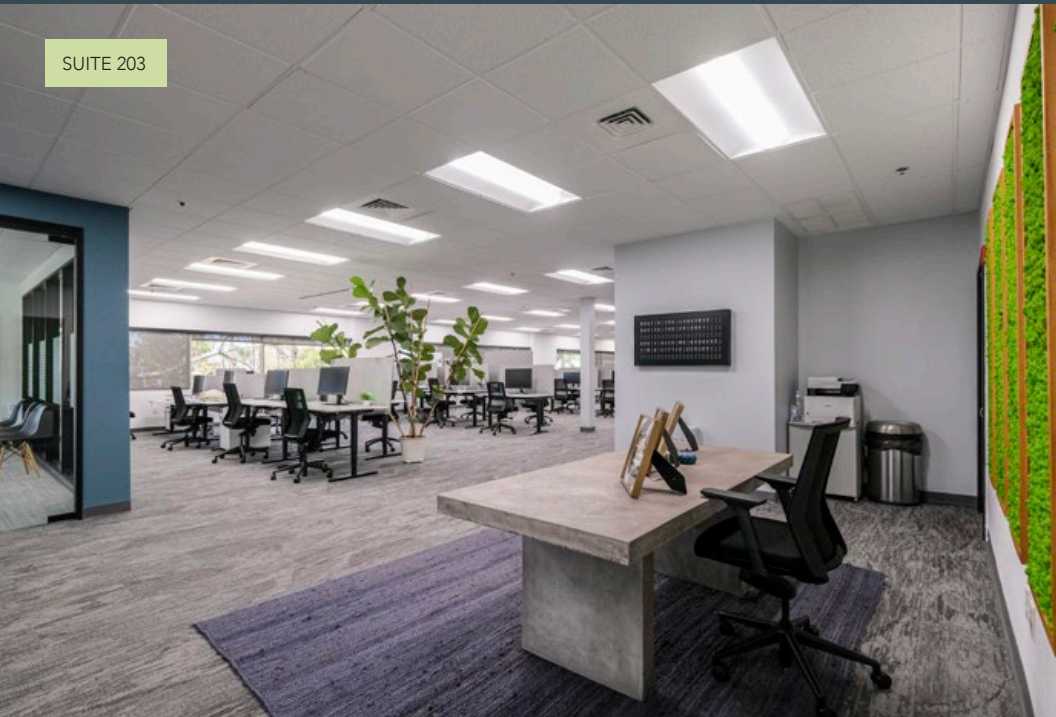
Suite 203 is a second floor creative office suite offering great natural light and views, a mix of open office and private offices, and a kitchenette with high end finishes. The suite benefits from the outstanding location, visibility, parking, and on-site gym provided by this 4-acre campus.

The project is situated in a core location along Goleta's tech corridor, with easy access to Hwy 101, UCSB, and Santa Barbara Airport.



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

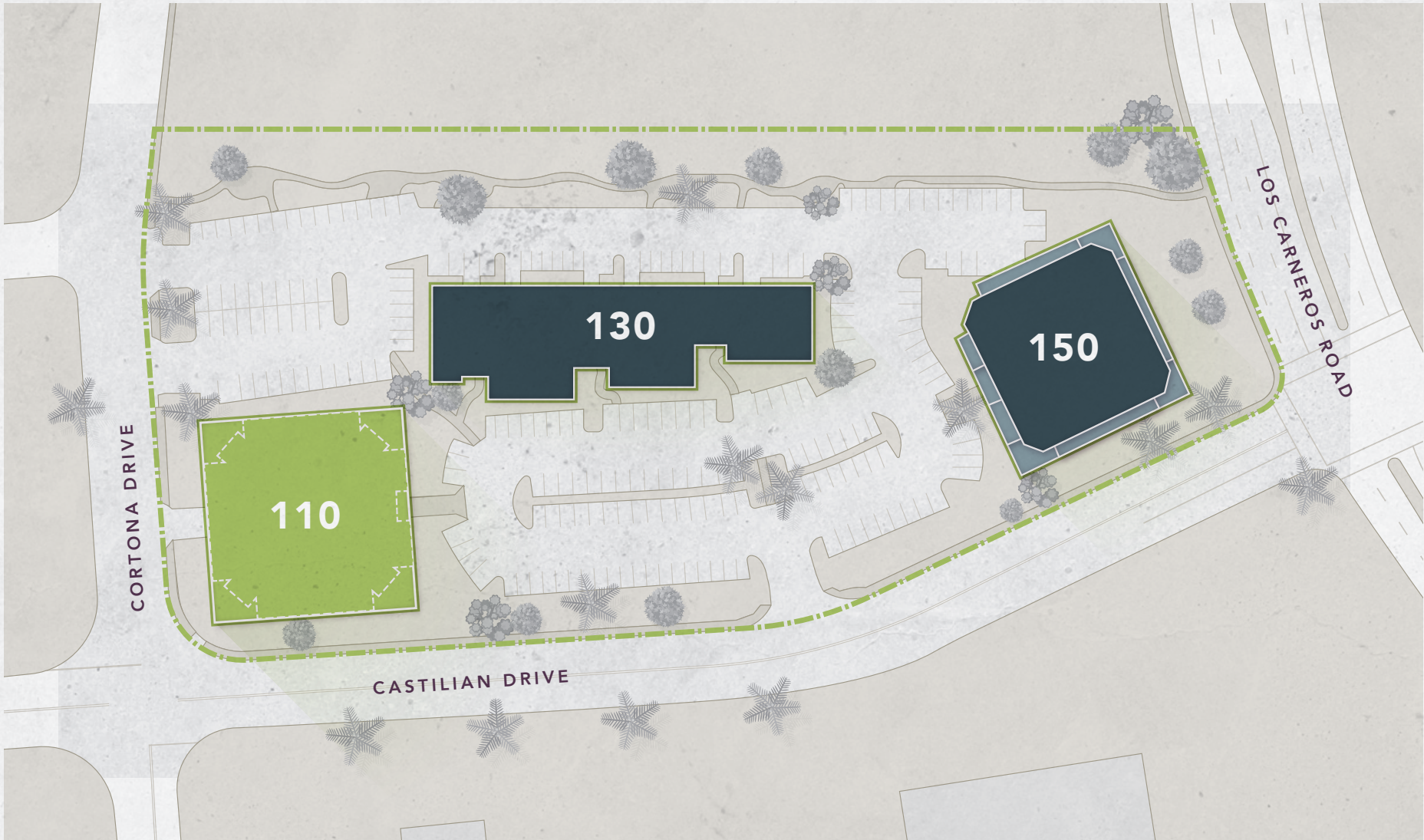
Since 2007, Majestic Asset Management, Inc (Majestic) has steadily acquired commercial properties in Goleta and Santa Barbara. Majestic's current portfolio includes 35 buildings, encompassing approximately 1.5 million square feet.

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.

COMMON LOBBY





FLOOR PLAN - SECOND FLOOR

TECH PARK @ CASTILIAN



CENTRALLY LOCATED WITH ABUNDANT AMENITIES



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

TECH PARK @ CASTILIAN

Hilton Garden Inn

COURTYARD
Marriott

Target
Saigon Vietnamese Restaurant
Subway
Jack in the box

Rite Aid
Miner's ACE Hardware
Michaels
Starbucks

Residence Inn
Marriott

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

crushcakes
SOUTH COAST DELI
UNITED STATES POSTAL SERVICE

Ralphs
LASSENS
SUBWAY

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

TACO BELL
OLD TOWN COFFEE
CrossFit
the Habit BURGER GRILL
Wendy's

GOARDLAND KITCHEN
McDonald's
Hampton
THREE PICKLES

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

GOLETA

sba Santa Barbara AIRPORT

UCSB

GOLETA BEACH





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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