

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



## CONTACT

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## TECH PARK @ CASTILIAN

110 CASTILIAN DR | GOLETA, CA, 93117

SUITE 203 | 4,000 - 7,781 SF

THINK. CREATE. ACHIEVE.

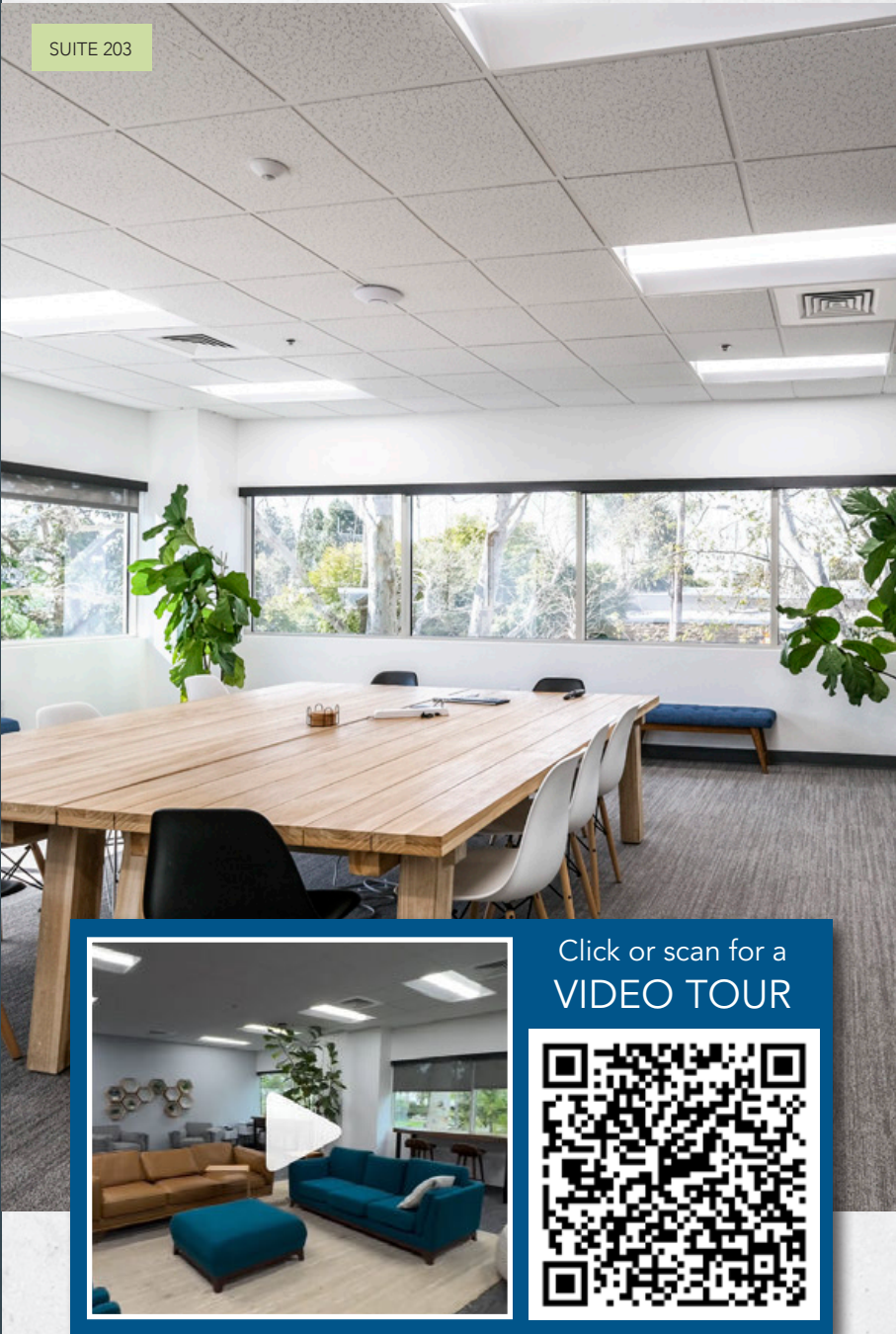


PROPERTY OVERVIEW

110 CASTILIAN DR

Suite	Floor	Size	Rental Rate
203	Second	4,000 - 7,781 SF	\$2.15 NNN
Available Date	Now		
Parcel Size	Approximately 4 acre site		
Zoning	BP		
Year Built	1996		
Amenities	On-site gym, outdoor seating, walking trails		
Parking	3.1/1,000		
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 divisible, 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 can be demised down to 4,000 SF and 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.



AERIAL VIEW



TECH PARK @ CASTILIAN

## 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.

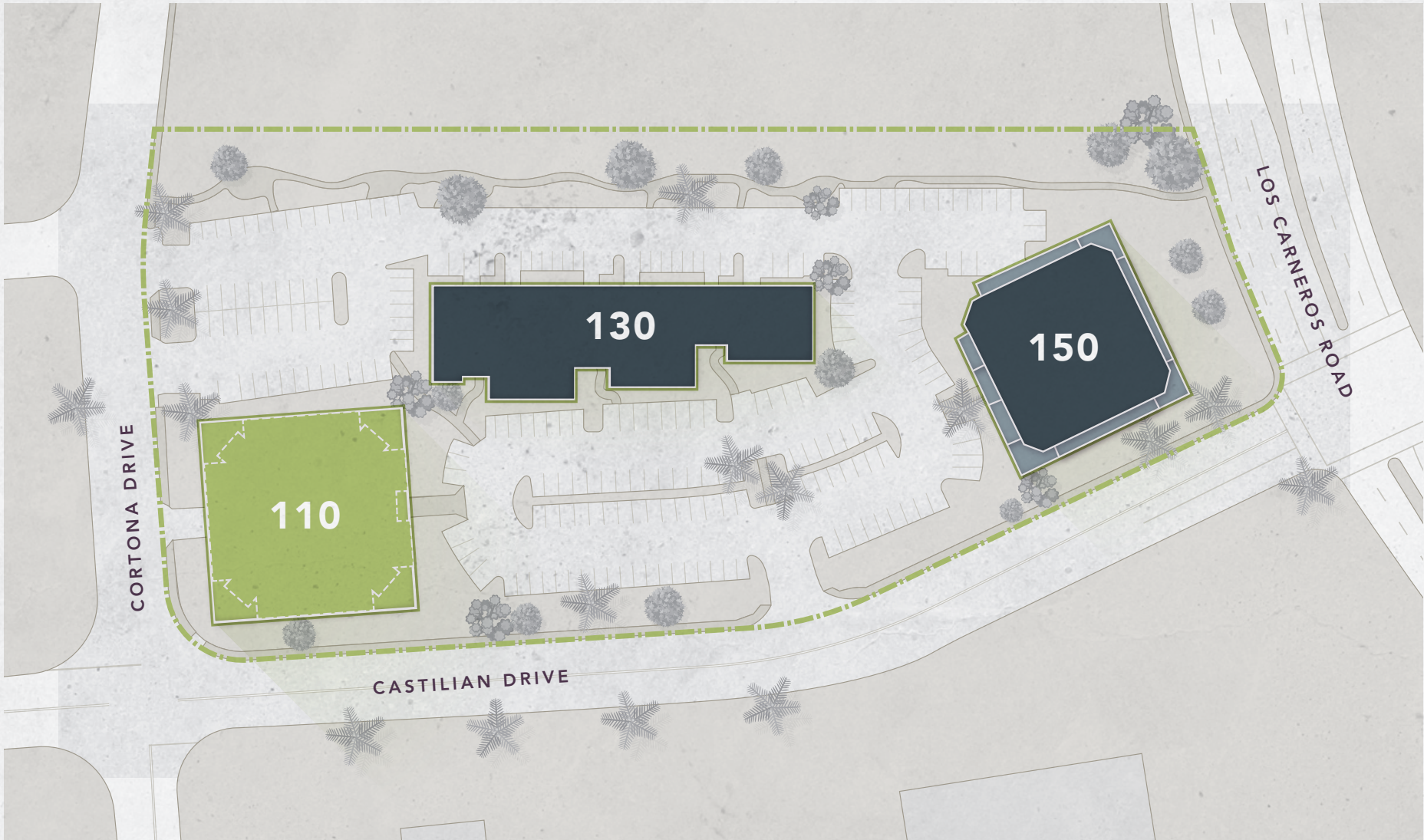
The move to suburban markets, such as Goleta, has continued to attract major companies such as Google, Amazon, Microsoft and numerous other tech and publicly traded companies.

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



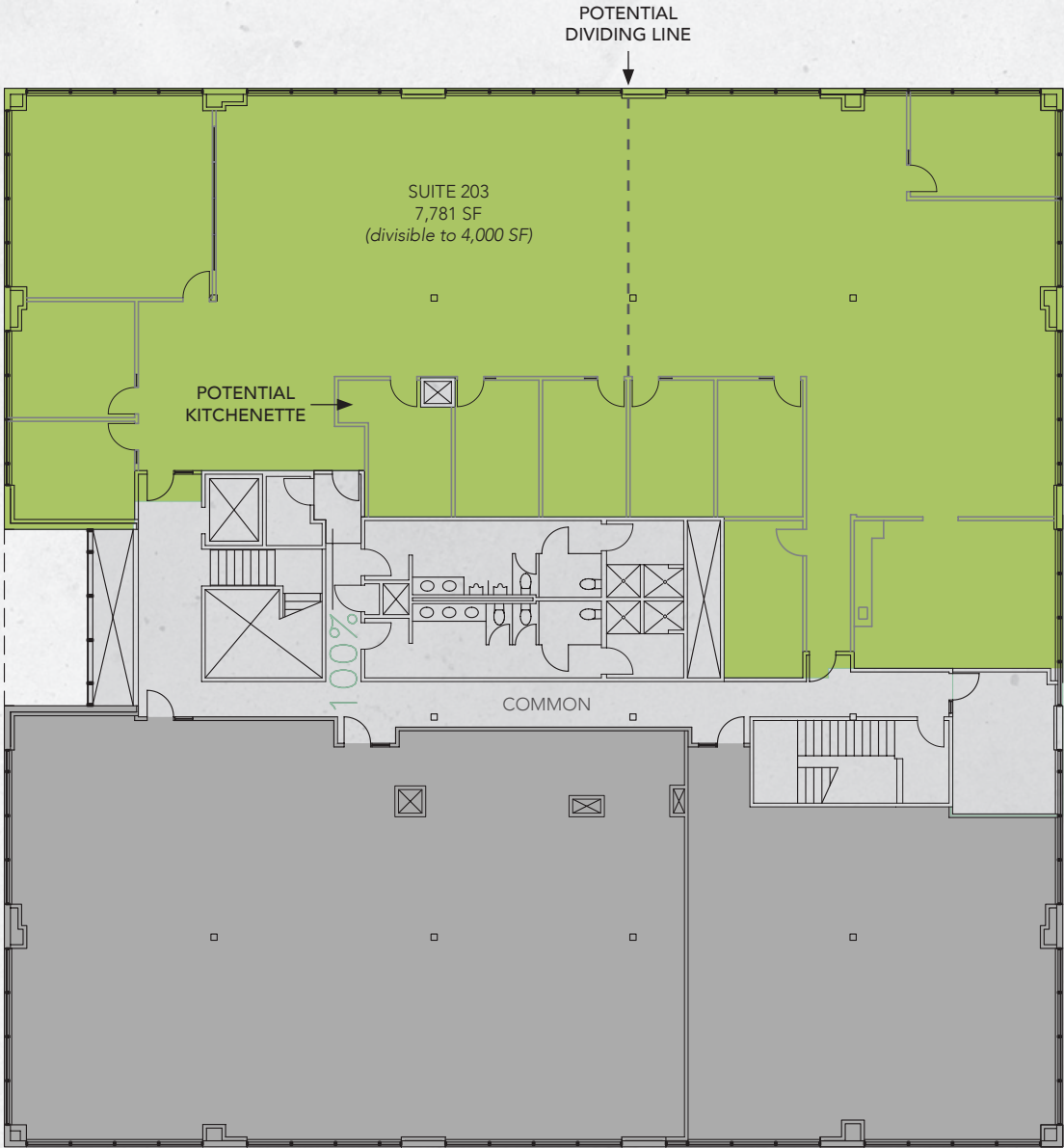






FLOOR PLAN - SECOND FLOOR

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**

**RITE AID**  
**Miner's ACE Hardware**  
**Michaels**  
**STROUTS**  
**Starbucks**

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

**Albertsons**  
**Bank of America**

**crushcakes**  
**SOUTH COAST DELI**  
**UNITED STATES POSTAL SERVICE**

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

**Ralphs**  
**LASSENS**  
**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 VALLEY COTTAGE HOSPITAL**

## GOLETA

**sba** Santa Barbara AIRPORT

GOLETA BEACH

**UCSB**

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**Hilton Garden Inn**

**Target**  
**Saigon Vietnamese Restaurant**  
**Subway**  
**Jack in the box**

**STORKE RD**

**COURTYARD**







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WHERE IDEAS TAKE FLIGHT.

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

- VINCE LOMBARDI

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MAJESTIC  
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The information contained herein has been obtained from sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

12/2/25