

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



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TECH PARK @ CASTILIAN

110 CASTILIAN DR | GOLETA, CA, 93117

SUITES 202 & 203 | 2,045 - 7,781 SF

THINK. CREATE. ACHIEVE.

PROPERTY OVERVIEW

110 CASTILIAN DR

Suite	Floor	Size	Rental Rate
202	Second	2,045 SF	\$2.25 NNN
203	Second	4,000 - 7,781 SF	\$2.15 NNN
Available Date	Suite 202 - 12/1/26 Suite 203 - Now		
Zoning	BP		
Year Built	1996		
Amenities	On-site gym, outdoor seating, walking trails		
Parking	3.1/1,000		
Electrical	2,400 AMPS / 208/120 V		
HVAC	Yes		
Restrooms	Common set on each floor; 2nd floor showers		
Sprinklers	Yes		

TECH PARK @ CASTILIAN

SUITE 202



Click or scan for
SUITE VIDEOS



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 202 is an efficient office suite with conference room, storage area, private office, and plentiful bullpen area. 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.

Both suites benefit from the outstanding location, visibility, parking, and on-site gym provided by this 4-acre campus.

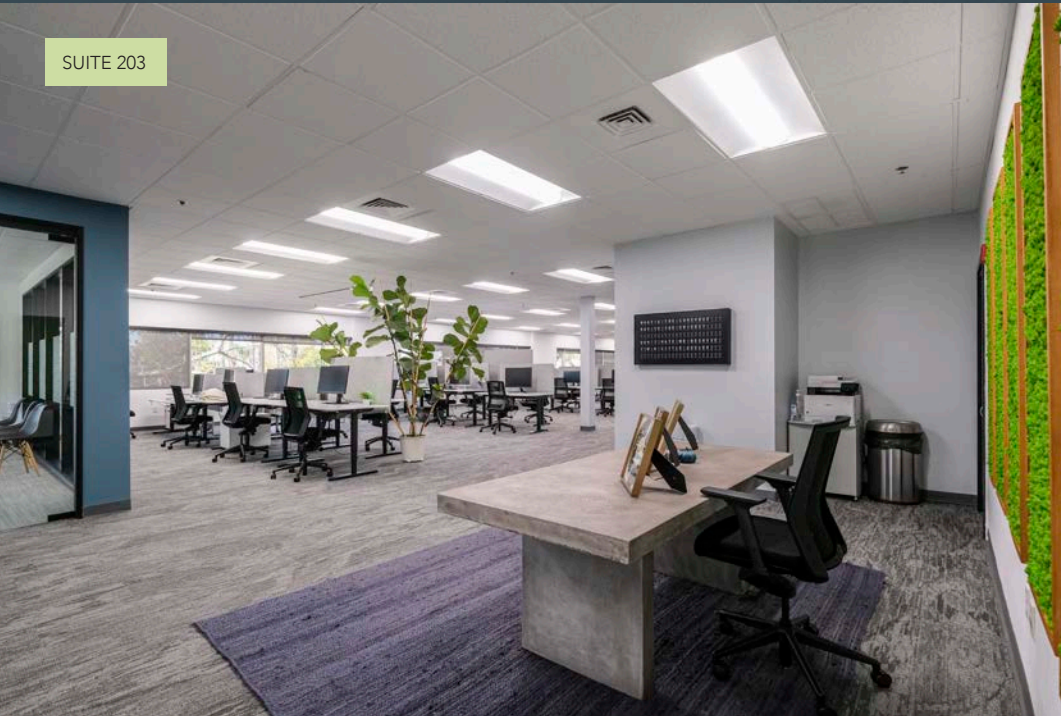
The project is situated in a core location along Goleta's tech corridor, with easy access to Hwy 101, UCSB, and Santa Barbara Airport.

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.

SUITE 202



THE LOCATION

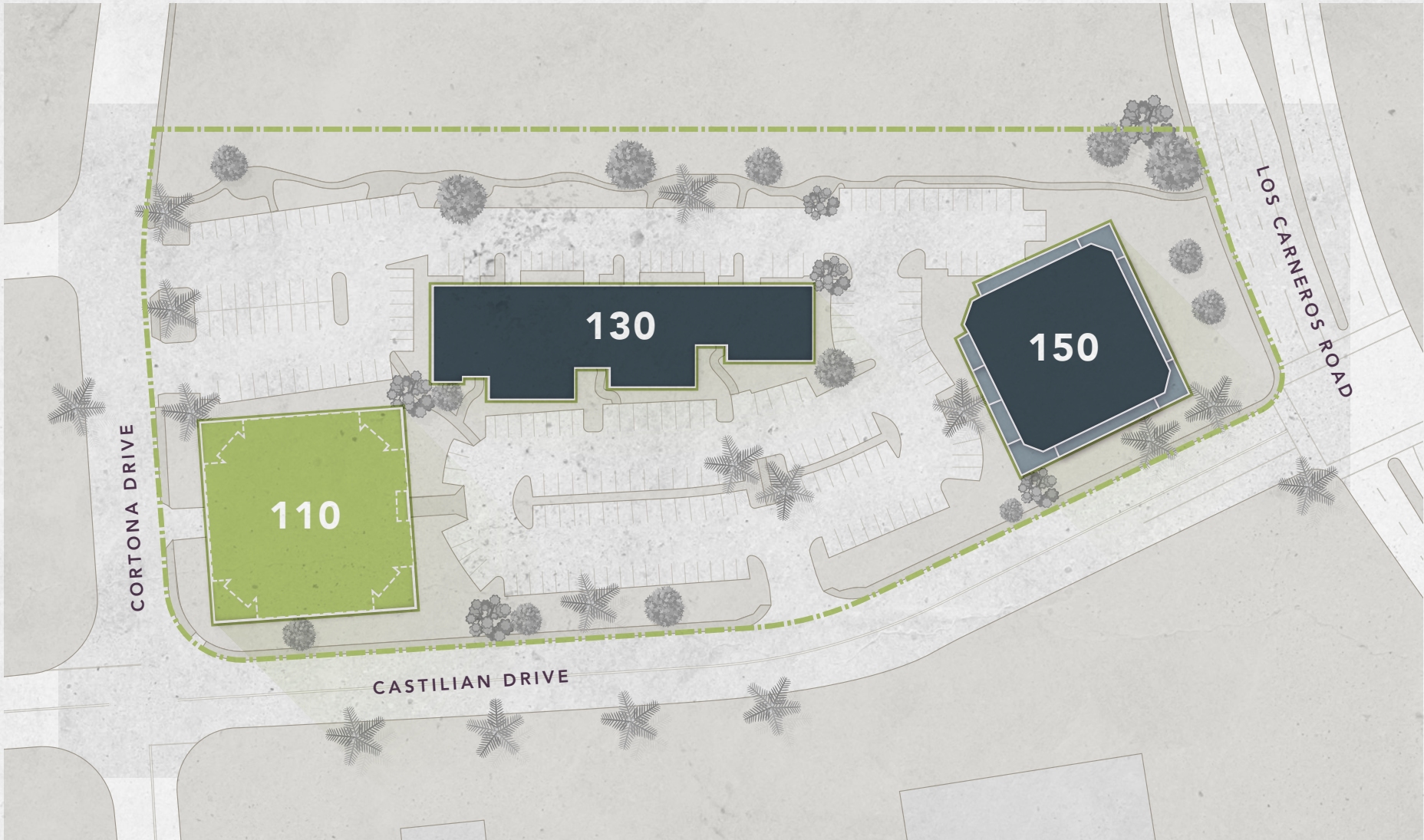
Since 2007, Majestic Asset Management, Inc (Majestic) has steadily acquired commercial properties in Goleta and Santa Barbara. Majestic's current portfolio includes 35 buildings, encompassing approximately 1.5 million square feet.

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 17 Flex Buildings in Goleta.

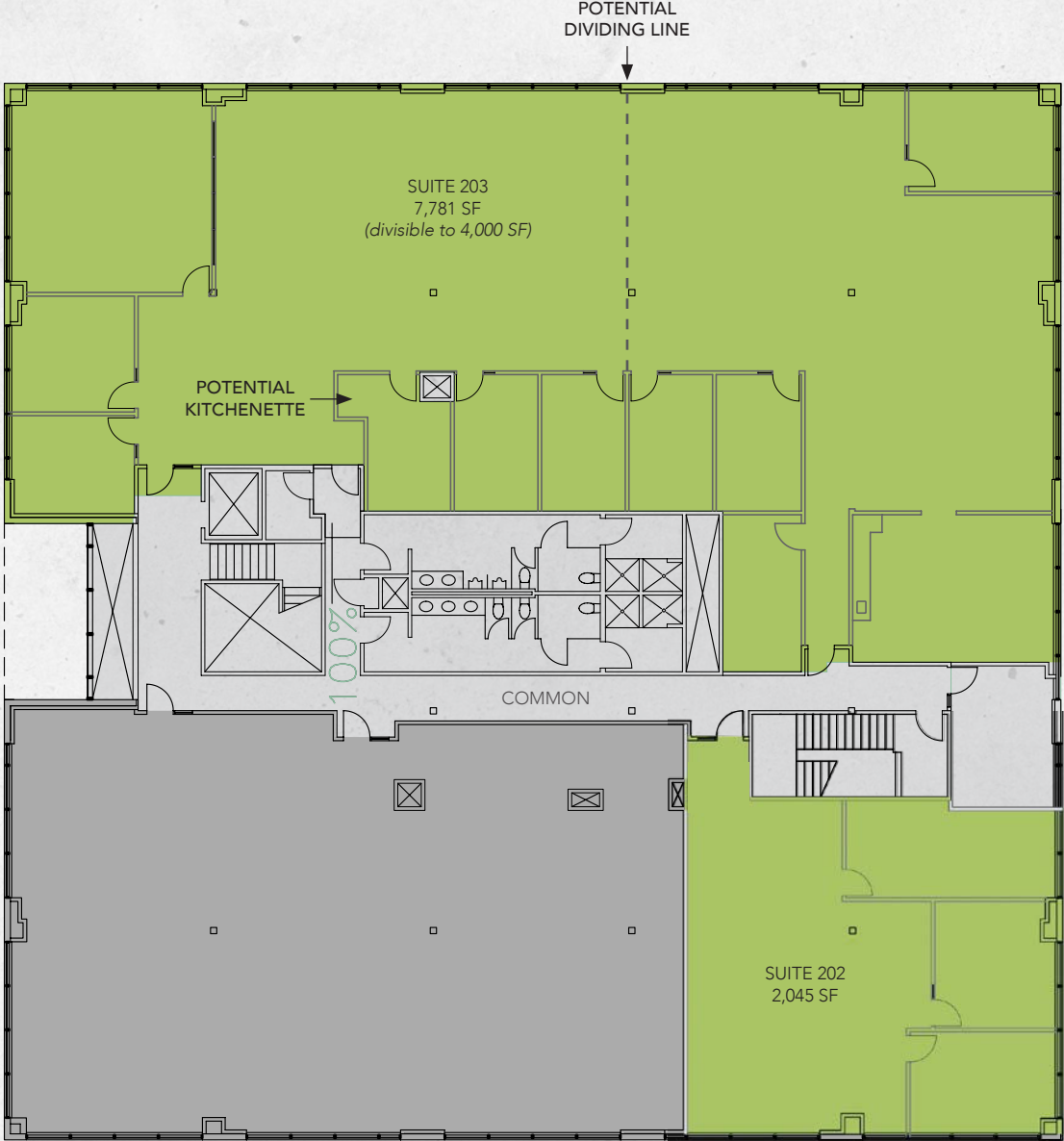
COMMON LOBBY





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 THEATERS

THE HOME DEPOT
chili's
McDonald's
UnionBank

BEST BUY
Starbucks
HomeGoods
The Natural Cafe
Staples

Albertsons
planet fitness
jane

ACE Hardware
Michael's

SPROUTS
Starbucks

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

Bank of America

crushcakes
SOUTH COAST DELI
UNITED STATES POSTAL SERVICE

VONS
DAVE'S DOGS
Cody's Cafe
CVS
AUSTY'S PIZZA PARLOR

Ralphs
LASSENS
SUBWAY

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

Starbucks

TACO BELL
Los Altos
McDonald's

OLD TOWN COFFEE
goleta.ca
Hampton
CrossFit
Habit BURGER GRILL
THREE PICKLES
Wendy's

Wendy's

GOLETA

sba Santa Barbara AIRPORT

GOLETA BEACH

UCSB

ISLA VISTA

TECH PARK @ CASTILIAN

Hilton Garden Inn

Target
Saigon
VIETNAMESE RESTAURANT
SAIGON VETERAN
Subway
Jack in the box

COURTYARD
Marriott





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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

INVESTMENTS | MANAGEMENT | DEVELOPMENT

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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.

9/4/26