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

SUITE 203 OFFERED
PARTIALLY FURNISHED



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Hayes
COMMERCIAL GROUP

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	$2.25 NNN

Available Date	Suite 202 - 12/1/26 Suite 203 - Now
Zoning	BP
Year Built	1996
Furniture	Suite 203 offered partially furnished
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

SUITE 202



Click or scan for
SUITE VIDEOS

SUITE 203



Click or scan for a
VIDEO TOUR

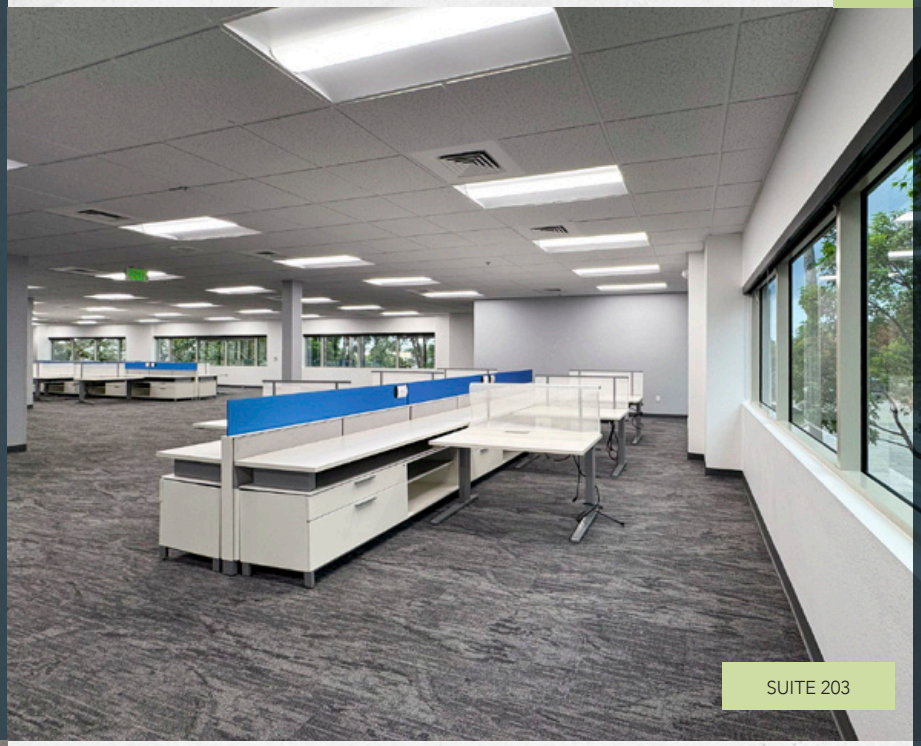
OFFERING SUMMARY

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, partially furnished 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.



SUITE 203



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


COMMON GYM

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.

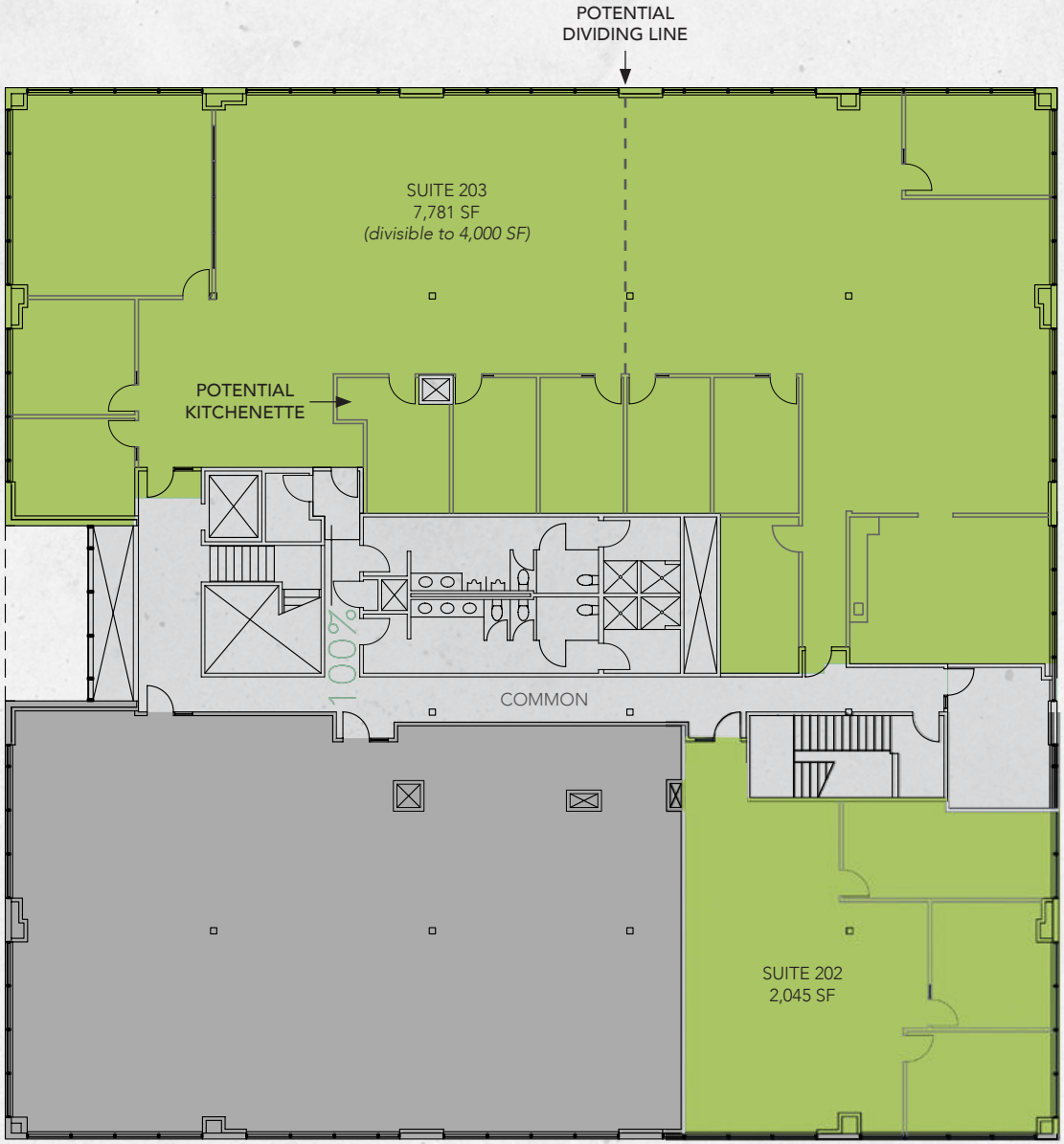
The move to suburban markets, such as Goleta, has continued to attract major companies such as Google, Amazon, Microsoft and numerous other tech and publicly traded companies.

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.

SITE PLAN


130
150
110
CORTONA DRIVE
CASTILIAN DRIVE
LOS CARNEROS ROAD

FLOOR PLAN - SECOND FLOOR



CENTRALLY LOCATED WITH ABUNDANT AMENITIES




AMENITIES MAP
SANTA BARBARA
State St
154
101
Turnpike Rd
Patterson Ave
Hollister Ave
Ward Dr
Fairview Ave
217
Los Carneros Rd
Storke Rd
GOLETA
GOLETA VALLEY COTTAGE HOSPITAL
GOLETA BEACH
ISLA VISTA
UCSB
sba Santa Barbara AIRPORT
TECH PARK @ CASTILIAN
N
crushcakes
SOUTH COAST DELI
UNITED STATES POSTAL SERVICE
VONS
DAVE'S DOGS
RUSTY'S PIZZA PARLOR
Cody's Cafe
CVS
TRADER JOE'S
Albertsons
Walgreens
Bank of America
AC4
CVS
RUSTY'S PIZZA PARLOR
SUBWAY
Ralphs
LASSENS
SUBWAY
macy's
WILLIAMS SONOMA
Lure FISH HOUSE
the Habit BURGER GRILL
POTTERY BARN
Bristol Farms
ACE Hardware
SPROUTS
Michaels
TACO BELL
Los Altos
McDonald's
OLD TOWN COFFEE
goleta, ca
Hampton by HILTON
CrossFit
the Habit BURGER GRILL
THREE PICKLED
Wendy's
COSTCO WHOLESALE
THE HOME DEPOT
BEST BUY
Albertsons
ROSS DRESS FOR LESS
chili's
HomeGoods
planet fitness
BevMo!
AT&T
McDonald's
The Natural Cafe
jane
METROPOLITAN THEATRES
UnionBank
Staples
Residence Inn Marriott
Hilton Garden Inn
TARGET
Saigon Vietnamese Restaurant
CHIPOTLE
SUBWAY
Jack in the box
COURTYARD Marriott

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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.



WHERE IDEAS TAKE FLIGHT.

> THERE ARE NO LIMITS TO WHAT WE AS A TEAM CAN ACCOMPLISH TOGETHER.
>
> - VINCE LOMBARDI

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11/9/26