

CLASS A OFFICE SPACE IN THE TECH CORRIDOR

LAB SPACE AVAILABLE

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TECH PARK @ CREMONA

125 CREMONA DR | GOLETA, CA

SUITES 200, 210, 230

2,974 - 21,556 SF

THINK. CREATE. ACHIEVE.

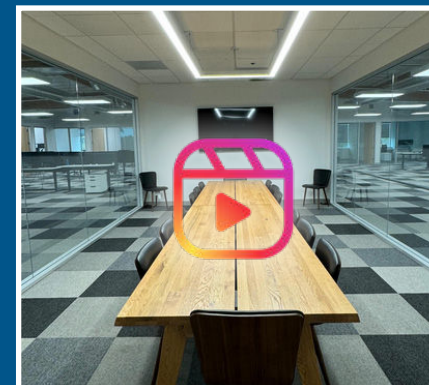
PROPERTY OVERVIEW

TECH PARK @ CREMONA

125 CREMONA DRIVE - OVERVIEW

Square Feet	Suite 200	10,000 -12,827 SF (approx.)
	Suite 210	5,755 SF
	Suite 230	2,974 SF
	Total	21,556 SF
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Rental Rate	Suite 200	\$2.20 NNN
	Suite 210	\$2.25 NNN
	Suite 230	\$2.30 NNN
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Available	Suite 200	Now
	Suite 210	10/1/26
	Suite 230	Now
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Zoning	BP	
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Year Built	~1987	
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Parking	2.9/1,000 SF	
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Electrical	2,200 AMPS / 277/480 V	
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HVAC	Yes, throughout	
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Furniture	Negotiable for Suite 200	
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Signage	Monument, door, and building directory	
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Restrooms	Common set on each floor, and restrooms with showers in gym	

SUITE 200



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VIDEO TOUR



OFFERING SUMMARY

125 Cremona Drive is one of three buildings in Tech Park @ Cremona, one of the elite business campuses in the booming coastal Santa Barbara tech and engineering market. This recently remodeled Class A building affords prominent identity, efficient floor plans, abundant on-site parking, great natural light, dramatic mountain views, gym, and proximity to Highway 101, UCSB, and the Santa Barbara Airport.

Suite 200 offers high-quality finishes and a sleek, modern design, with a mix of private offices, meeting rooms, and open bullpen area. Offered as a 10,000 SF space or 12,827 SF space.

Suite 210 provides a bright conference room with glass wall, and a mix of private offices and open collaborative space.

Suite 230 includes a lab, two windowed offices, and a conference room with large kitchen and open area.

TECH PARK @ CREMONA

SUITE 200



SUITE 200



TECH PARK @ CREMONA HIGHLIGHTS

- **Best Office Space On The Market:** Offering modern amenities and design perfect for creative and traditional office spaces.
- **Fresh and Updated Look:** Recently remodeled suites, common areas and building exterior.
- **Convenience:** Easy access to the freeway and key locations like UCSB, and Santa Barbara Airport.
- **Prime Location:** Core location in Goleta's hub for tech, engineering, defense contractors, and medical device companies.

AMPLE PARKING



TECH PARK @ CREMONA

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.

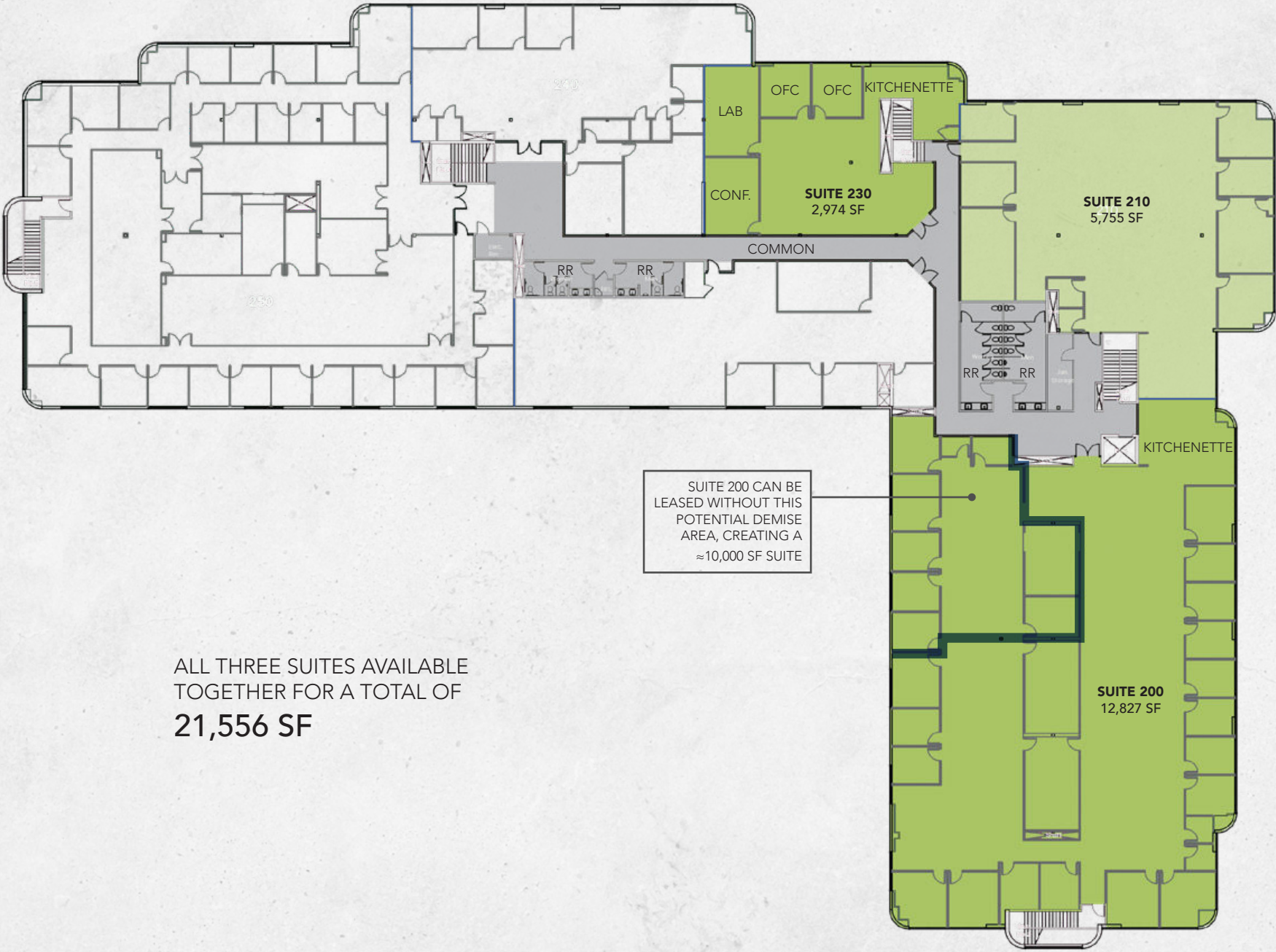
Goleta is distinctive due to its location between Silicon Valley and Los Angeles as well as proximity to a top-tier STEM research university (UCSB). It has become known as "Techoptia" with numerous tech companies relocating to Goleta over the past several years. Goleta caters to tenants requiring office, 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

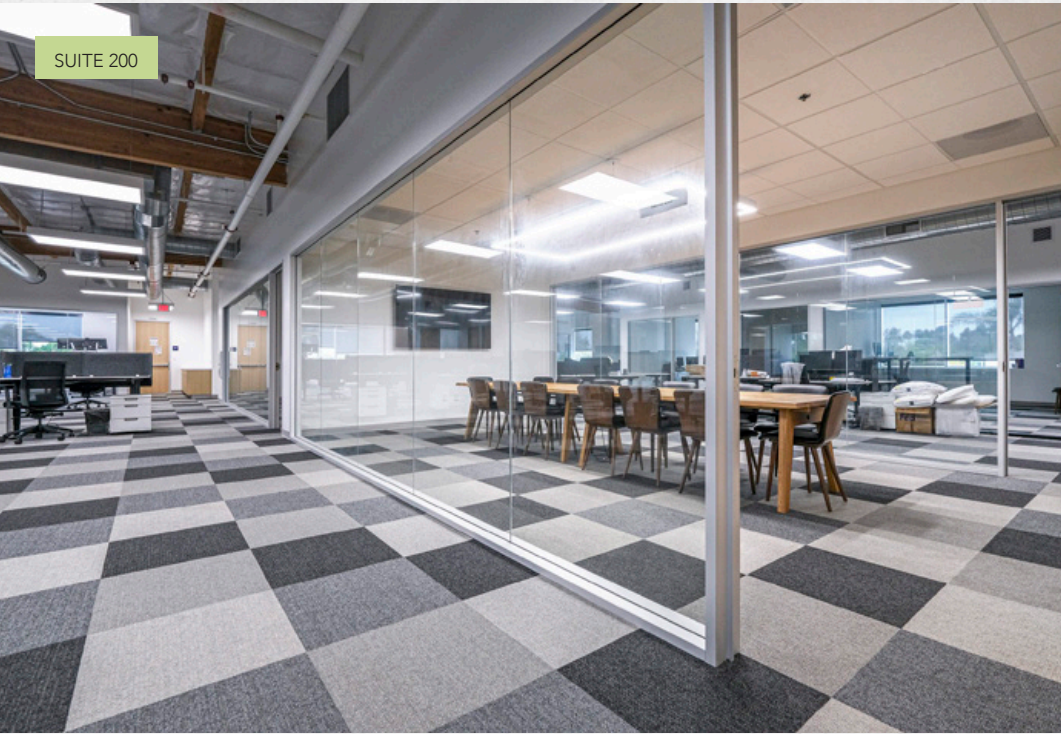
TECH PARK @ CREMONA



ALL THREE SUITES AVAILABLE TOGETHER FOR A TOTAL OF 21,556 SF

SUITE 200 CAN BE LEASED WITHOUT THIS POTENTIAL DEMISE AREA, CREATING A ≈10,000 SF SUITE

SUITE 200



SUITE 200



COMMON GYM

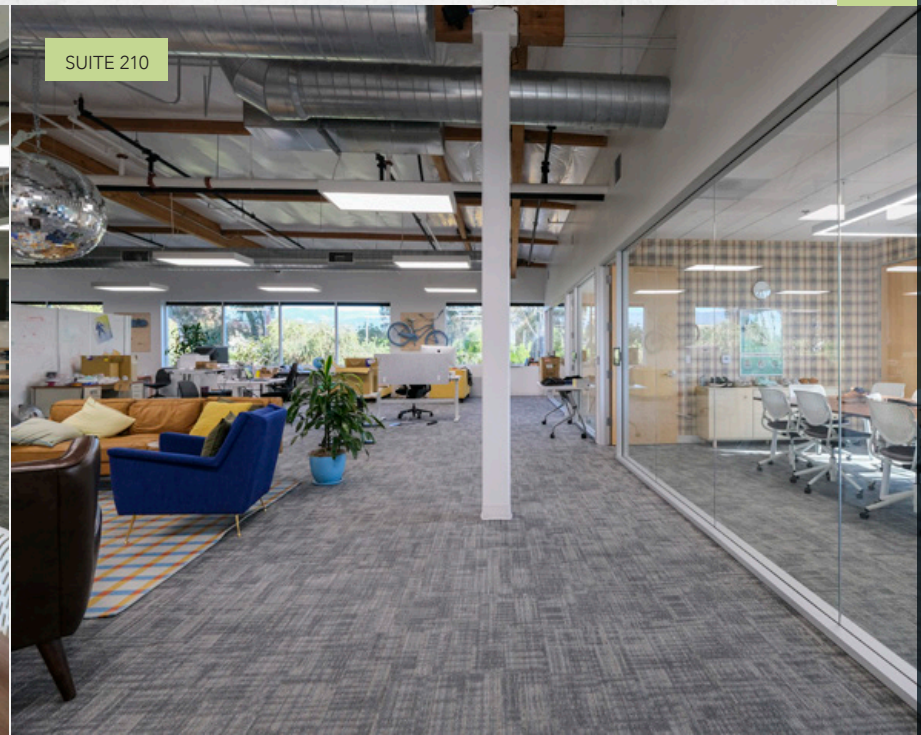


SUITE 200





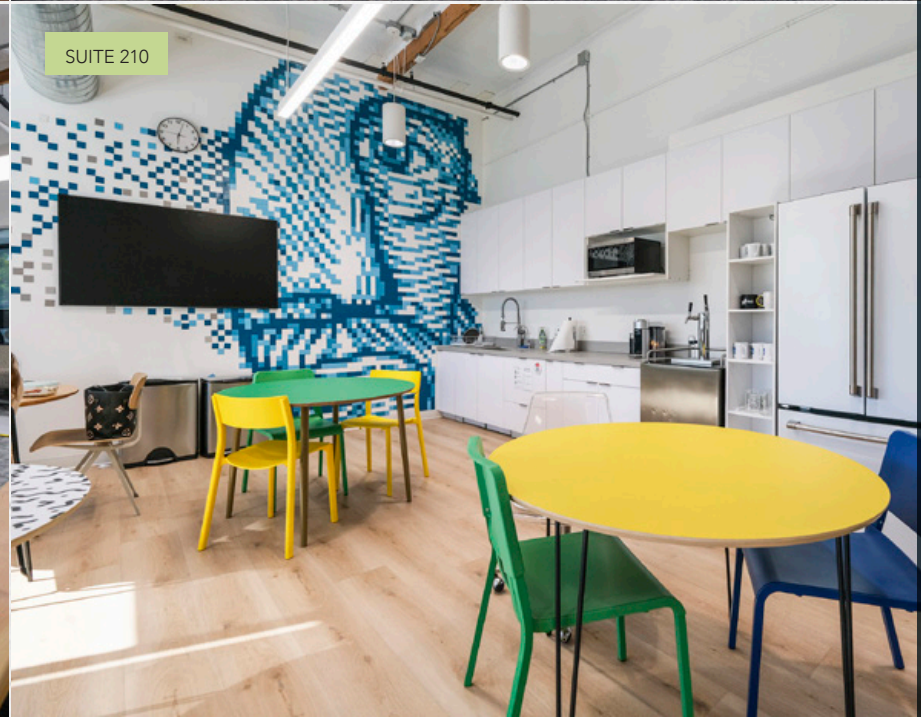
SUITE 210



SUITE 210



SUITE 210



SUITE 210

SUITE 230



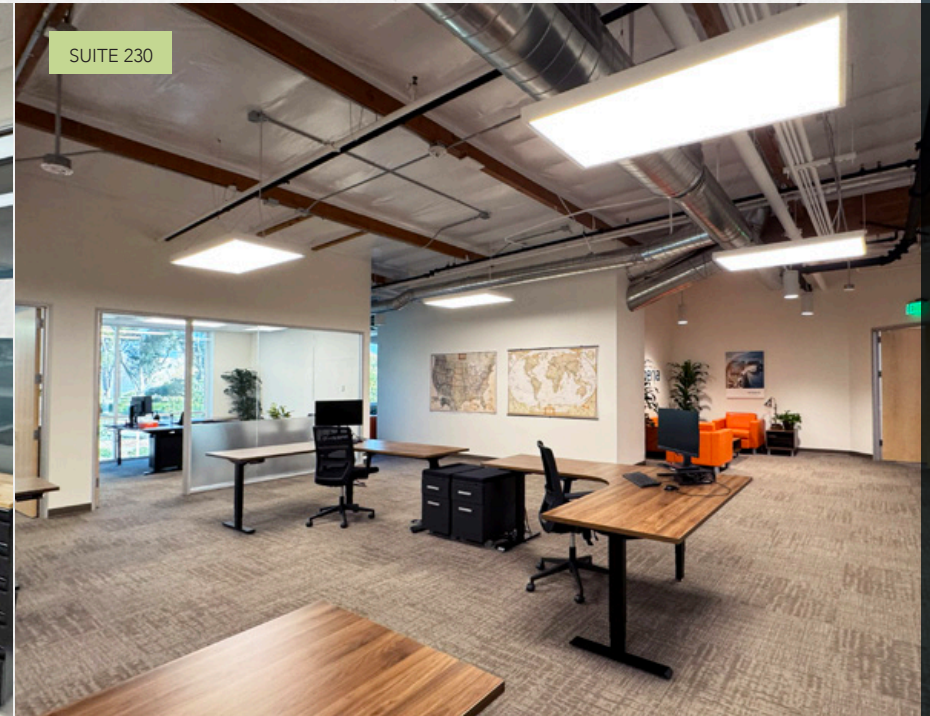
SUITE 230



SUITE 230



SUITE 230



CENTRALLY LOCATED WITH ABUNDANT AMENITIES



Goleta Beach

Santa Barbara Airport

UCSB

LOS CARNEROS RD

CREMONA DR

HOLLISTER AVE

LOS CARNEROS RD

Freeway Access

125 CREMONA

101

AMENITIES MAP

SANTA BARBARA

COSTCO WHOLESALE
THE HOME DEPOT
BEST BUY
Starbucks
Albertsons
ROSS DRESS FOR LESS
chili's
HomeGoods
planet fitness
BevMo!
McDonald's
The Natural Cafe
jane
AT&T
UnionBank
Staples
METROPOLITAN

RITE AID
Miner's ACE Hardware
Michaels
Sprouts
Starbucks

TRADER JOE'S
Walgreens
AC4
CVS
SUBWAY
Albertsons
Bank of America
RUSTY'S PIZZA PARLOR

crushcakes & cafe
SOUTH COAST DELI
UNITED STATES POSTAL SERVICE

VONS
PAVER'S DOGS
Cody's Cafe
CVS
RUSTY'S PIZZA PARLOR

Ralphs
LASSEMS
SUBWAY

TACO BELL
GOODLAND KITCHEN
McDonald's
OLD TOWN COFFEE
Hampton
CrossFit
the Habit BURGER GRILL
THREE PIONEERS
Wendy's

Residence Inn

TECH PARK @ CREMONA

Hilton Garden Inn

Target
Saigon Vietnamese Restaurant
CRISP
SUBWAY
Jack in the Box
Storke Rd





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WHERE IDEAS TAKE FLIGHT.

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

- VINCE LOMBARDI

TECH PARK @ CREMONA

125 CREMONA DR | GOLETA, CA



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.