

CLASS A OFFICE SPACE IN THE TECH CORRIDOR

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TECH PARK @ CREMONA

125 CREMONA DR | GOLETA, CA

SUITE 210

5,755 SF

THINK. CREATE. ACHIEVE.

PROPERTY OVERVIEW

TECH PARK @ CREMONA

125 CREMONA DRIVE - OVERVIEW

Suite	210
Square Feet	5,755 SF
Rental Rate	\$2.35 NNN
Available	Now
Zoning	BP
Year Built	~1987
Parking	2.9/1,000 SF
Electrical	2,200 AMPS / 277/480 V
HVAC	Yes, throughout
Signage	Monument, door, and building directory
Restrooms	Common set on each floor, and restrooms with showers in gym



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.

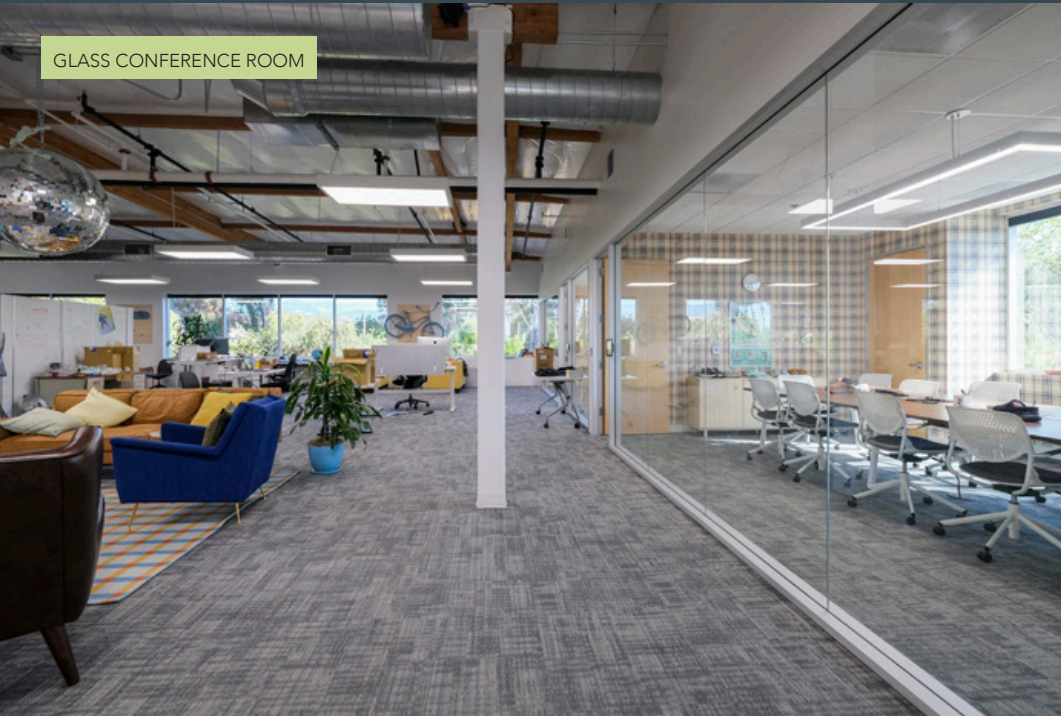
Suite 210 provides a bright conference room with glass wall, and a mix of private offices and open collaborative space.

TECH PARK @ CREMONA

SPACIOUS KITCHENETTE



GLASS CONFERENCE ROOM



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.



THE LOCATION

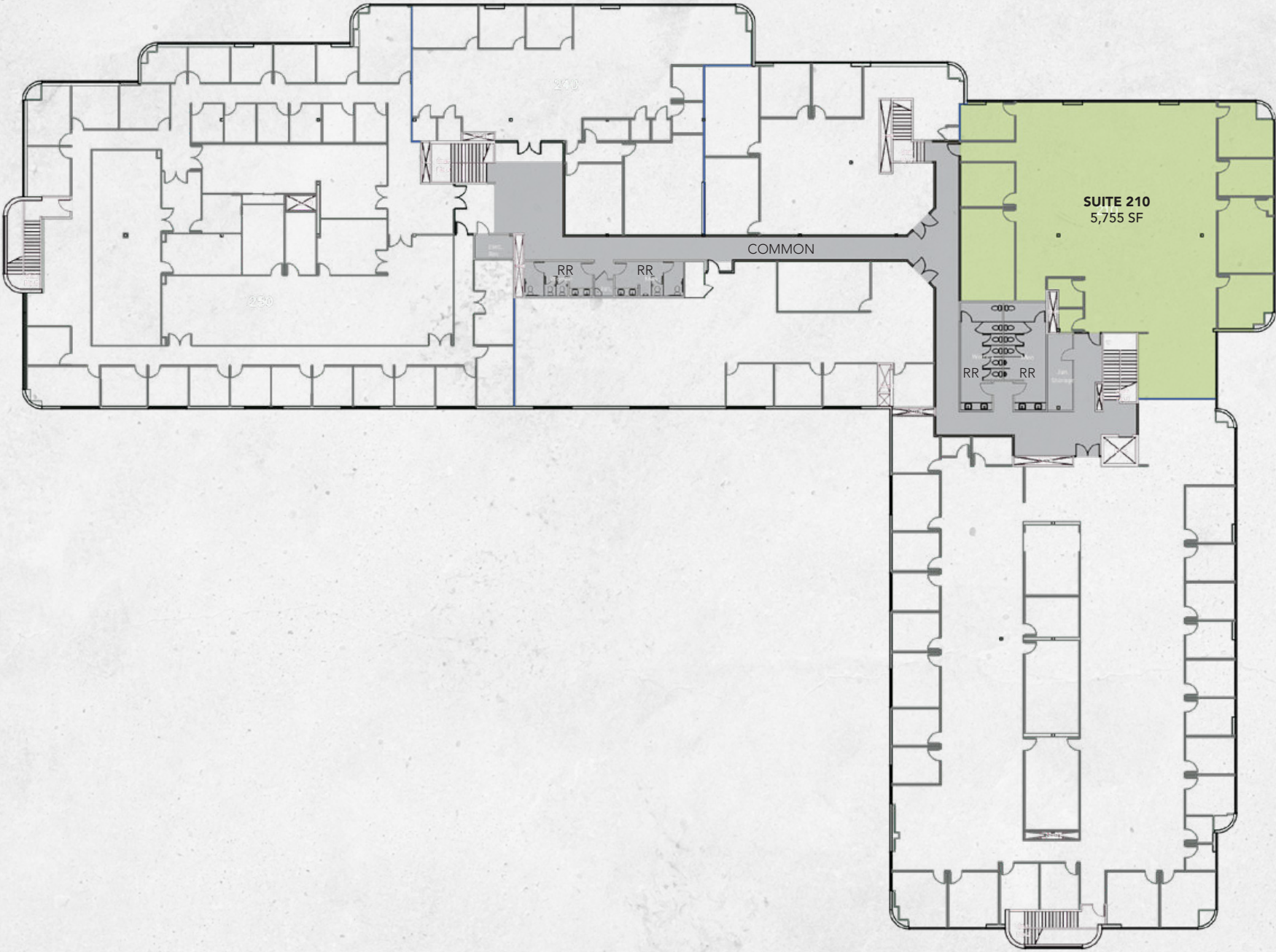
Since 2007, Majestic Asset Management, Inc (Majestic) has steadily acquired commercial properties in Goleta and Santa Barbara. Majestic's current portfolio includes 35 buildings, encompassing approximately 1.5 million square feet. The move to suburban markets, such as Goleta, has continued to attract 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.



FLOOR PLAN - SECOND FLOOR

TECH PARK @ CREMONA



CENTRALLY LOCATED WITH ABUNDANT AMENITIES



AMENITIES MAP

SANTA BARBARA

154

101

217

GOLETA

GOLETA BEACH

sba Santa Barbara AIRPORT

UCSB

ISLA VISTA



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

crushcakes
SOUTH COAST DELI
UNITED STATES POSTAL SERVICE

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

Ralphs
LASSENS
SUBWAY

RITE AID
Miner's
MIC Hardware
Michaels
Sprockets
Starbucks

GOLETA VALLEY COTTAGE HOSPITAL

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

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

Residence Inn
Marriott

TECH PARK @ CREMONA

Hilton Garden Inn

Target
Saigon Vietnamese Restaurant
TENNIS CLUB
Lilly's Toggery
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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125 CREMONA DR | GOLETA, CA



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.

10/6/26