

OFFICE/R&D SPACE IN ELITE TECH CAMPUS

ELECTRONICS LAB
TO BE INSTALLED

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TECH PARK @ CREMONA

175 CREMONA DR | GOLETA, CA

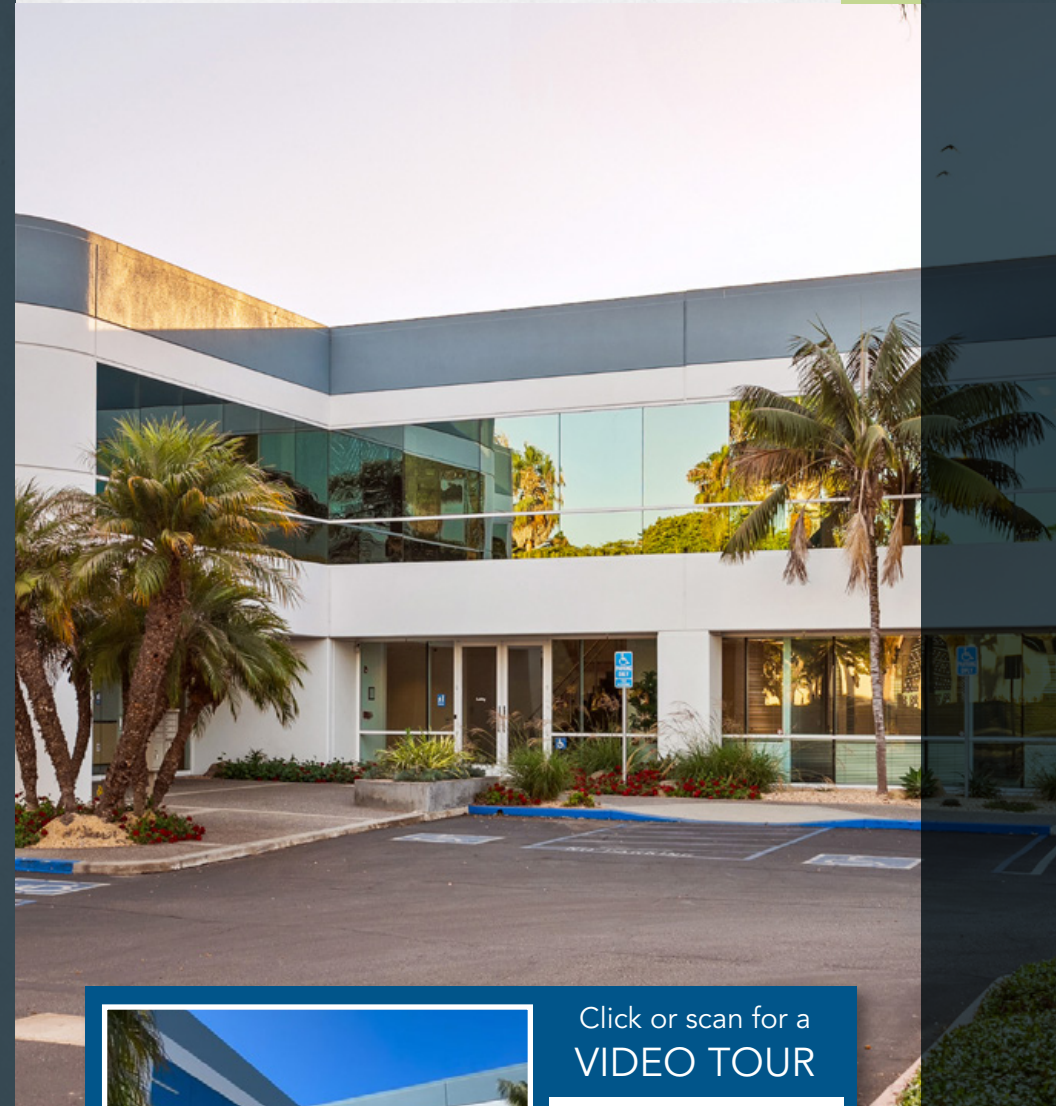
SUITES 210, 220

5,753 - 12,656 SF

THINK. CREATE. ACHIEVE.

175 CREMONA DRIVE - OVERVIEW

Square Feet	Suite 210 & 220 5,753 SF-12,656 SF
Rental Rate	\$2.15 NNN
Parcel Size	3.15 Acres
Zoning	BP
Year Built	1987
Parking	3.0/1,000
Lab Space	Electronics lab to be installed in Suite 210
Electrical	2,600 AMPS / 277/480 V
Amenities	Outdoor seating, campus gym, food & beverage amenities nearby
HVAC	Throughout
Ceiling Height	9' - 12'
Restrooms	Four common sets, two with showers



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VIDEO TOUR



OFFERING SUMMARY

TECH PARK @ CREMONA

175 Cremona Drive is one of three buildings in Tech Park @ Cremona, an 11.1-acre project recently transformed by Majestic Asset Management into one of the elite business campuses in the booming coastal Santa Barbara tech and engineering market. This modern building provides a high-identity location, strong parking ratio, and campus gym at 125 Cremona Drive.

Suite 210 is a 6,903 SF with a mix of private offices and open area, and will be delivered with new electronics lab currently in progress. Suite 220 is 5,753 SF and has a spacious conference room with sink. The spaces adjoin and can be leased together as one 12,656 SF space. The landlord will cooperate with the tenant to create ideal space for office, R&D, lab, or combinations thereof.

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 220 conference room



Suite 210 open office

TEACH PARK @ CREMONA

- Best-in-class project, consisting of 3 office/R&D buildings over 11 acres in the Goleta tech corridor.
- Easy access to freeway, UCSB, and Santa Barbara Airport.
- Attractive for Creative Office, Traditional Office, Research and Development, or Lab.
- Core location in Goleta's hub for tech, engineering, defense contractors, and medical device companies.



Suite 210 private office



Suite 210 views

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.

FLOOR PLAN - SECOND FLOOR

TECH PARK @ CREMONA



CENTRALLY LOCATED WITH ABUNDANT AMENITIES



Goleta Beach

Santa Barbara Airport

UCSB

LOS CARNEROS RD

CREMONA DR HOLLISTER AVE

LOS CARNEROS RD

175 CREMONA

Freeway Access

101

AMENITIES MAP

SANTA BARBARA

Top Right Cluster: crushcakes & cafe, SOUTH COAST DELI, UNITED STATES POSTAL SERVICE, VONS, PUPPY DOGS, RUSTY'S PIZZA PARLOR, Cody's Cafe, CVS.

Top Middle Cluster: TRADER JOE'S, Walgreens, AC4, CVS, SUBWAY, Albertsons, Bank of America, RUSTY'S PIZZA PARLOR.

Top Left Cluster: RITE AID, Miner's ACE Hardware, Michaels, Sprouts, Starbucks.

Center Cluster: Ralphs, LASSENS, SUBWAY, GOLETA VALLEY COTTAGE HOSPITAL.

Bottom Right Cluster: TACO BELL, GOODLAND KITCHEN, McDonald's, OLD TOWN COFFEE, CrossFit, the Habit BURGER GRILL, THREE PIONEERS, Wendy's, Hampton by Hilton.

Bottom Middle Cluster: 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.

Bottom Left Cluster: Hilton Garden Inn, Residence Inn Marriott, TECH PARK @ CREMONA, Target, Saigon Vietnamese Restaurant, CRISP BREAD, Kelly's Tavern, SUBWAY, Jack in the Box.

Other Locations: UCSB, SBA Airport, Goleta Valley Cottage Hospital, Goleta Beach, Isla Vista.

Highways: 101, 154, 217.

Streets: State St, Patterson Ave, Hollister Ave, Fairview Ave, Ward Dr, Los Carneros Rd, Storke Rd.





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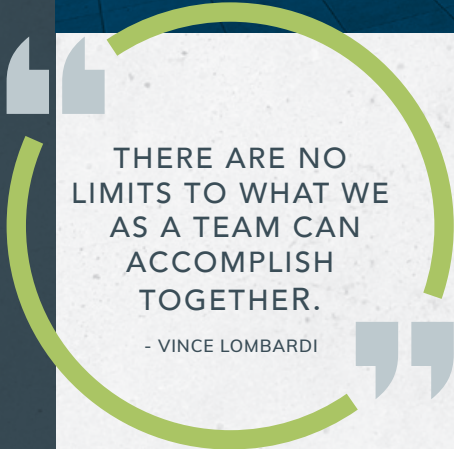
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WHERE IDEAS TAKE FLIGHT.



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.