

# 50 & 90 Castilian Dr

G O L E T A , C A

50 Castilian

90 Castilian

**For Sublease** | Office/R&D Space in Tech Corridor | 16,206 - 79,615 SF

*Experience. Integrity. Trust.*  
*Since 1993*

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222 E. Carrillo Street, Suite 101, Santa Barbara, California 93101 | HayesCommercial.com

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## PROPERTY SUMMARY

Two prominent buildings located in the Castilian Creative Campus, in the heart of Goleta's booming Tech hubs. Close to US 101, Santa Barbara Airport, UCSB, and numerous retail amenities and shopping centers.

### 50 CASTILIAN

<b>Condition:</b>	Gray shell — ready for tenant build-out
<b>Size:</b>	43,655 SF
<b>Rate:</b>	\$1.72 NNN (.76)
<b>Available:</b>	Now
<b>Term:</b>	5-10 years (master lease expires 2/28/32)
<b>TI Allowance:</b>	Available
<b>Elevator:</b>	Yes
<b>Signage:</b>	Monument, building
<b>Restrooms:</b>	Men's & Women's on each floor

### 90 CASTILIAN

<b>Condition:</b>	Recently remodeled
<b>Size:</b>	16,206 - 35,960 SF
<b>Rate:</b>	\$1.72 NNN (.76)
<b>Available:</b>	30 days notice
<b>Term:</b>	3 - 5 years
<b>Furniture:</b>	Potentially available (negotiable)
<b>Elevator:</b>	Yes
<b>Signage:</b>	Building; potential for monument
<b>Restrooms:</b>	Men's & Women's on each floor



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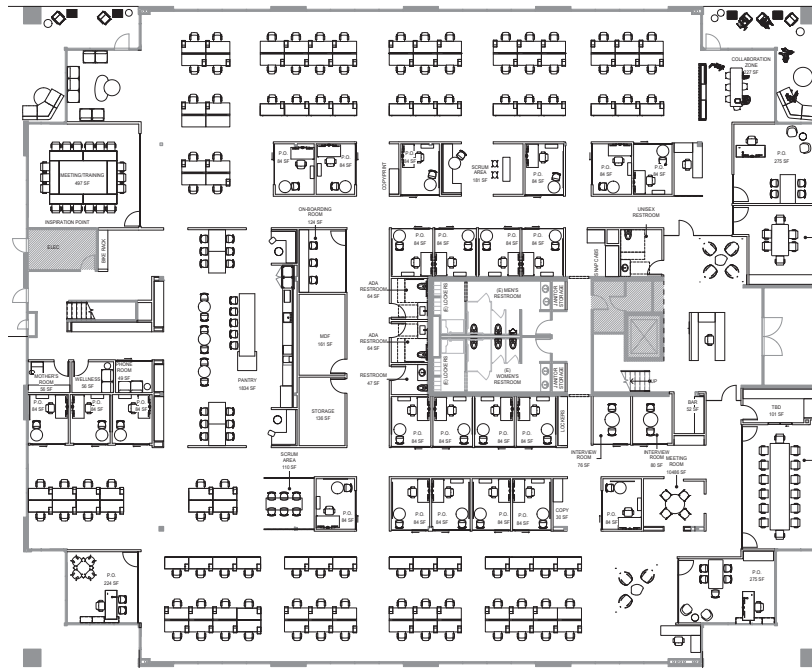
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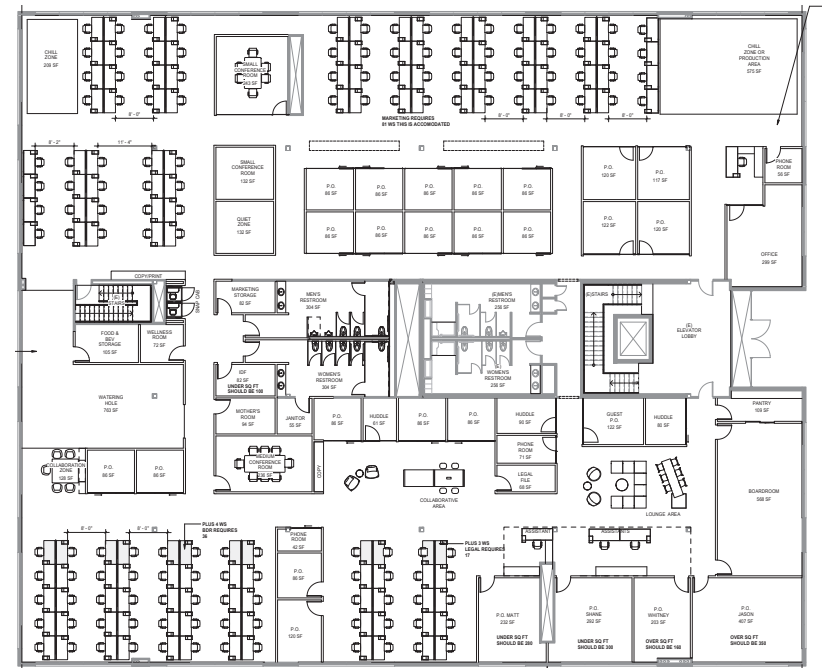
# FLOOR PLAN | 50 CASTILIAN

50 Castilian is currently in “gray shell” condition — the following show the approved plans for a potential build-out.

## FIRST FLOOR



## SECOND FLOOR



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## 50 Castilian Dr Renderings (1st floor)



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## 50 Castilian Dr Renderings (2nd floor)



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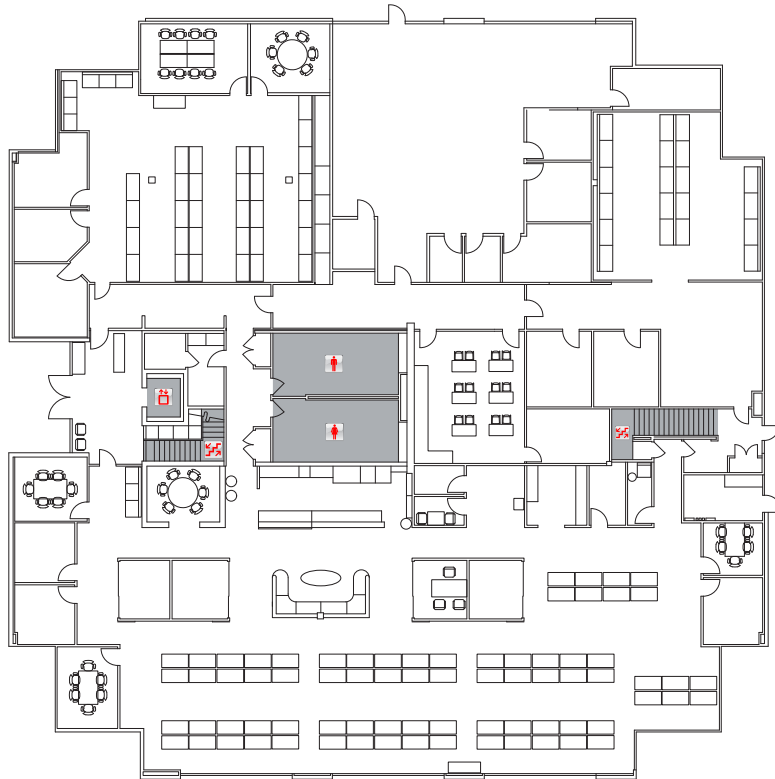
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# FLOOR PLAN | 90 CASTILIAN

## FIRST FLOOR

16,206 SF



## SECOND FLOOR

19,754 SF



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## 90 Castilian Dr Photos



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#### DRIVING DISTANCE TO...

101 Freeway Access	1.0 mi
Santa Barbara Airport	3.1 mi
UC Santa Barbara	2.3 mi
Goleta Commuter Amtrak	1.8 mi
Downtown Santa Barbara	10 mi
Los Angeles	105 mi

#### NEARBY TENANTS

#### NEIGHBORING BUSINESSES

1. Karl Storz Imaging
2. Apeel Sciences
3. Medtronic
4. Cottage Health
5. Deckers Outdoor
6. Moseley Associates, Inc.
7. TenCate Advanced
8. LGS Innovations
9. Transphorm
10. Calient Technologies
11. UCSB  
Rock West Solutions  
Mechanics Bank
12. Corning
13. Calient Technologies
14. Raytheon
15. Abaco Systems  
Autovitals
16. Toyon Research
17. Raytheon Vision Systems
18. FLIR Thermal Imaging



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