

# TURN KEY LAB/R&D/OFFICE

## INCLUDING HOODS AND ALL LAB INFRASTRUCTURE



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MAJESTIC ASSET MANAGEMENT, INC.  
MANAGEMENT • INVESTMENTS • DEVELOPMENT



# TECH PARK @ WARD

859 WARD DRIVE | GOLETA, CA, 93111

THINK. CREATE. ACHIEVE.

5/13/25



PROPERTY OVERVIEW

859 WARD DRIVE - OVERVIEW

Square Feet	1st Floor - 5,997 SF Suite 103
Rental Rate	\$2.25 NNN
Available	Now
Zoning	BP
Year Built	Completely remodeled in 2019
Parking	14 spaces
HVAC	HVAC throughout
Ceiling Height	10'
Power	750 amps
Restrooms	Common
Loading	1 ground level roll up door
Sprinklers	Yes

TECH PARK @ WARD



Click or scan for a  
VIDEO TOUR





# OFFERING SUMMARY

859 Ward Drive is a two-story flex building in Tech Park @ Ward, a central campus in Goleta's tech corridor with great access to Highway 101, UCSB, and the Santa Barbara Airport.

This first floor corner suite features a turnkey layout including multiple high-quality lab spaces with three hoods, nitrogen and airline drops, R&D space, office, roll-up door, and backup generator. The suite has windows throughout allowing plentifully natural light. Polished concrete floors and glass paneling in most of the interior walls create a high-end environment.

TECH PARK @ WARD



## TECH PARK @ WARD HIGHLIGHTS

- Remodeled business park with easy access to the beach, freeway, and Santa Barbara airport.
- Convenient commute from all South Coast residential areas.
- High quality Lab / R&D / Office buildout on first floor.
- Excellent coastal location in Goleta at the doorstep of UCSB, a top-flight STEM university.





## 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.

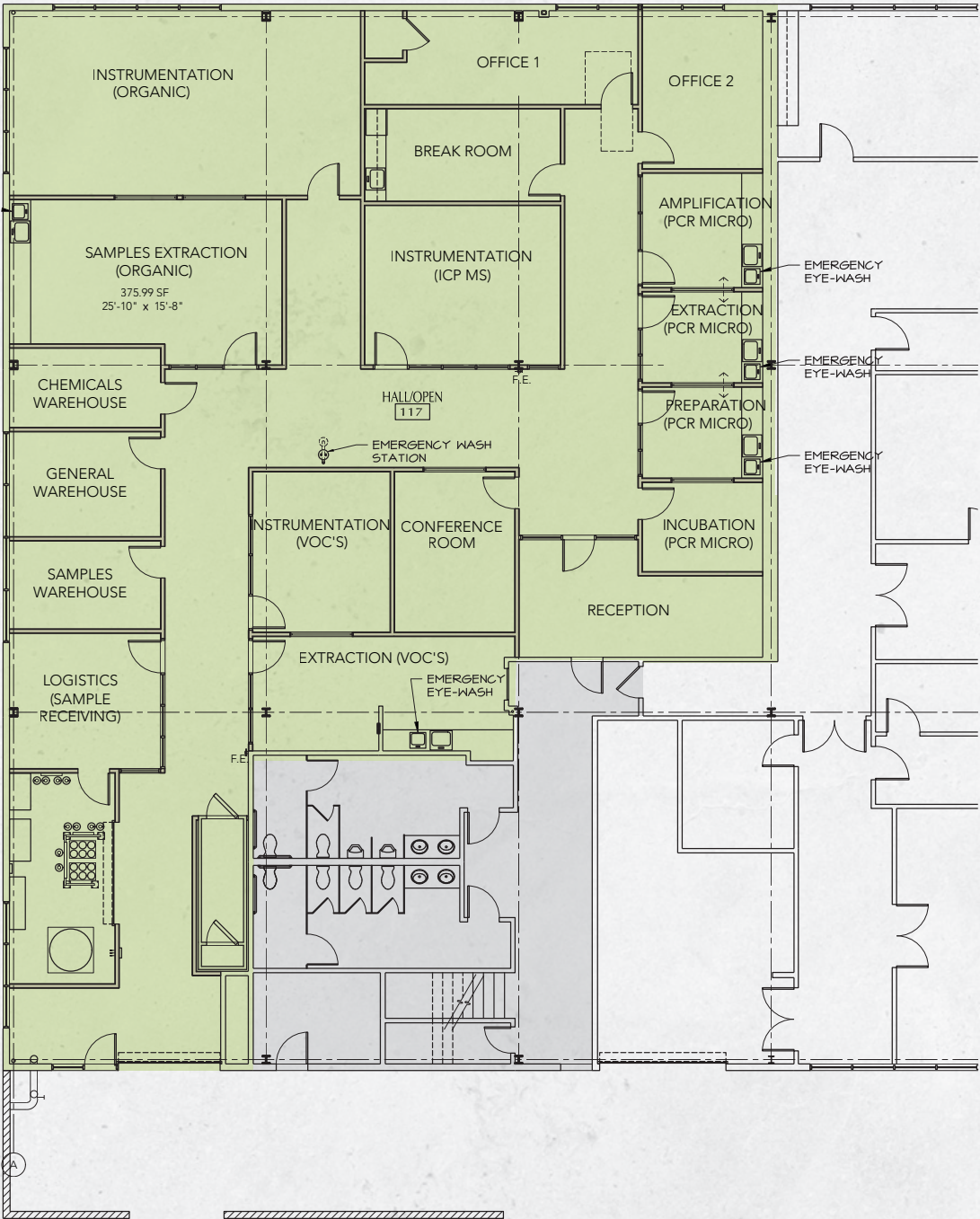
The move to suburban markets, such as Goleta, has continued to attract major companies such as Google, Amazon, Microsoft and numerous other tech and publicly traded companies.

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  
FIRST FLOOR - 5,997 RSF

TECH PARK @ WARD





## CENTRALLY LOCATED WITH ABUNDANT AMENITIES

### RETAIL

- Camino Real Marketplace
- Hollister Village Plaza
- Storke Plaza / Target
- Fairview Shopping Center
- Calle Real Shopping Center

### GOLF COURSES AND PARKS

- Lake Los Carneros Park
- Glen Annie Golf Club
- Girsh Park
- Ellwood Mesa & Butterfly Preserve
- Sandpiper Golf Club

### ACCESS

- Convenient access to Santa Barbara, Ventura, and LA
- Near Santa Barbara Airport, UCSB, and Hwy 101

### TOP PERFORMING SUBMARKET

- Average Household Income in the city of Goleta is over \$140,000
- Booming coastal engineering and technology sector with strong tenants and a highly-educated employee pool





# AMENITIES MAP

SANTA BARBARA

**COSTCO WHOLESALE**  
**ROSS DRESS FOR LESS**  
**BevMo!**  
**AT&T**  
**METROPOLITAN**

**THE HOME DEPOT**  
**chili's**  
**McDonald's**  
**UnionBank**

**BEST BUY**  
**Starbucks**  
**Albertsons**  
**HomeGoods**  
**The Natural Cafe**  
**jane**  
**Staples**

**planet fitness**

**RITE AID**  
**Miner's ACE Hardware**  
**Michaels**  
**SPROUTS**  
**Starbucks**

**TRADER JOE'S**  
**Walgreens**  
**AC4**  
**CVS**  
**SUBWAY**  
**RUSTY'S PIZZA PARLOR**

**Albertsons**  
**Bank of America**

**crushcakes**  
**SOUTH COAST DELI**  
**UNITED STATES POSTAL SERVICE**

**VONS**  
**Dave's Dogs**  
**Cody's Cafe**  
**CVS**  
**RUSTY'S PIZZA PARLOR**

**Ralphs**  
**LASSENS**  
**SUBWAY**

**macy's**  
**WILLIAMS SONOMA**  
**Lure FISH HOUSE**  
**POTTERY BARN**  
**Bristol Farms**  
**Starbucks**

**TACO BELL**  
**GORDLAND KITCHEN**  
**McDonald's**  
**OLD TOWN COFFEE**  
**CrossFit**  
**the Habit BURGER GRILL**  
**THREE PICKLES**  
**Wendy's**  
**Hampton**

TECH PARK @ WARD

**Residence Inn**

**Hilton Garden Inn**

**Target**  
**Saigon Vietnamese Restaurant**  
**Subway**  
**Jack in the box**  
**Chili's**  
**Lilly's Tapaeria**

**COURTYARD**

GOLETA

sba Santa Barbara AIRPORT

UCSB

ISLA VISTA

GOLETA BEACH







WHERE IDEAS TAKE FLIGHT.



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

- VINCE LOMBARDI

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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.