

OFFICE/R&D/LAB SPACE IN THE TECH CORRIDOR

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MAJESTIC ASSET MANAGEMENT, INC.
MANAGEMENT • INVESTMENTS • DEVELOPMENT



Hayes
COMMERCIAL GROUP

TECH PARK @ CREMONA

120 CREMONA DR | GOLETA, CA

SUITES 270, 280 & 290

2,936 - 13,708 SF

THINK. CREATE. ACHIEVE.

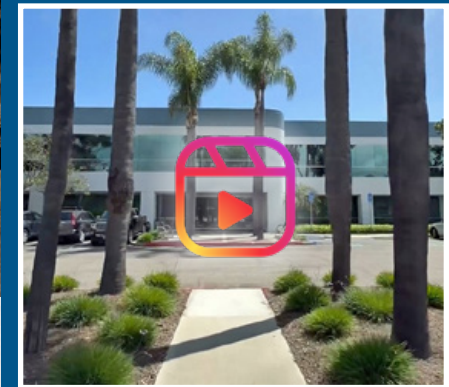
PROPERTY OVERVIEW

120 CREMONA DRIVE - OVERVIEW

TECH PARK @ CREMONA

Rendering of suites 270-290

| | |
|----------------|---|
| Suites | Suite 270 - 290 2,936 - 13,708 RSF \$2.05 NNN with Custom Build Out |
| Land Size | 2.94 acres |
| Zoning | BP |
| Year Built | 1988 |
| Parking | 3.0/1,000 |
| HVAC | Yes, throughout |
| Ceiling Height | 9' - 12' |
| Restrooms | Common sets on each floor |
| Sprinklers | Yes |
| Build-out | Suites 270, 280 & 290 available with turn-key R&D or lab conversion per tenant specifications |



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VIDEO TOUR



TECH PARK @ CREMONA SUMMARY

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

The suites are being built by the landlord to provide efficient layouts and suite sizes.

The project is situated in a core location along Goleta's tech corridor, with easy access to Hwy 101, UCSB, and Santa Barbara Airport.



Rendering of suites 270-290



Rendering of suites 270-290

PROPERTY HIGHLIGHTS

- 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.

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.



Rendering of suites 270-290

120 CREMONA DRIVE - SECOND FLOOR

TECH PARK @ CREMONA

2,936 - 13,708 RSF

Suites 270, 280, & 290 available with turn-key R&D or lab conversion per tenant specifications.



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

RITE AID
Miner's Hardware
Michaels
Sprouts
Starbucks

crushcakes
SOUTH COAST DELI
UNITED STATES POSTAL SERVICE

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

Ralphs
LASSENS
SUBWAY

GOLETA VALLEY COTTAGE HOSPITAL

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

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 Tapaeria
SUBWAY
Jack in the Box

COURTYARD
Marriott



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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