

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



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MAJESTIC ASSET MANAGEMENT, INC.
MANAGEMENT • INVESTMENTS • DEVELOPMENT



TECH PARK @ CREMONA

120 CREMONA DR | GOLETA, CA
SUITES 270, 280 & 290
2,936 - 13,708 SF

THINK. CREATE. ACHIEVE.

120 CREMONA DRIVE - OVERVIEW

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

Rendering of suites 270-290



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.



TECH PARK @ CREMONA



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.



Rendering of suites 270-290

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.

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

State St



TECH PARK @ CREMONA



GOLETA



sba Santa Barbara AIRPORT

UCSB

ISLA VISTA



N



WHERE IDEAS TAKE FLIGHT.



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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.

THERE ARE NO
LIMITS TO WHAT WE
AS A TEAM CAN
ACCOMPLISH
TOGETHER.
- VINCE LOMBARDI

TECH PARK @ CREMONA

120 CREMONA DR | GOLETA, CA 93117



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