

# 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 230, 270, 280 & 290

2,936 - 13,708 SF

THINK. CREATE. ACHIEVE.

120 CREMONA DRIVE - OVERVIEW

Suites	<b>Suite 230</b> 4,536 RSF \$1.85 NNN	<b>Suite 270, 280, 290</b> 2,936 - 13,708 RSF \$1.95 NNN with 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





Click or scan for a  
**VIDEO TOUR**

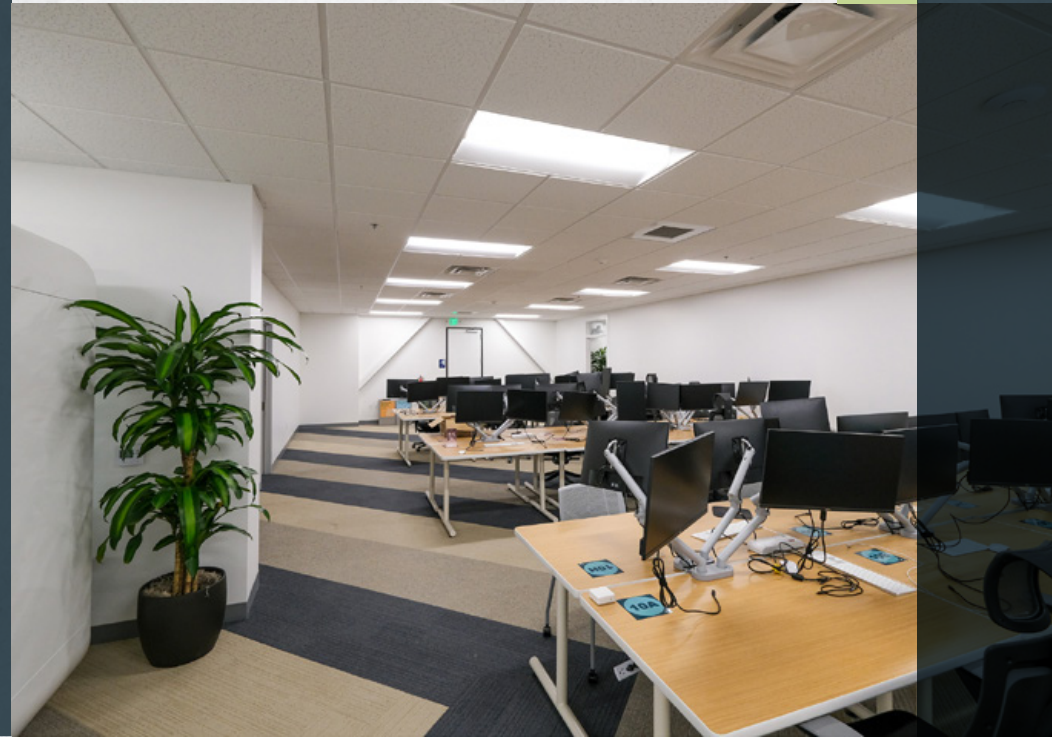


# TECH PARK @ CREMONA SUMMARY

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.



## 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 "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.



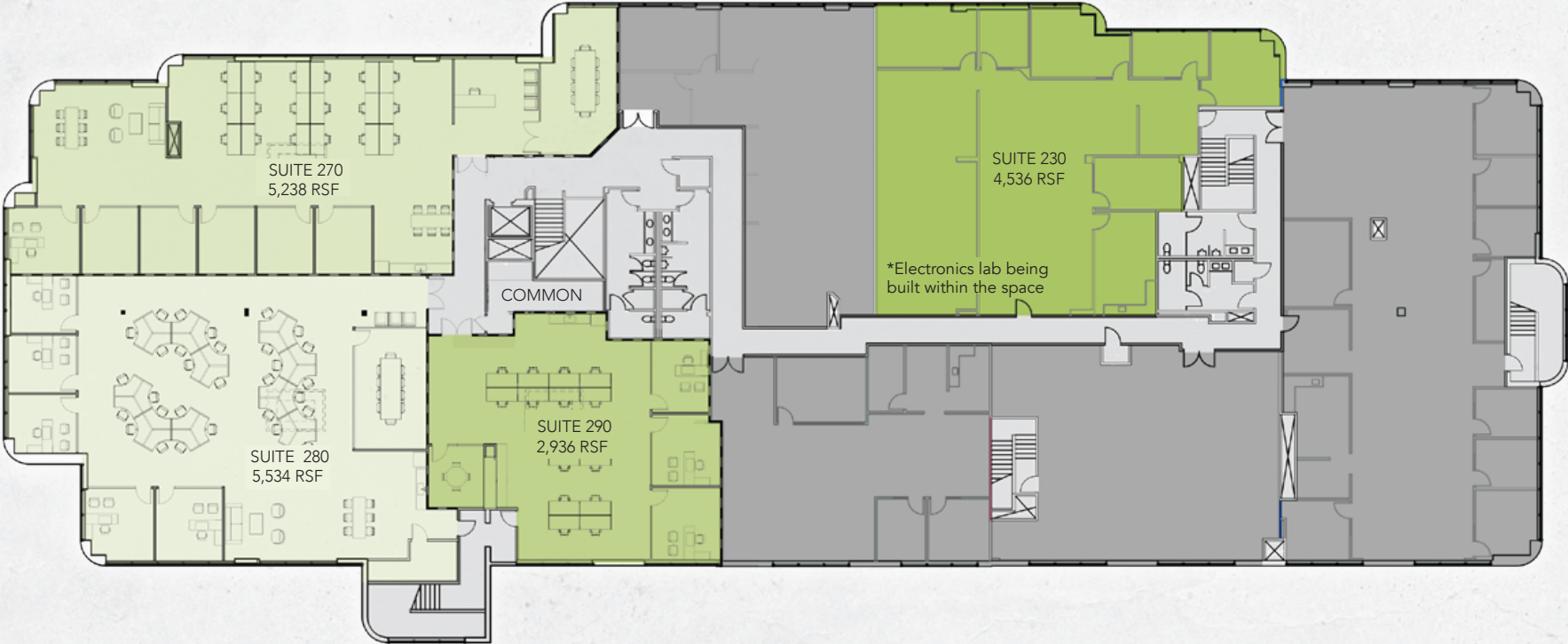
Rendering of suites 270-290

# 120 CREMONA DRIVE - SECOND FLOOR

TECH PARK @ CREMONA

2,936-18,244 RSF

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



CENTRALLY LOCATED WITH ABUNDANT AMENITIES



Goleta Beach

UCSB

Santa Barbara Airport

120 CREMONA

LOS CARNEROS RD

CREMONA DR

HOLLISTER AVE

LOS CARNEROS RD

Freeway Access

US 101

# AMENITIES MAP

# SANTA BARBARA

**TRADER JOE'S**  
**Walgreens**  
**AC4**  
**CVS**  
**SUBWAY**  
**Albertsons**  
**Bank of America**  
**Rusty's PIZZA PARLOR**  
**SOUTH COAST DELI**

**VONS**  
**Cody's Cafe**  
**CVS**  
**Rusty's PIZZA PARLOR**

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

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

**COSTCO WHOLESALE**  
**ROSS DRESS FOR LESS**  
**BevMo!**  
**AT&T**  
**METROPOLITAN**  
**HomeGoods**  
**Planet Fitness**  
**The Natural Cafe**  
**Jane**  
**UnionBank**  
**Staples**

**Residence Inn**  
**TECH PARK @ CREMONA**  
**UCSB**

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

**Target**  
**Saigon Vietnamese Restaurant**  
**Ken's Chicken**  
**Kelly's Tapa**  
**SUBWAY**  
**Jack in the Box**

**Hilton Garden Inn**

**GOLETA**  
**GOLETA VALLEY COTTAGE HOSPITAL**  
**SBA Santa Barbara AIRPORT**  
**GOLETA BEACH**  
**ISLA VISTA**

**US 101**  
**US 154**  
**SR 217**

**State St**  
**Turnpike Rd**  
**Hollister Ave**  
**Fairview Ave**  
**Ward Dr**  
**Los Carneros Rd**  
**Storke Rd**

**crushcakes & cafe**  
**UNITED STATES POSTAL SERVICE**

**N**



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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120 CREMONA DR | GOLETA, CA 93117



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