



±12,936 SF Flexible Office/
R&D/Industrial Space
Located in Goleta's Fast
Emerging Tech Hub

Open Layout, Exposed
Ceilings, Natural Light

Building & Monument
Signage Available

6860 CORTONA DR. SUITE A | GOLETA, CA 93117

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IN GOOD COMPANY

Join business park neighbors M.Special Brew Co. and Skate One at this dynamic location!



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PROPERTY OVERVIEW

This approximately 12,936 square foot office/industrial space consists of front offices with open R&D/warehouse space in the rear. With numerous windows this space can easily accommodate additional windowed offices. Two rear loading doors provide for easy truck access. Located in the heart of Goleta's R&D community. The building also enjoys easy freeway access and proximity to retail amenities.

Offering Specifics

Type	Office / R&D / Industrial
Lease Rate	\$1.55/SF NNN (\$0.40)
Space Size	Approx. 12,936 SF
Parking	2.5/1,000 (Plus Street Parking)
Roll-Up Door	2 Ground Level
Restrooms	Private
Power	1200 Amps 227/480 Volt 3 Phase power with distributions and transformers
Ceiling Height	Approx 14' - 16'
HVAC	In Office Area
Available	10/1/2020
Zoning	MR-P
CSO	3.0%



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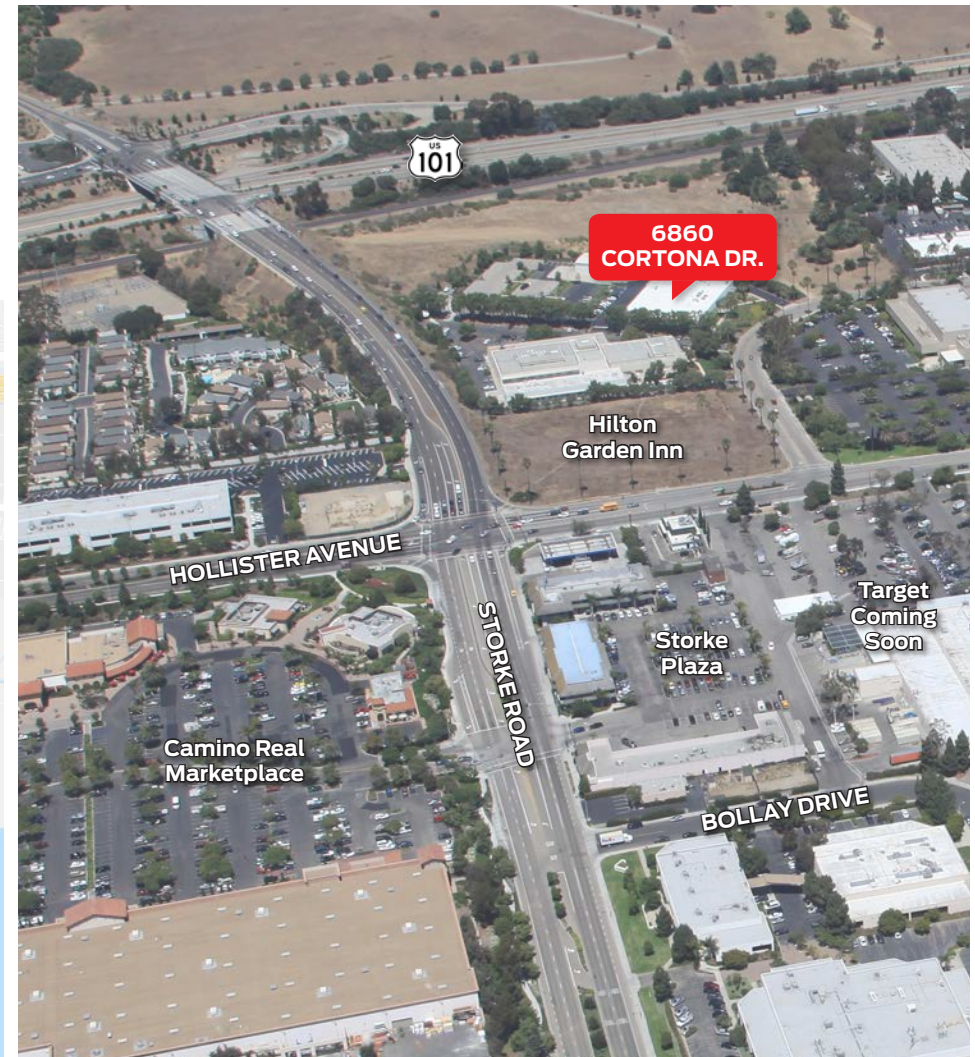
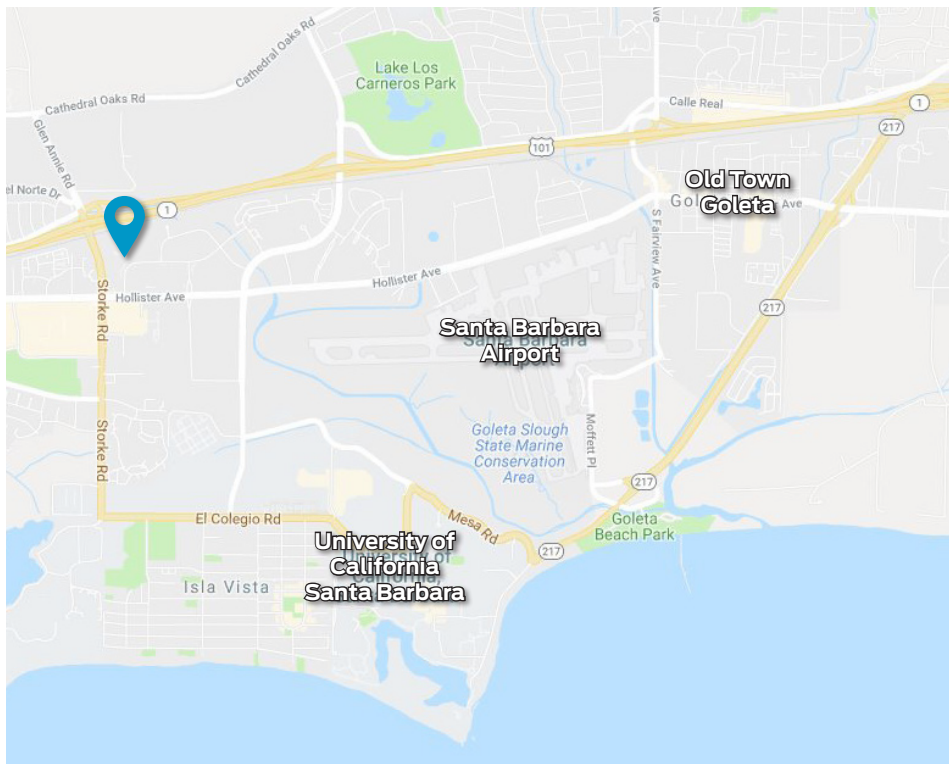
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LOCATION

The 101 Freeway is the main artery connecting California's north and south coasts. The subject property enjoys easy access to the US 101 Freeway via Storke Rd. near Hollister Ave. (two of Goleta's main thoroughfares).

More than 100 defense contractors and aerospace companies operate in Goleta, largely due to its proximity to UCSB and the university's world renowned Engineering program.



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R&D/Warehouse “look” when cleared out



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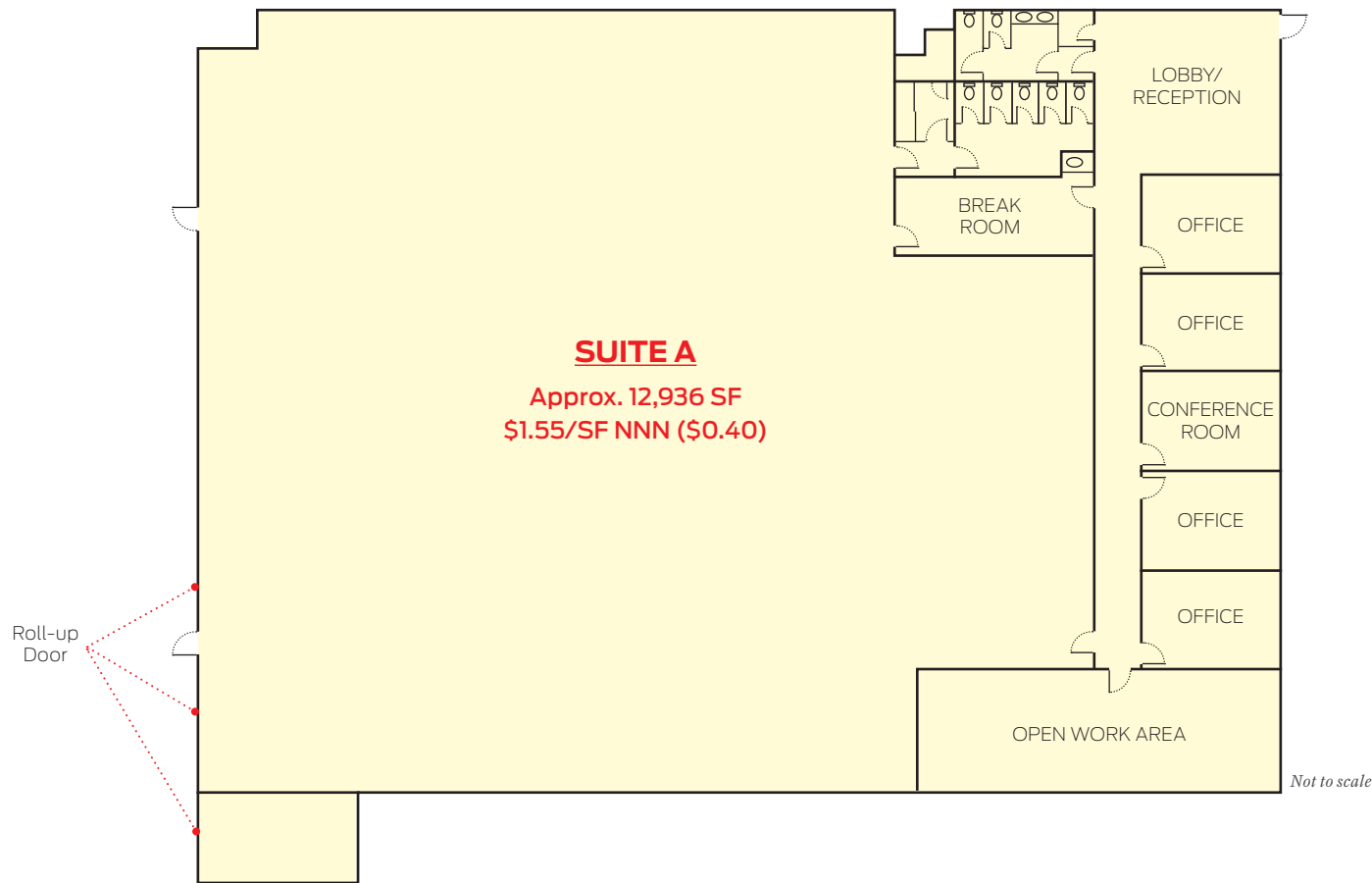
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FLOOR PLAN



CORTONA DRIVE

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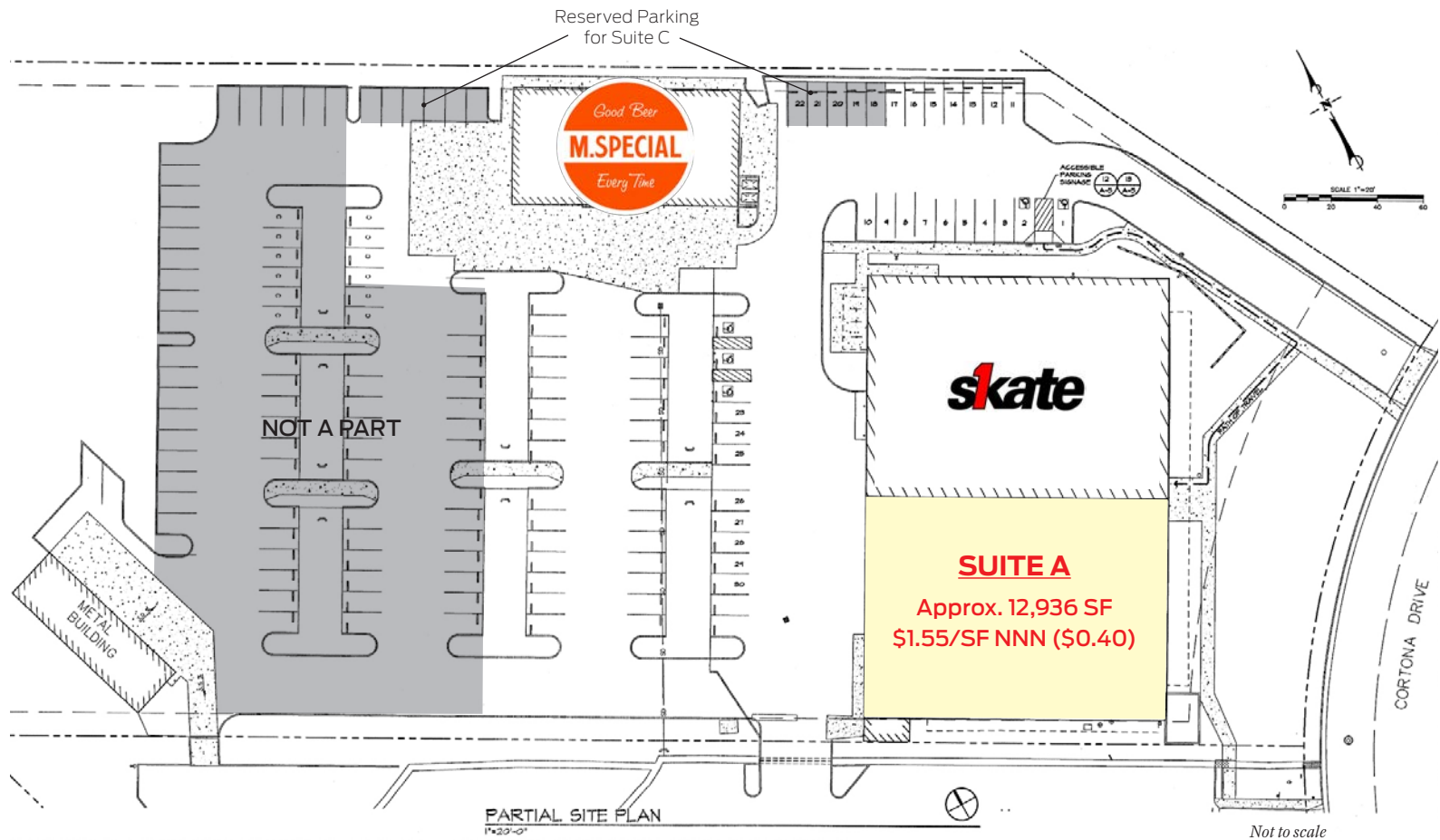
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SITE PLAN



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SANTA BARBARA / LA

HOLLISTER VILLAGE PLAZA



Hollister Village
Residential
Development

Residential
Development

6860
CORTONA DR.



Village at Los Carneros
Residential Development

Goleta's Booming Tech Corridor



SAN FRANCISCO

CAMINO REAL MARKETPLACE



Girsh
Park



HOLLISTER AVE.

CABRILLO BUSINESS PARK



LOS CARNEROS RD.

STORKE PLAZA



Direct Flights to
SAN FRANCISCO
LOS ANGELES
SEATTLE
DALLAS
PHOENIX
DENVER
PORTLAND

American Airlines

UNITED

Alaska Airlines

SURFAIR

PRIME CENTRAL LOCATION

Just a few minutes north of Santa Barbara on California's sunny Central Coast. Under 100 miles from LA to the south and a short 325-mile flight to San Francisco.

BURGEONING TECH HUB

Ideal location offers high quality of living and access to fresh young talent from UCSB and its acclaimed engineering program — key reasons the area has become a major Tech hub.

NUMEROUS NEARBY AMENITIES

Three major shopping centers within walking distance offer numerous dining and shopping options, plus two high quality hotels and several residential developments close by.

DIRECT FLIGHTS TO WESTERN U.S.

Easy access to the region's only commercial airport serviced by four national commercial airlines with direct flights to most major cities on the West Coast.

UC SANTA BARBARA

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