



CREATIVE OFFICE CAMPUS COMING 2ND QTR 2019

660 Baker

COSTA MESA

CBRE



Creative space



Enhanced landscaping



High identity exterior signage program



Beautiful outdoor work spaces with upscale furnishings and barbecues



Flexible configuration for full campus users or individual suites



Ample surface parking with individual executive garages



Walking Distance to the Camp & the Lab



Site Plan



Multiple Signage Opportunities

BAKER ST



62,902 SF
Creative
Office Campus
Coming 2nd QTR 2019

BUILDING A

14,870 Square Feet
(Divisible)

First Floor: 7,435 SF
Second Floor: 7,435 SF

BUILDING B

20,216 Square Feet
(Divisible)

First Floor: 10,108 SF
Second Floor: 10,108 SF

BUILDING C

20,216 Square Feet
(Divisible)

First Floor: 10,108 SF
Second Floor: 10,108 SF

BUILDING D

7,600 Square Feet
(Divisible)

Amenities

COSTA MESA

SOUTH COAST PLAZA

Capital Grille
 Casa Barilla
 Champagne French Bakery
 Claim Jumper
 Corner Bakery
 Din Tai Fung
 Darya Fine Persian Cuisine
 Hamamori Restaurant & Sushi Bar
 Lawry's Carvery
 Leatherby's Cafe Rouge
 Maggiano's Little Italy
 Mezzett Mediterranean Cuisine
 Morton's Steak House
 Pacific Whey Cafe
 Quattro Cafe
 Royal Khyber Fine Indian Cuisine
 Ruby's Diner
 Season 52
 Vaca
 Vie de France
 Wahoo's Fish Tacos
 Wolfgang Puck Kitchen

50+ EATERIES WITHIN A 5 MINUTE WALK

200+ EATERIES WITHIN A 5 MINUTE DRIVE



WESTIN
HOTELS & RESORTS

WATER GRILL
- 2019
SOUTH COAST PLAZA

SOUTH
COAST
PLAZA

CROWNE PLAZA
HOTELS & RESORTS

Hilton

Paularino

16,000 CPD

Baker Street

31,000 CPD

Randolph Ave.

24,000 CPD

the lab

171,454 CPD

BARLEY FORGE
BREWING CO.

ROOSTER

AMERICA'S
TIRE

American
Apparel

memphis

HABANA
Restaurant & Bar

Peppercorn

BURGERS



GUNWHALE

C
M
P

Cream'stry

7-ELEVEN

McDonald's

California Milk

Freemove

Capitol

Wahoon's

Conf

Chevron

Mitsuwa

Wahoon's

Wahoon's

Wahoon's

Wahoon's

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Wahoon's



Demographics

	1 MILE	3 MILES	5 MILES
2017 Population	17,000	171,356	587,005
2022 Projection	17,637	178,731	608,647
2017 Average Household Income	\$92,122	\$95,644	\$97,201
2017 Average Home Value	\$660,124	\$639,185	\$671,626

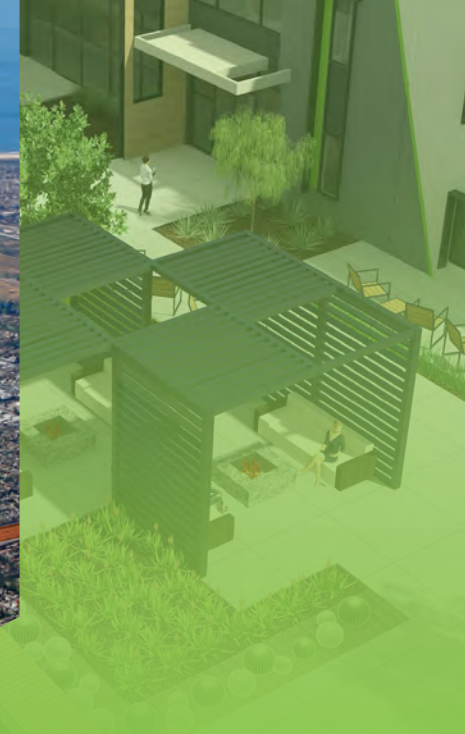
Traffic Counts

STREET	CROSS STREET	YEAR COUNT	AVERAGE DAILY
Baker Street	Bristol Street	2017	31,000
Paularino Avenue	Bristol Street	2017	16,000
Costa Mesa Fwy.	Baker Street	2017	171,454
Bristol Street	Randolph Avenue	2017	24,000



FASHION ISLAND
NEWPORT CENTER, NEWPORT BEACH

660 Baker



4 year schools within 5 mile radius: UC Irvine, Vanguard University, University of Phoenix



Central Location: 2017 Population within 25 miles 3,191,400 and the labor force in the same is 1,606,716



Short walk to retail amenities including the Camp and the Lab



5 minute drive to John Wayne Airport



Exceptional access to 5, 55, 405, 73-freeways



High identity location with major street frontage



5 minute drive to South Coast Plaza



1 minute drive to the Hilton Hotel and Crown Plaza





**For more information,
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