

 [CLICK HERE LINK FOR VIDEO TOUR](#)

8,057 SF

The Coolest Creative Office Space



FOR LEASE

3193 RED HILL AVE., COSTA MESA

Great Red Hill Signage Opportunity

CREATIVE OFFICE SPACE

NO LOAD FACTOR = EXTRA VALUE TO TENANT
LOW OPERATING EXPENSES = INSTANT SAVINGS TO TENANT
FREE SURFACE PARKING

Creative Work Space Environment



PROPERTY FEATURES:

±8,057 SF High-End Creative Office Space

Single-Story Flexible Office Space

4:1,000 Parking Ratio

Excellent Proximity to (55) & (405) Freeways

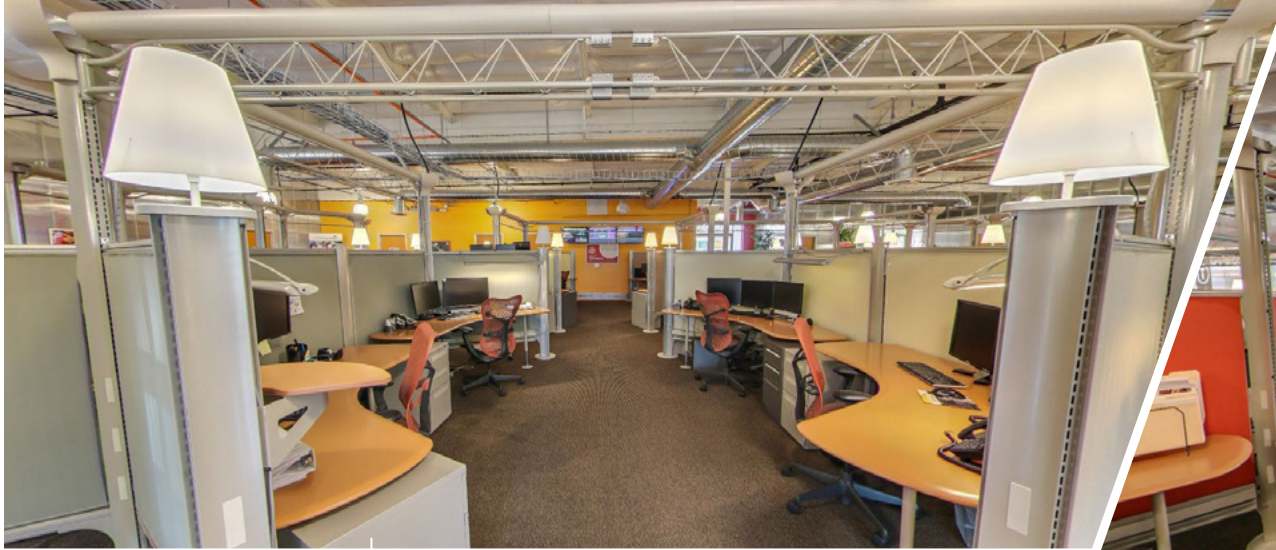
Ten (10) Private Offices / Kitchen

Two (2) Conference Rooms

Glass Roll-Up Door

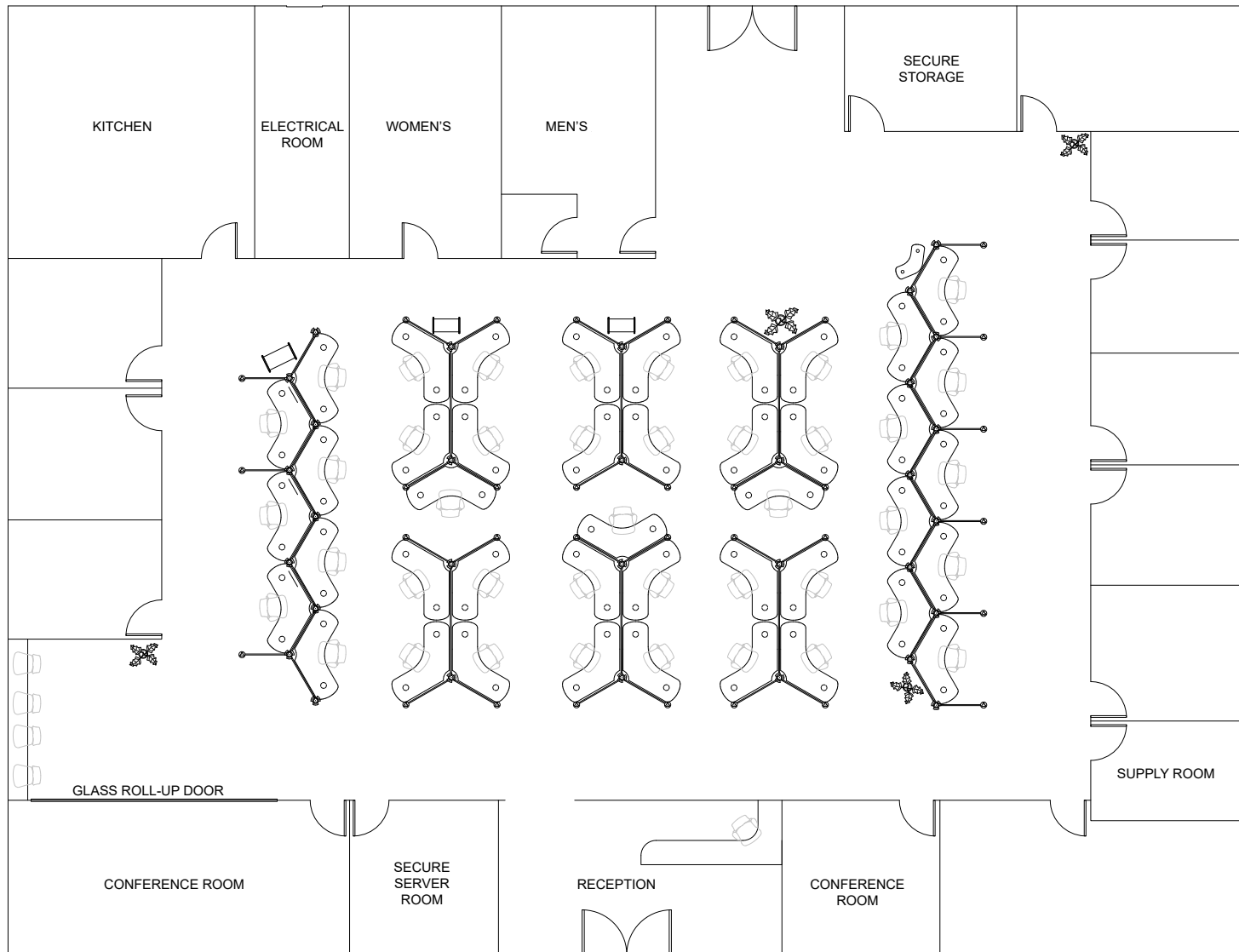
Open Bullpen Area

Existing Furniture Layout Provides
43 Work Stations



High Volume Space with Exposed Ceilings

Existing Floor Plan



©Hermon Miller

Amenties

SOUTH COAST PLAZA

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



150+
EATERIES
WITHIN A 5
MINUTE DRIVE



Irvine

BUSINESS COMPLEX

The IBC offers a wide range of industries ranging from specialty pharmaceutical, healthcare and medical products, clothing manufacturers and other commercial and financial institutions. As a result of the close proximity to the airport, other service industries have developed, including hotels and restaurants. Several companies, such as Allergan and Edwards Life Sciences, have located their company headquarters within the IBC.



ADDRESS
3193 RED HILL AVE.
COSTA MESA, CA 92626



RENTABLE AREA
8,057 SF



FREE SURFACE PARKING
4:1000



BUILDING RENOVATED
2006



STORIES
ONE (1)



1 MILE FROM
JOHN WAYNE AIRPORT



LEE & ASSOCIATES
NEWPORT BEACH

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