

QUALITY OFFICE SPACE AVAILABLE FOR LEASE



EQ Office



CUSHMAN &  
WAKEFIELD

# SCENIC BUSINESS PARK

3535 HYLAND AVENUE,  
1665 & 1675 SCENIC AVENUE  
COSTA MESA, CALIFORNIA

## PROJECT HIGHLIGHTS

- Three Building, High-Quality Office Complex
- Campus-Style Environment with Atrium Lobbies and Extensive Glass Line
- Two Blocks from the San Diego (I-405) Fwy
- Walking Distance to SOCO (South Coast Collection) and OC Mix Mart
- Located within Two Miles of South Coast Plaza, near Restaurants, Hotels, and other retail amenities
- Close Proximity to John Wayne Airport

CUSHMAN & WAKEFIELD, INC.  
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# SCENIC BUSINESS PARK

## 3535 HYLAND AVE.

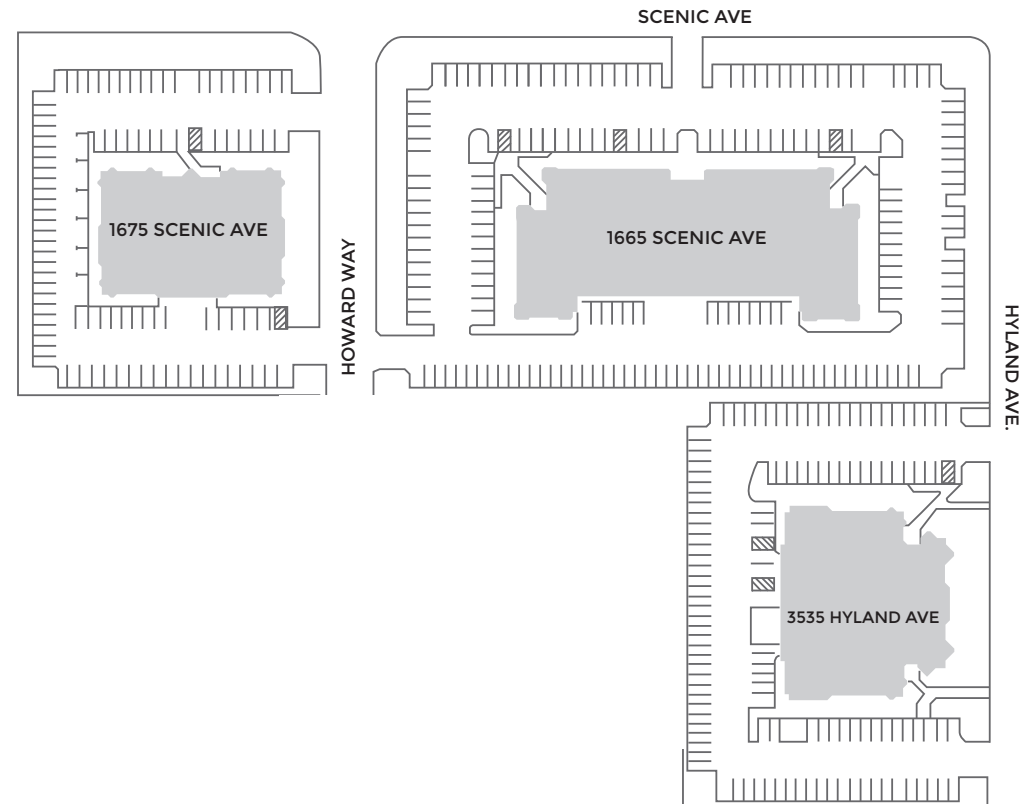
Suite 200	8,026 RSF	Negotiable	Available Now
Suite 250	9,385 RSF	Negotiable	Available Now
Suites 200/250	17,411 RSF	Negotiable	Available Now

## 1665 SCENIC AVE.

Suite 100	23,570 RSF	Negotiable	Available Now
Suite 200	8,384 RSF	Negotiable	Available Now
Suite 225	6,237 RSF	Negotiable	Available Now
Suite 250	12,985 RSF	Negotiable	June 1, 2019
Suites 200/225/250	27,606 RSF	Negotiable	June 1, 2019
Full Building	51,176 RSF	Negotiable	June 1, 2019

## 1675 SCENIC AVE.

100% Leased



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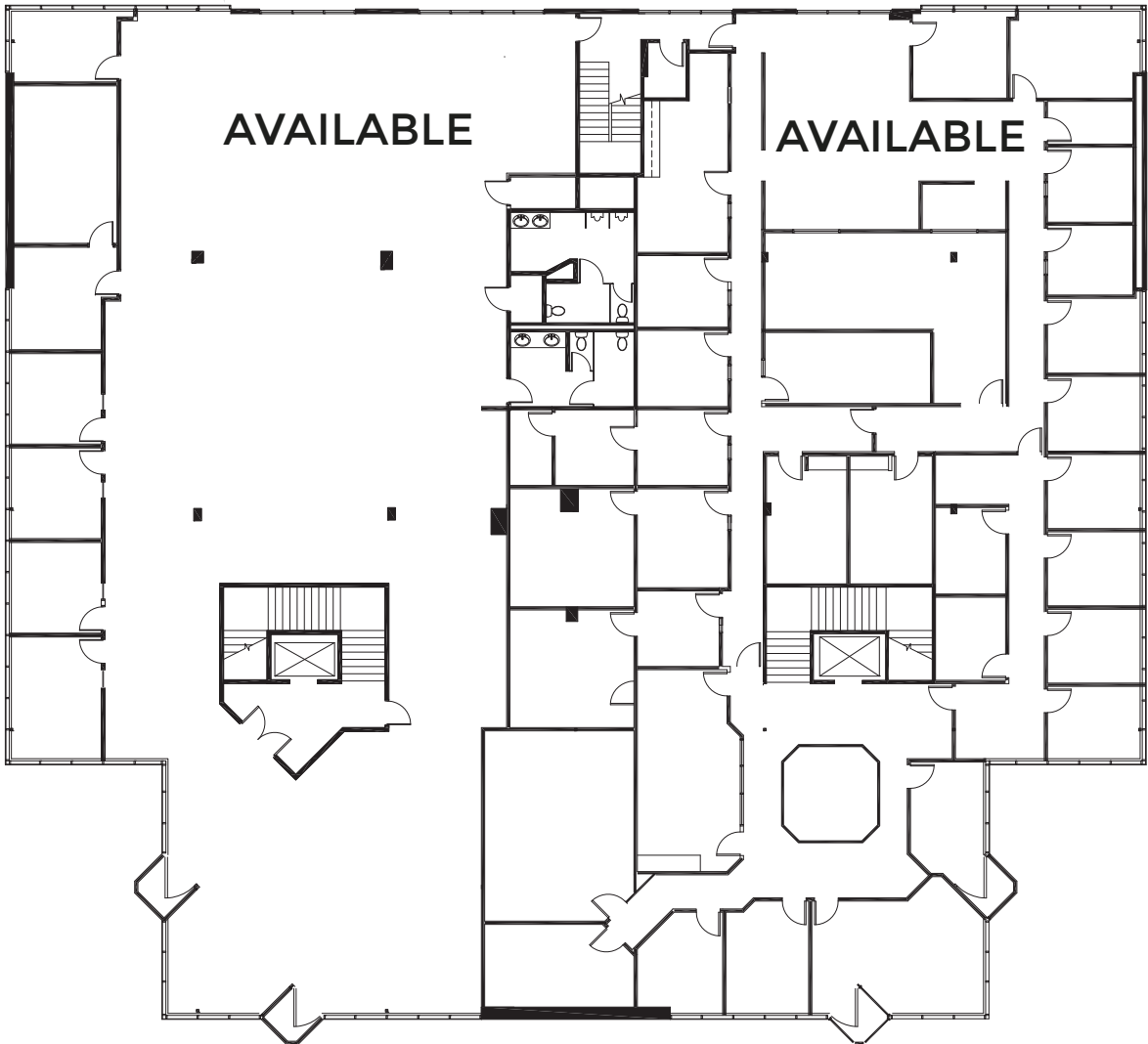
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SUITE 200

SUITE 250



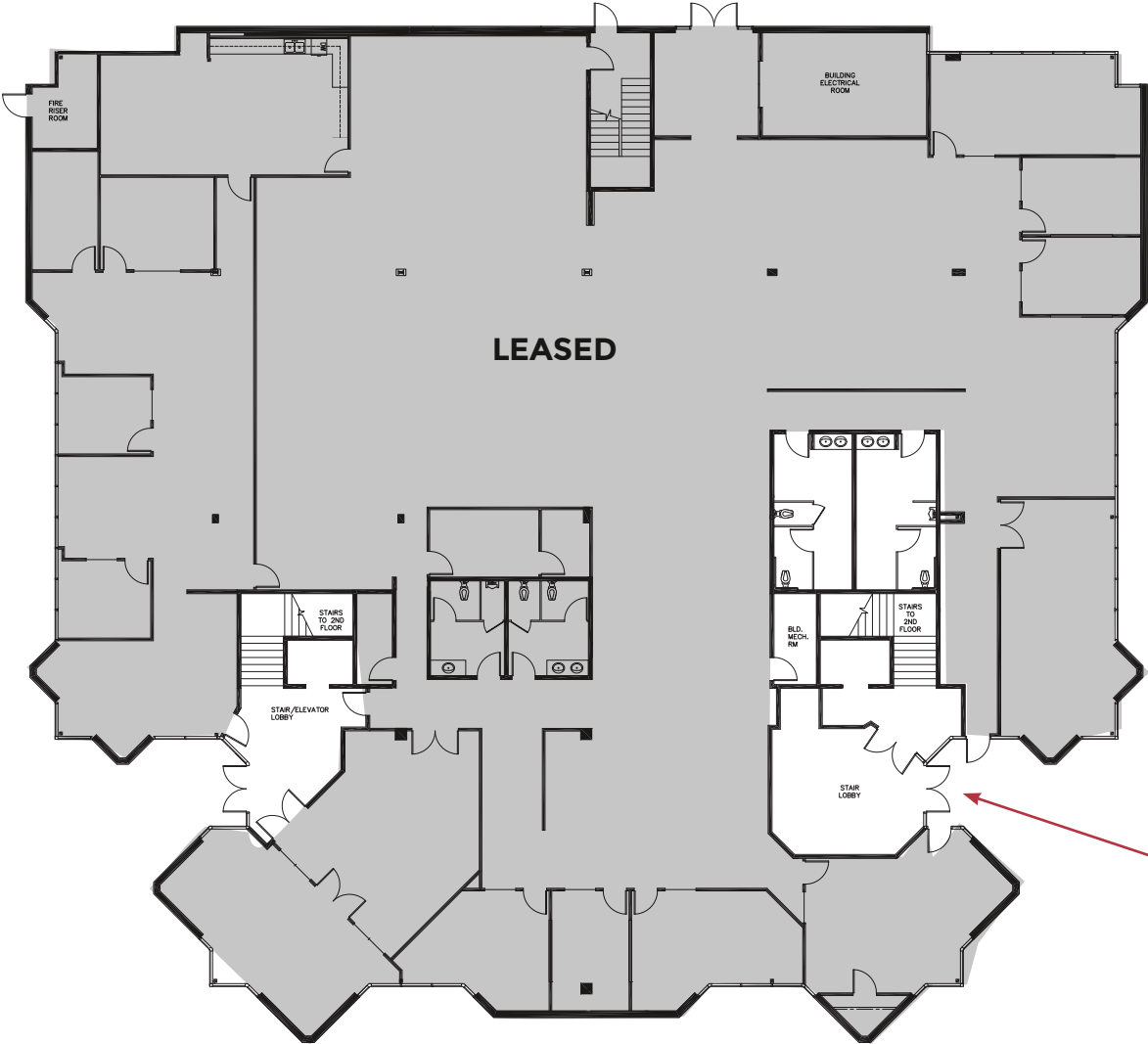
# SECOND FLOOR

3535 HYLAND AVE.  
SUITE 200 - 8,026 RSF  
SUITE 250- 9,385 RSF

SUITES 200/250 - 17,411 RSF

# GROUND FLOOR ENTRANCE

3535 HYLAND AVE.



SECOND FLOOR (SUITE 200)  
MAIN LOBBY/STAIR/ELEVATOR

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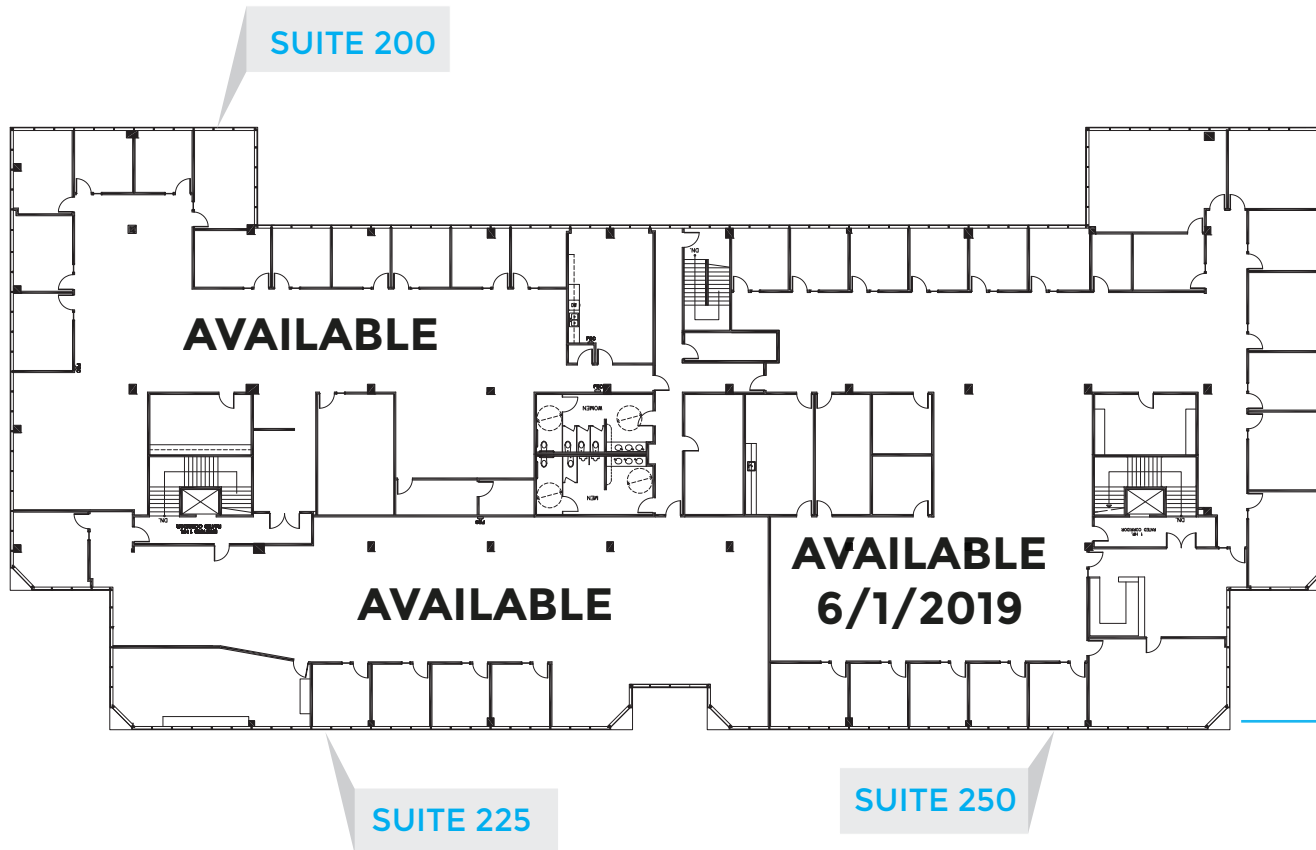
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# FIRST FLOOR

1665 SCENIC AVE.  
SUITE 100 - 23,570 RSF





# SECOND FLOOR

1665 SCENIC AVE.  
SUITE 200 - 8,384 RSF  
SUITE 225 - 6,237 RSF  
SUITE 250 - 12,985 RSF

**2ND FLOOR = 27,606 RSF**