



# AT THE PRESS

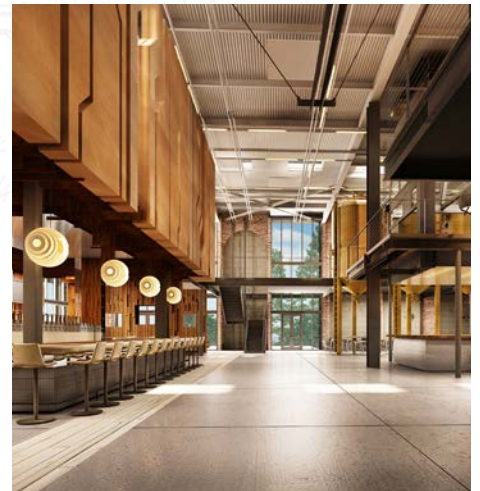
1375 Sunflower Ave  
Costa Mesa, CA  
[www.thepress.com](http://www.thepress.com)  
Delivery Q1 2020

# THE PRESS

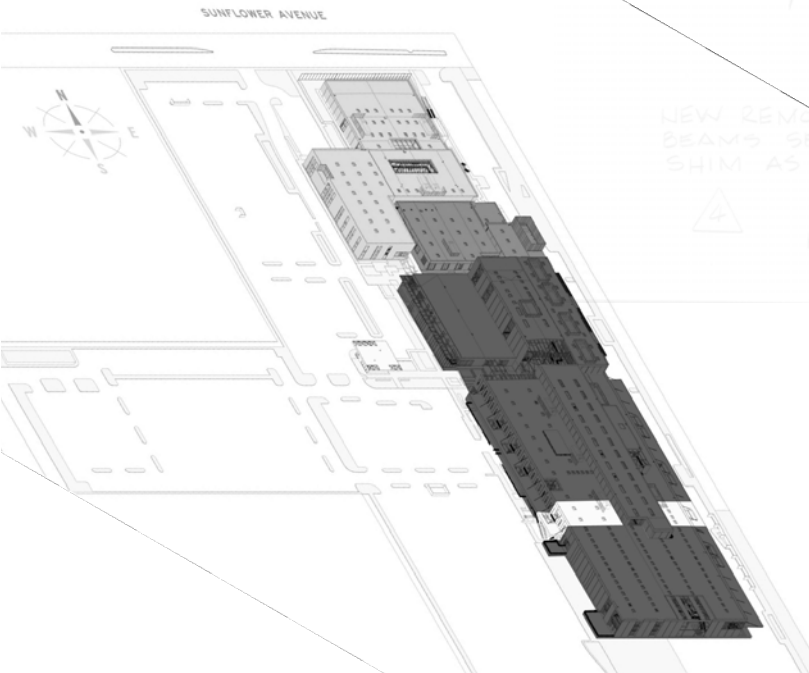


The press facility in 1968. Courtesy Costa Mesa Historical Society.

From ruins to reinvention, existing historical architecture is being transformed into a modern workspace. Past and present fuse together to shape the future.



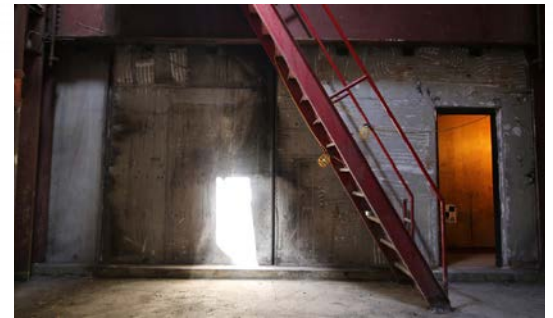
# HISTORY



The Press Room - circa 1968



The Press Room - circa 1968



The Central Plant



The Print Room - circa 1968

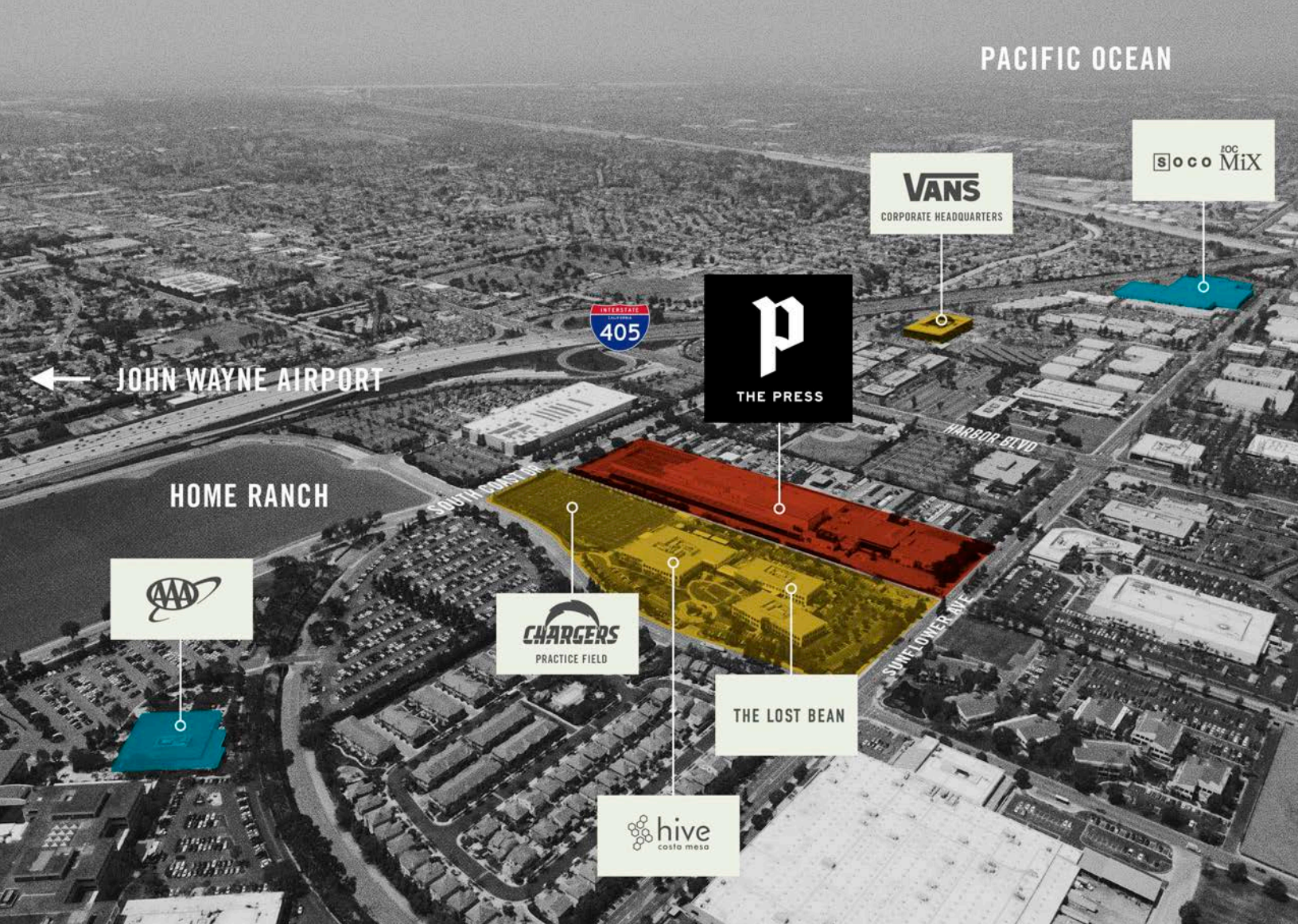


The Print Room - circa 1968

Once a newsroom, printing press and distribution facility for the LA Times, the Press has been reimagined as a creative work campus and food hall. The reinvention of this building celebrates the history and character of the industrial space. Defining elements of the original structure such as the canopies and monolithic concrete walls, the steel frames and the machine rooms, are retained, further reinforcing the idea of a historic ruin, reborn.

The Press' design interventions embrace natural light and views. Indoor-outdoor relationships are a pervasive component in the space. Loading docks and canopy overhangs become continuous back porches for collaboration and reflection. An open air atrium brings dynamism to the central press line, while a skylcut slices across the building to introduce daylight. Landscape ties together the site and structure.

PACIFIC OCEAN



# NEIGHBORHOOD

**A thriving center of commerce in the heart of Southern California.**

The Press is perfectly positioned in the seat of Costa Mesa’s emerging creative hub, surrounded by a host of companies that make up the O.C.’s newly energized business corridor.

The project offers easy access to John Wayne Airport – less than five miles away – while the prime residential markets of Newport Beach and Irvine are a mere ten-minute commute.

# SITE PLAN

The revitalized space is divided into five sections, each with unique industrial details salvaged and restored from the original structure, as well as modern architectural features that highlight the site's rich history.

+/- 380,856 SF Office Space

+/- 51,639 SF Retail Space

## 01 THE NEWSROOM

Open floors allow for easy flow of creativity and northern light.

1F 65,064 RSF

2F 46,499 RSF

## 02 CENTRAL PLANT

Varying levels and layers open up to the Sky Cut, forming an expansive exterior galley.

1F 22,318 RSF

## 03 THE HUB

Outside and inside come together beneath a network of catwalks and conference rooms.

1F 44,865 RSF

2F 23,527 RSF

3F 28,684 RSF

## 04 THE PRINT ROOM

Lofty, open-air spaces filled with natural light perfect for non-traditional offices.

1F 56,735 RSF

2F 75,278 RSF

3F 3,298 RSF

## 05 MARKET HALL

Eclectic dining and entertainment opens up into a lively park and entry court.

1F 51,639 RSF

▪ All square footages are approximate



SKY CUT



DOG PARK



RAIL PARK



BICYCLE STORAGE



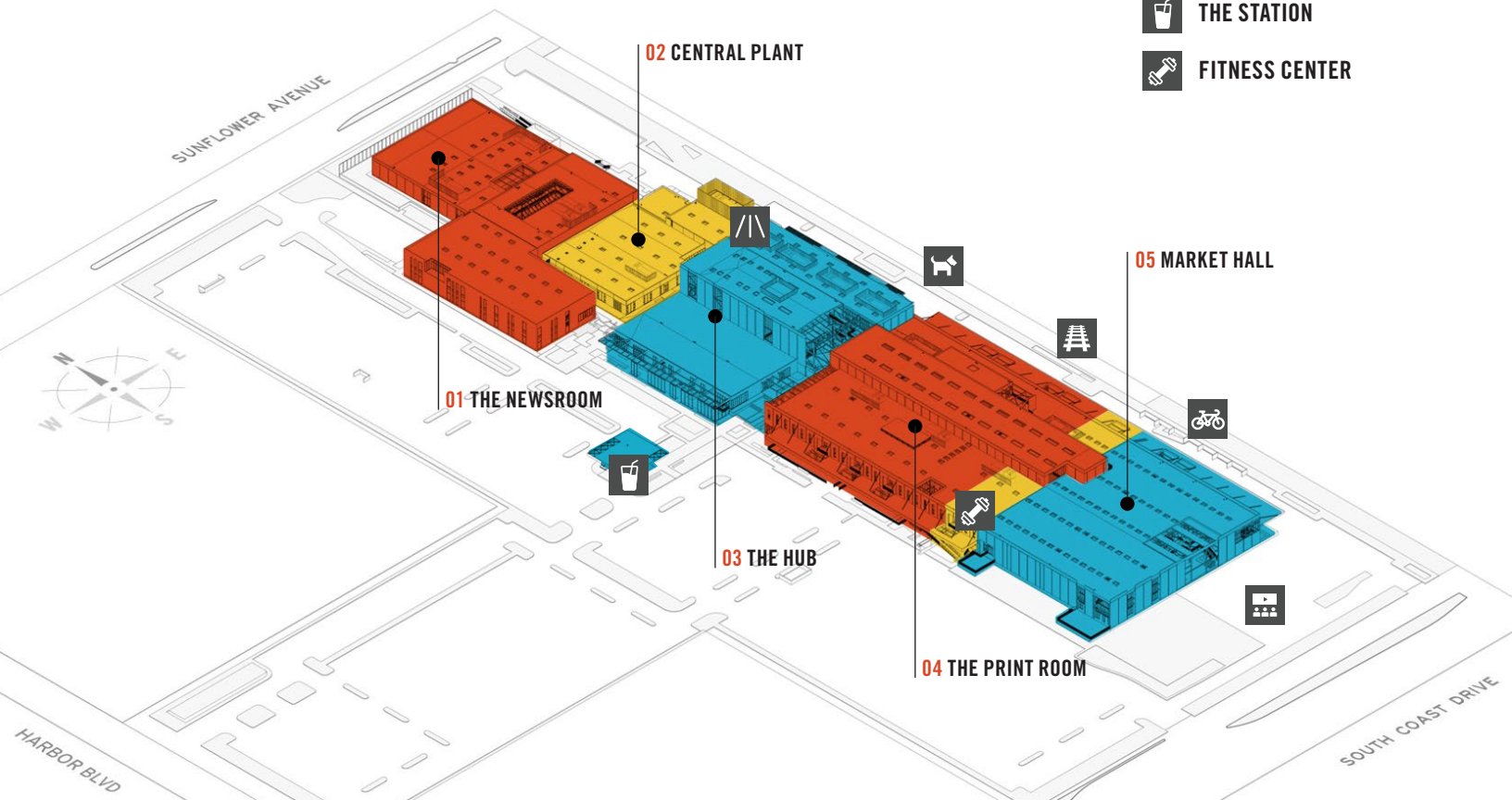
THE EYE



THE STATION



FITNESS CENTER

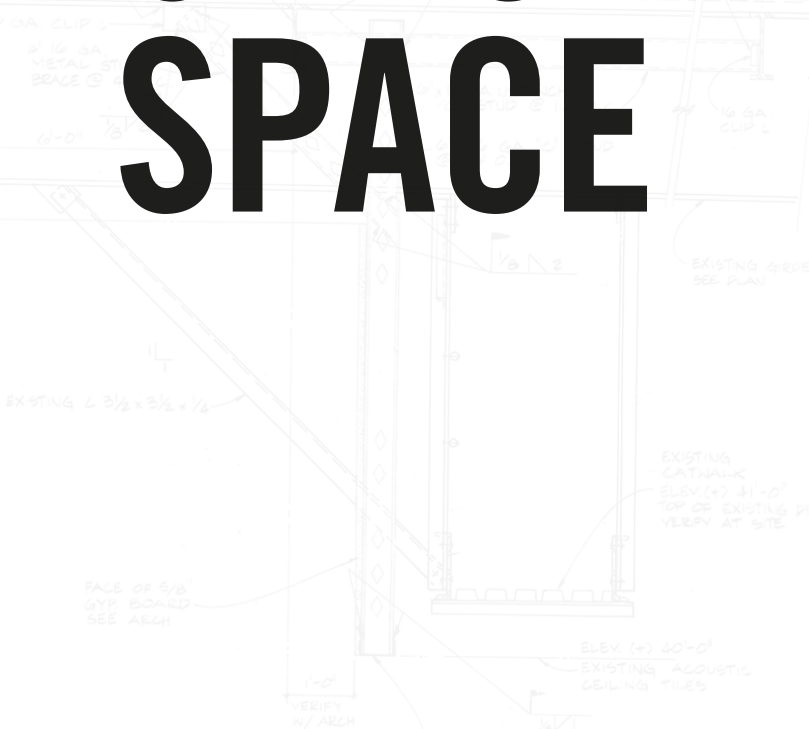


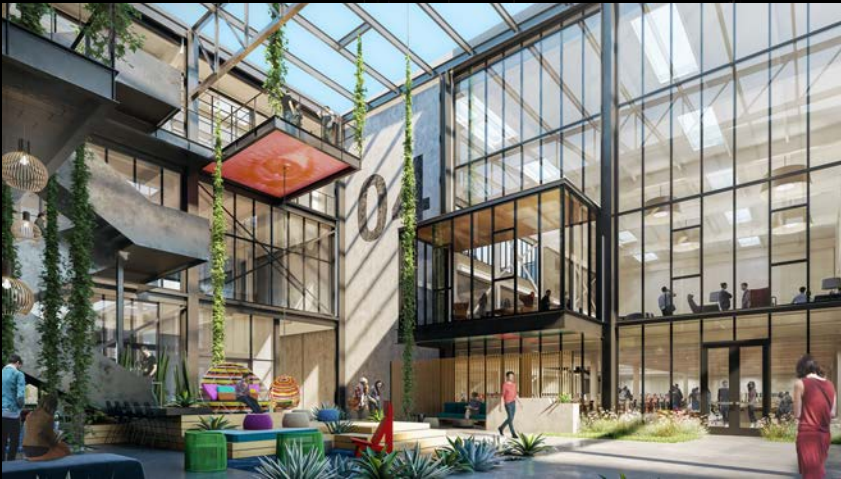


# OFFICE SPACE

Creative thought flourishes in creative spaces. Natural light. Comfortable chairs. Modern, beautiful surroundings.

Our goal is to blend inventive design and eco-sensitive reuse to create dramatic spaces for companies to grow and thrive.





## PAST MEETS PRESENT

Shared gardens and private outdoor space for every tenant make way for a new generation that is casual and playful in its work culture.

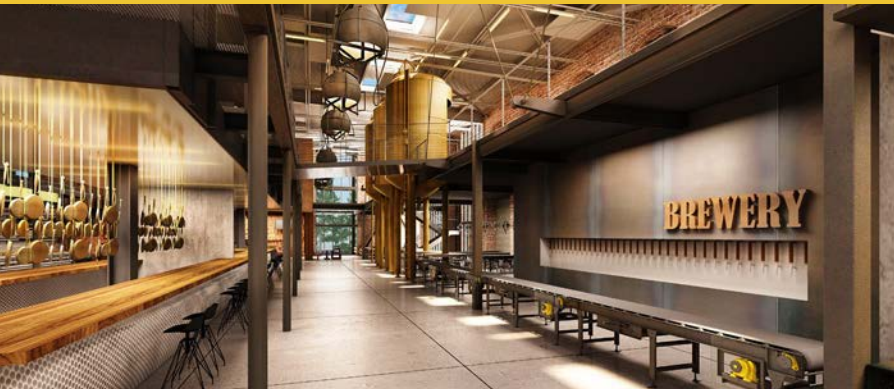
A SECTION

The architecture is dramatic and unexpected, inspiring moments of surprise.





# MARKET HALL



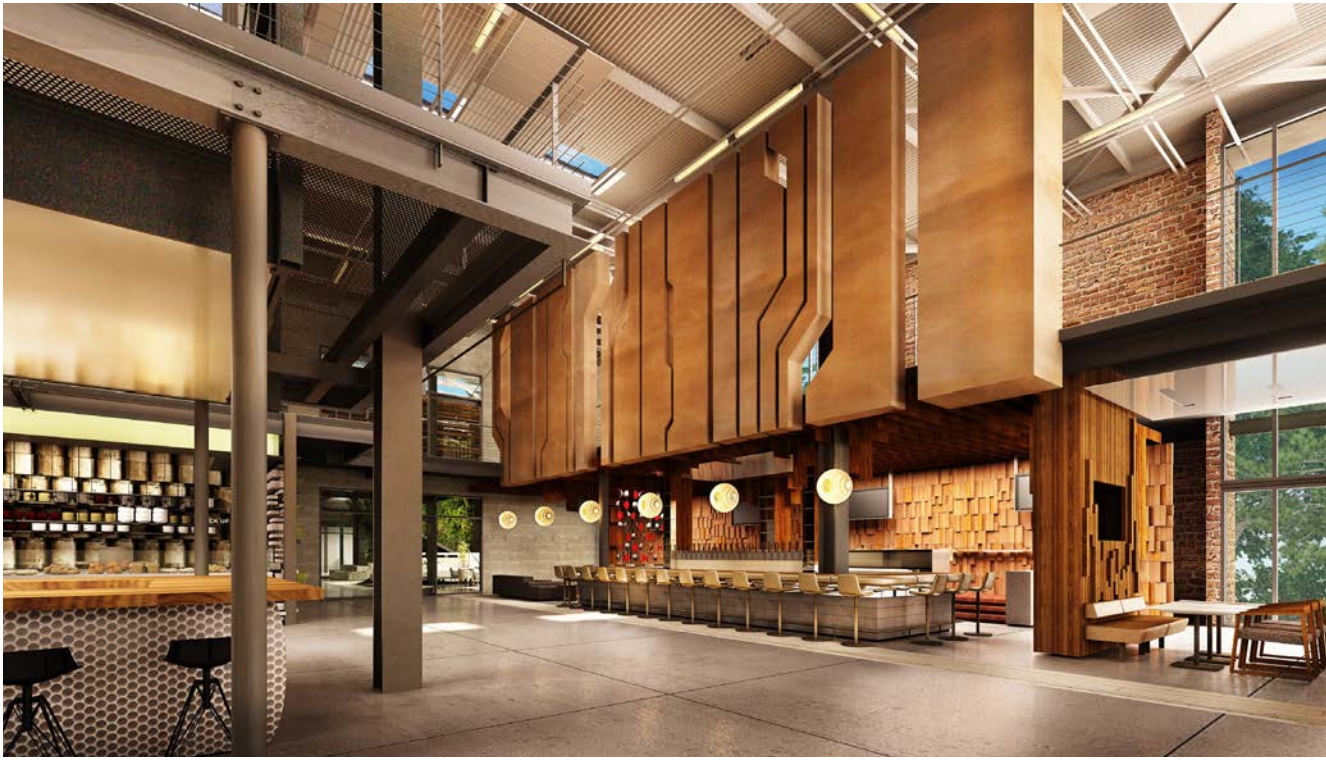
## ONE OF A KIND

Like the stories of the local newspaper connect a community, the modern food hall serves the same function. At The Press, the printing plant becomes a vibrant and lively gathering spot in Orange County. Designed using a unique fusion of industrial grit and modern elegance, history and sophisticated refinement easily coexist in the expansive 52,000 sq ft space. The Market Hall experience is being developed by the renowned LAB team -- who made their mark on Costa Mesa with the opening of the LAB Anti-Mall 25 years ago, and have since nurtured a vibrant and independent artisan and retail scene within the City. Food, drink and conversation come together in this unique community playground featuring:

- A curated roster of 55 makers and restaurants focused on seasonal local products
- The Eye, a 1 acre park with a zen garden, curated art and 2 open air cafes surrounding a central green for picnicking and weekend lectures, movie nights and markets
- Hi-speed WIFI throughout
- Designated ride share, bike share, and scooter share drop-offs
- Open air dining
- Frequent and varied on-site events







STL # PER  $\frac{9}{53.4}$

SECOND FLOOR

NEW CO  
FILL & N  
DECLIN



**Indoor and outdoor spaces meld together, forming a vibrant community hub.**

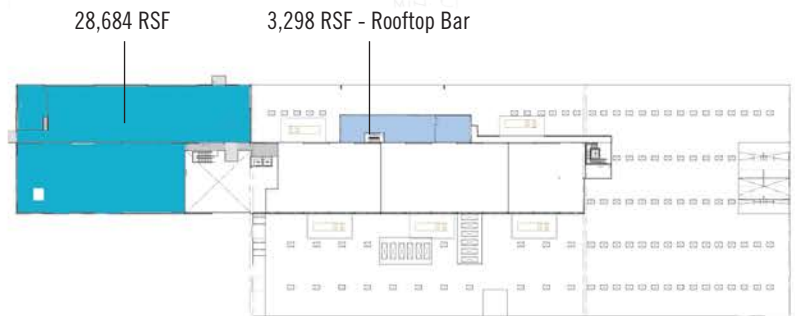
[www.thelab.com](http://www.thelab.com)



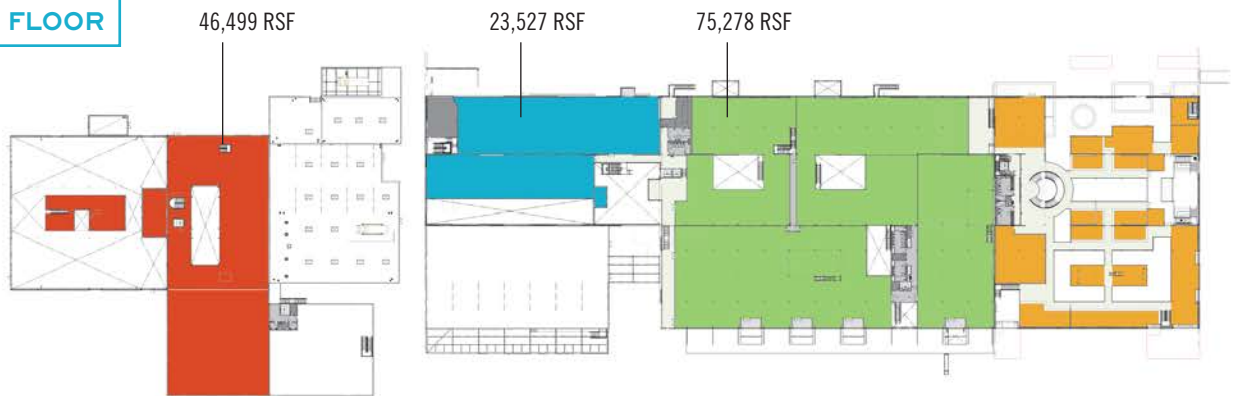
# FLOOR PLANS

Nearly 432,000 sq ft of both new and renovated space elegantly designed.

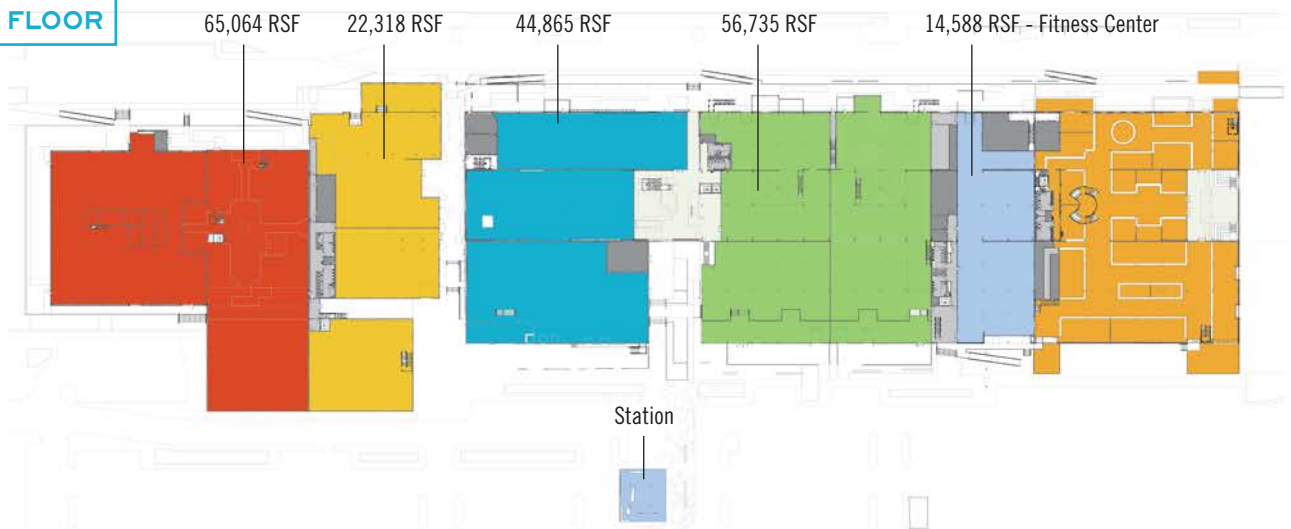
## THIRD FLOOR



## SECOND FLOOR



## FIRST FLOOR



■ AMENITIES
 ■ THE NEWS ROOM
 ■ CENTRAL PLANT
 ■ THE HUB
 ■ THE PRINT ROOM
 ■ MARKET HALL

# OUR TEAM



## STEELWAVE

Owner/Developer

[www.steelwavellc.com](http://www.steelwavellc.com)



## INVESCO

Investment Partner

[www.invesco.com](http://www.invesco.com)



## EYRC

Architect

[www.eyrc.com](http://www.eyrc.com)



## LRM LANDSCAPE ARCHITECTURE

Landscape Architect

[www.lrmltd.com](http://www.lrmltd.com)



## THE LAB

Retail/Market Hall

[www.thelab.com](http://www.thelab.com)



## NEWMARK KNIGHT FRANK

Office Leasing

[www.ngkf.com](http://www.ngkf.com)



RETAIL  
INSITE

## RETAIL INSITE

Retail/Fitness Center Leasing

[www.retailinsite.net](http://www.retailinsite.net)



**THE PRESS**



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