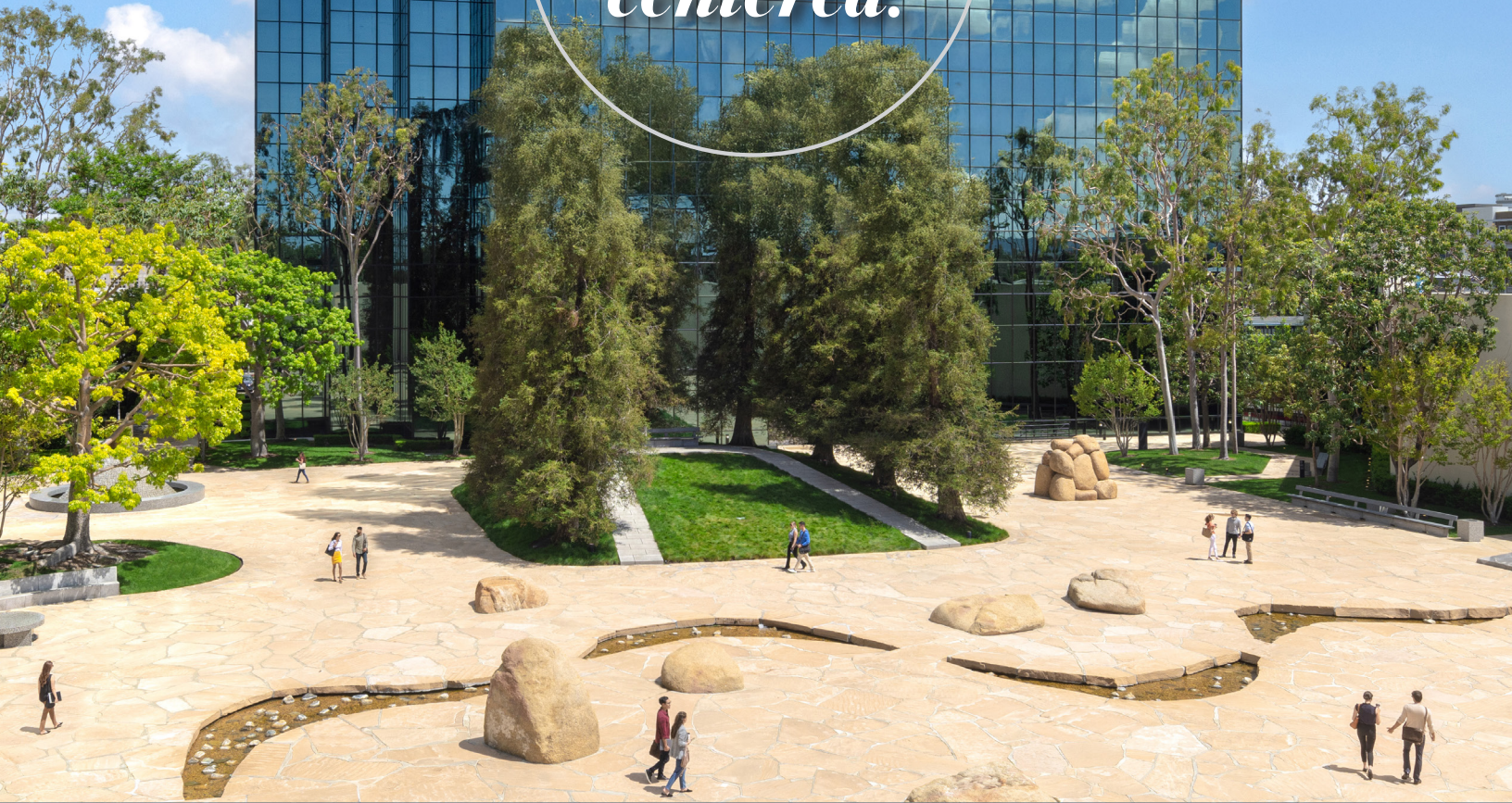


# PACIFIC ARTS PLAZA

611, 675 ANTON BLVD. / 3200 BRISTOL ST. /  
3200, 3210 PARK CENTER DR.  
COSTA MESA, CALIFORNIA



*creative  
energy.  
centered.*





OVERVIEW



*creative energy.  
centered.*

Harness the creative energy of the South Coast Arts District's most prestigious workplace with walkable access to luxury shopping at South Coast Plaza, elevated dining, world-class arts & entertainment and resort-inspired living.

PACIFIC ARTS PLAZA

All properties are offered for lease through Irvine Management Company, a licensed real estate broker DRE LIC. #02041810

## A Central Location with Access to Everything

Be in a highly visible location connecting North and South Orange County with easy access to I-405 and I-5, State Routes 55 and 73, and John Wayne Airport.

## Walkable Lifestyle

Adjacent to South Coast Plaza and Segerstrom Center for the Arts, walk to renowned dining including Mastro's, Water Grill and Din Tai Fung, resort-style apartment homes and upscale hotels.

## Everything Your Team Needs

An unmatched workday experience awaits with a 100-person Venue Meetings & Events, Kinetic Fitness, MoonGoat Greenhouse, connected outdoor workspace and the 1.6-acre Noguchi Garden.



PACIFIC ARTS PLAZA

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REINVESTMENT

*explore the transformation*

The enhanced indoor meeting space offers flexible layouts to accommodate 100 people, a modern pre-function space featuring a hospitality bar, banquette seating around the window line for 1:1's and breakout meetings, abundant natural light and direct access to outdoor event space.

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FEATURES

# the amenities talent wants

Give teams an unmatched workday experience with a centralized amenity hub and premium on-site conveniences.

 Four high rises and one low rise, 828K SF

 Flex+ move-in ready workspace

 MoonGoat Greenhouse and Mastro's Steakhouse

 Kinetic Fitness

 The Commons outdoor workspace

 Venue Meetings & Events



PACIFIC ARTS PLAZA

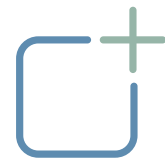
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# Office, *effortlessly*

Take your business further, faster — with a simple path to success. Flex+ delivers premium, move-in ready suites in the best locations for small businesses doing big things.



## premium workspace

Build your brand in expertly designed suites with high-end finishes and furniture options.



## move-in ready

Save on startup costs with no upfront investment, build-outs or long lead times.

get started at [flexplus.com](https://flexplus.com)



## flexible lease terms

Choose terms that work for you with no long-term commitment and scale across our 130+ workplaces.



## personalized support

Make everything easier with simplified leasing and attentive customer care every step of the way.



PACIFIC ARTS PLAZA

# We Create Places that *Bring People Together to Succeed*

More than 18 million people choose to live, work, shop, stay and play in Irvine Company's 129M SF real estate portfolio. Decades of thoughtful planning and stewardship ensure we deliver exceptional placemaking and customer experiences — all backed by our commitment to long-term ownership and industry-leading financial stability.

## Industry-leading Financial Stability

Our unmatched capital resources ensure we uphold our standards of excellence, regardless of market conditions.

## Future-Proof Flexibility

A range of lease options and our collaborative partnership support your growth.

## Elevated Customer Care

Expert teams, fast response times and personalized service ensure worry-free workdays.

## Ready for What's Next

From enabling hybrid solutions to supporting diverse work styles, we keep your business at the forefront of what's possible.

## Activated to Attract & Engage Teams

Experience-driven amenities make your workplace an essential employee destination.

## Sustainability By Design

We strive to lead and innovate for the preservation of environmental resources.





PACIFICARTSPLAZA.COM / 949.720.2550



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