



# THE PRESS

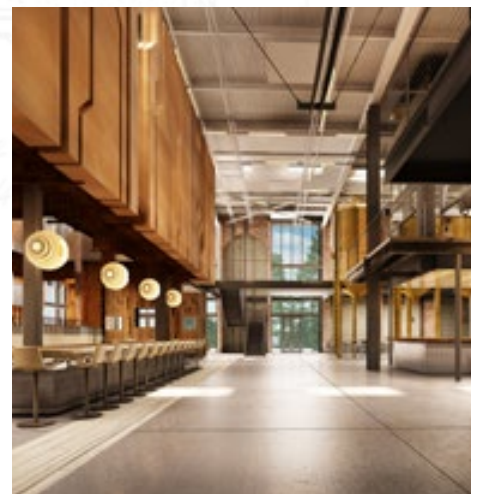
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[www.thepresscostamesa.com](http://www.thepresscostamesa.com)  
Delivery Q1 2020

# THE PRESS



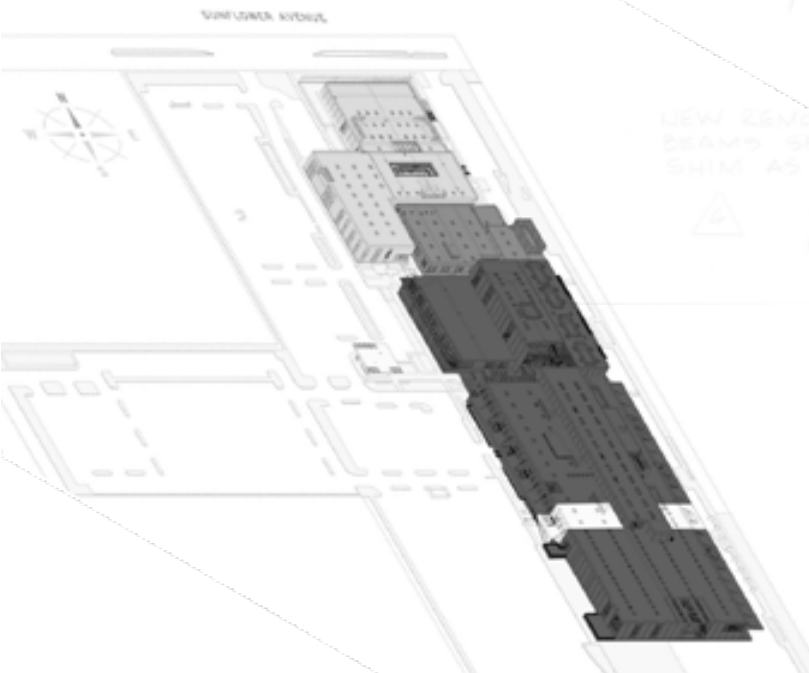
The press facility in 1968. Courtesy Costa Mesa Historical Society.

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



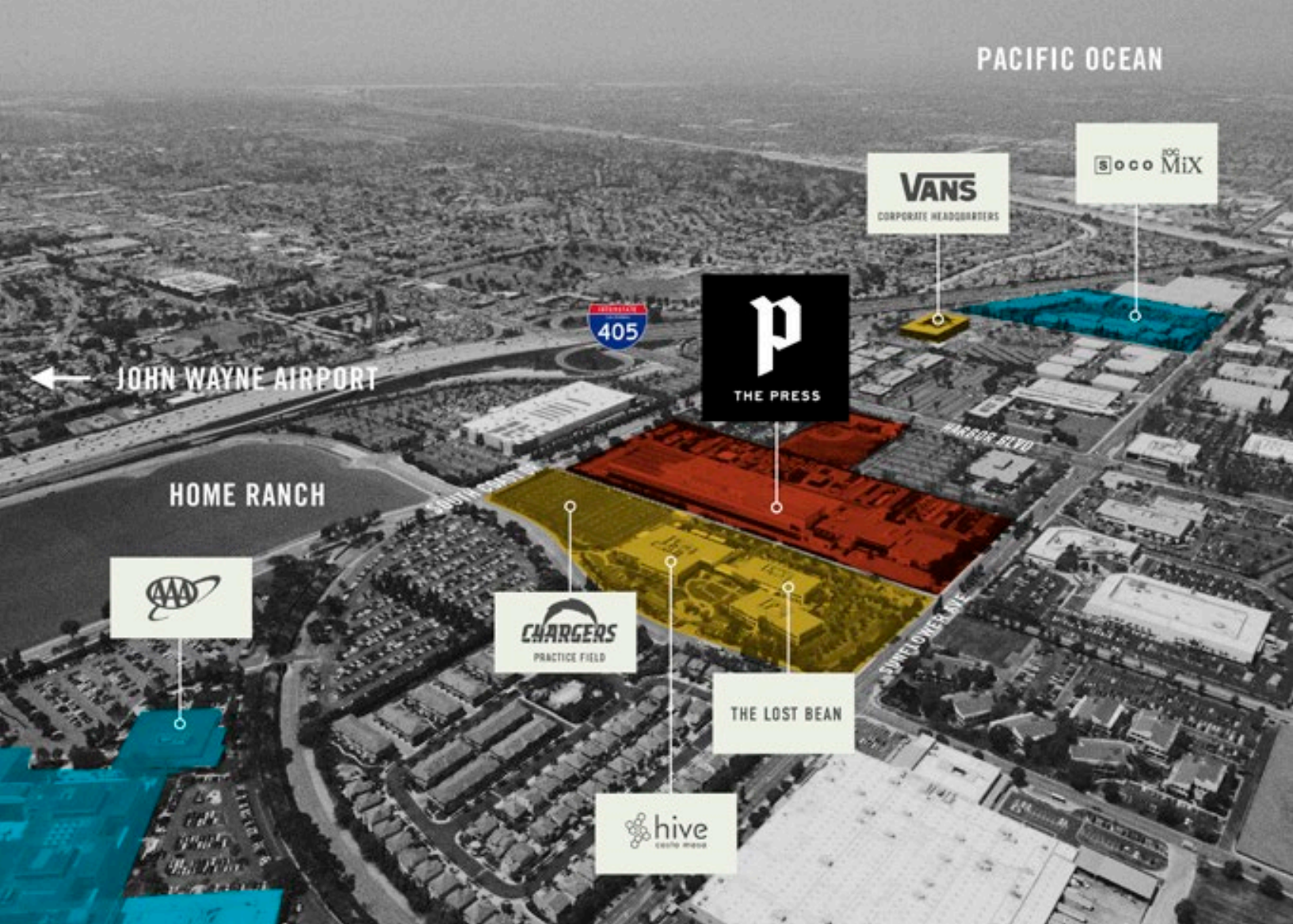
The Print Room - circa 1968



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 skycut slices across the building to introduce daylight. Landscape ties together the site and structure.



# 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**

**+/- 50,909 SF Retail Space**

## 01 THE ANNEX

Brand new highly efficient floorplans that allow for maximum light and capacity.

**1F 22,570 RSF**  
**2F 22,082 RSF**

## 02 THE NEWSROOM

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

**1F 47,544 RSF**  
**2F 30,517 RSF**

## 03 CENTRAL PLANT

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

**1F 7,742 RSF**

## 04 THE HUB

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

**1F 51,411 RSF**  
**2F 24,353 RSF**  
**3F 27,764 RSF**

## 05 THE PRINT ROOM

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

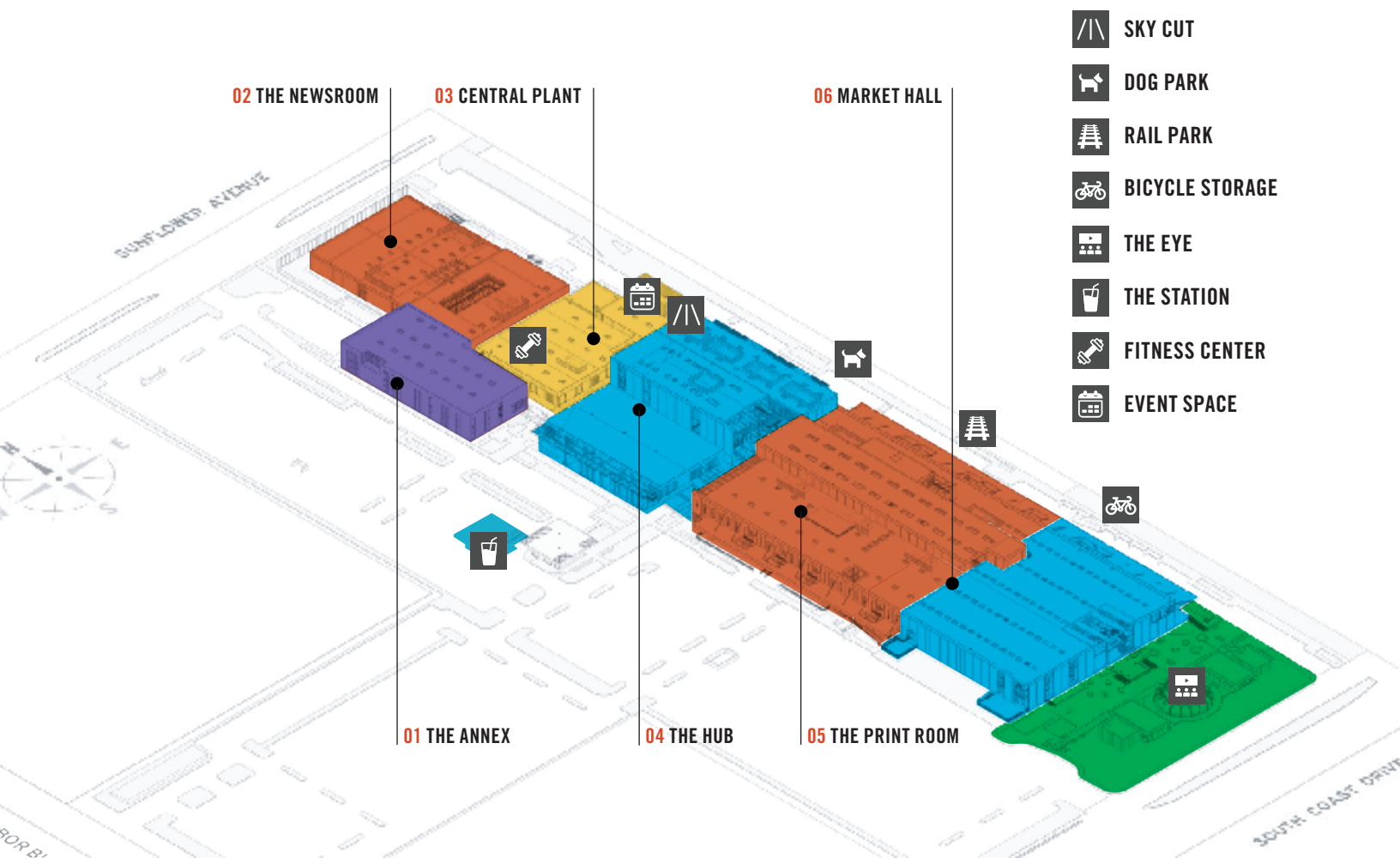
**1F 79,895 RSF**  
**2F 66,978 RSF**

## 06 MARKET HALL

Eclectic dining and entertainment opens up into a lively park with cafes.

**1F 50,909 RSF**

■ All square footages are approximate







# 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.

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 51,000 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







**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

27,764 RSF



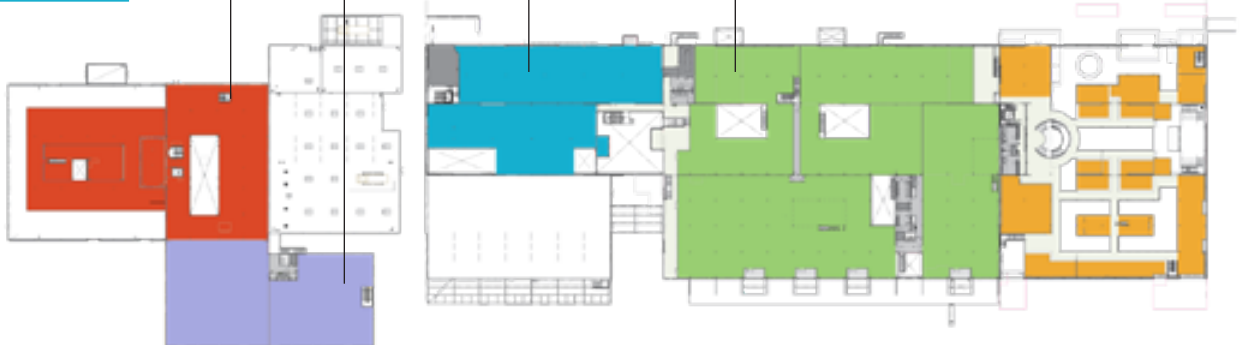
## SECOND FLOOR

30,517 RSF

22,082 RSF

24,353 RSF

66,978 RSF



## FIRST FLOOR

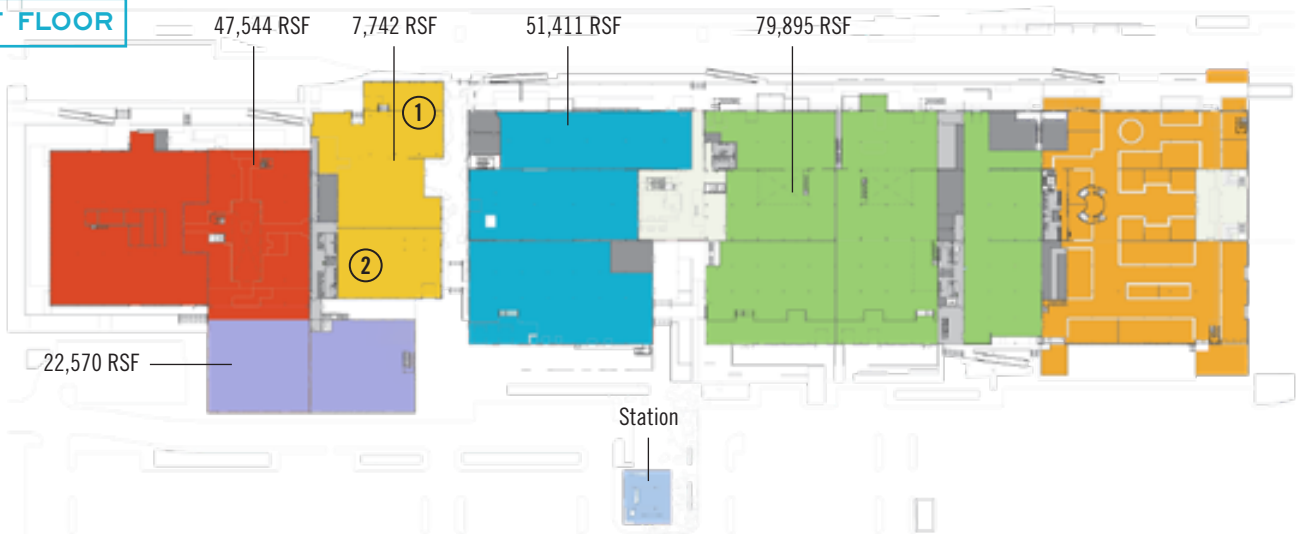
47,544 RSF

7,742 RSF

51,411 RSF

79,895 RSF

22,570 RSF



**THE ANNEX**  
44,652 RSF

**THE NEWS ROOM**  
78,061 RSF

**CENTRAL PLANT**  
7,742 RSF

**THE HUB**  
103,528 RSF

**THE PRINT ROOM**  
146,873 RSF

**MARKET HALL**  
50,909 RSF

① **EVENT SPACE**  
② **FITNESS CENTER**

SUNFLOWER AVENUE

S. COAST DRIVE

# OUR TEAM



**STEELWAVE**

**STEELWAVE**

Owner/Developer

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



**Invesco**

**INVESCO**

Investment Partner

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

**EHRlich  
YANAI  
RHEE  
CHANEY  
ARCHITECTS**

**EYRC**

Architect

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



**LRM LANDSCAPE ARCHITECTURE**

Landscape Architect

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

**the lab**

**THE LAB**

Retail/Market Hall

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



**Newmark  
Knight Frank**

**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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#### Retail/Fitness Leasing



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