

QUALITY OFFICE SPACE AVAILABLE FOR SALE OR LEASE



**SCENIC** BUSINESS PARK

1665 SCENIC AVENUE, COSTA MESA

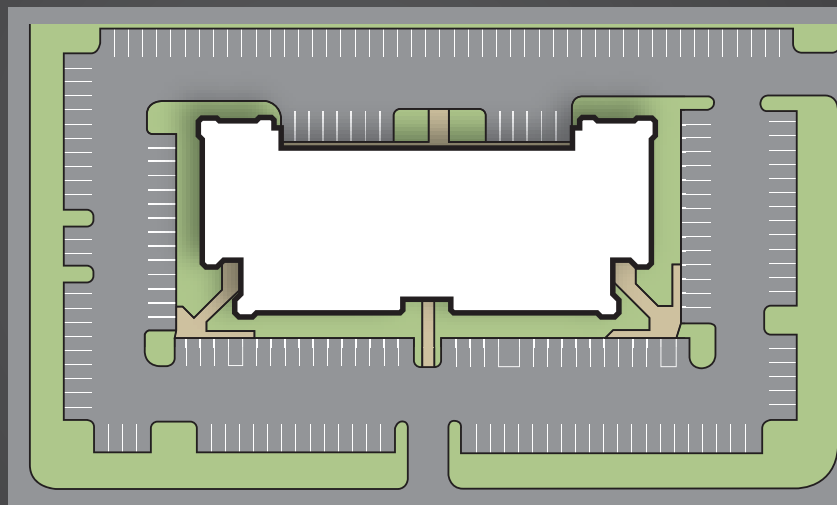






## PROPERTY HIGHLIGHTS

- + Part of Three Building, High-Quality Office Complex
- + 51,175 RSF Available
- + 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 numerous other retail amenities
- + Close Proximity to John Wayne Airport



1665 SCENIC AVENUE  
51,175 SF





# SURROUNDING AMENITIES

## 1. SOCO COLLECTION

Over 70 restaurants and stores including the OC Mix shopping and food hall and a weekly farmers market. Eclectic collection of boutique shops, specialty dining, and community events.



## 2. THE LAB

A one-of-a-kind retail destination dubbed the "anti-mall" with unique shops and eateries in an indoor-outdoor setting with an emphasis on artistic and musical offerings and experiences.



## 3. THE CAMP

One of the first-known environmentally sensitive retail campuses in the United States, The CAMP offers visitors an open-air retail community in a casual and lively atmosphere with a strong emphasis on fitness, health and well-being, and active lifestyles.

## 6. THE PLANT

2.3 acres, a mixed use development consisting of four commercial buildings totaling 22,000 square feet of retail and restaurant space surrounding a central garden area. The project includes 48 apartments that include a variety of studio, one and two bedroom units. The Plant is the latest addition to Costa Mesa's Sobeca district, a 39-acre zone that includes The CAMP and The LAB on Bristol Street.



## 5. THE PRESS

25 acres, 350,000 square foot planned mixed use renovation of the former LA Times printing facility. Planned 40,000 square feet of marketplace food hall with complementary office and retail uses.

## 4. SOUTH COAST PLAZA

Over 250 high-end boutiques and restaurants over 2.8 million square feet. With over 24 million annual visitors and \$2 billion in annual revenue, South Coast Plaza is the crown jewel of retail and dining destinations in Orange County.

# SURROUNDING AMENITIES

## MAP





# SURROUNDING AMENITIES

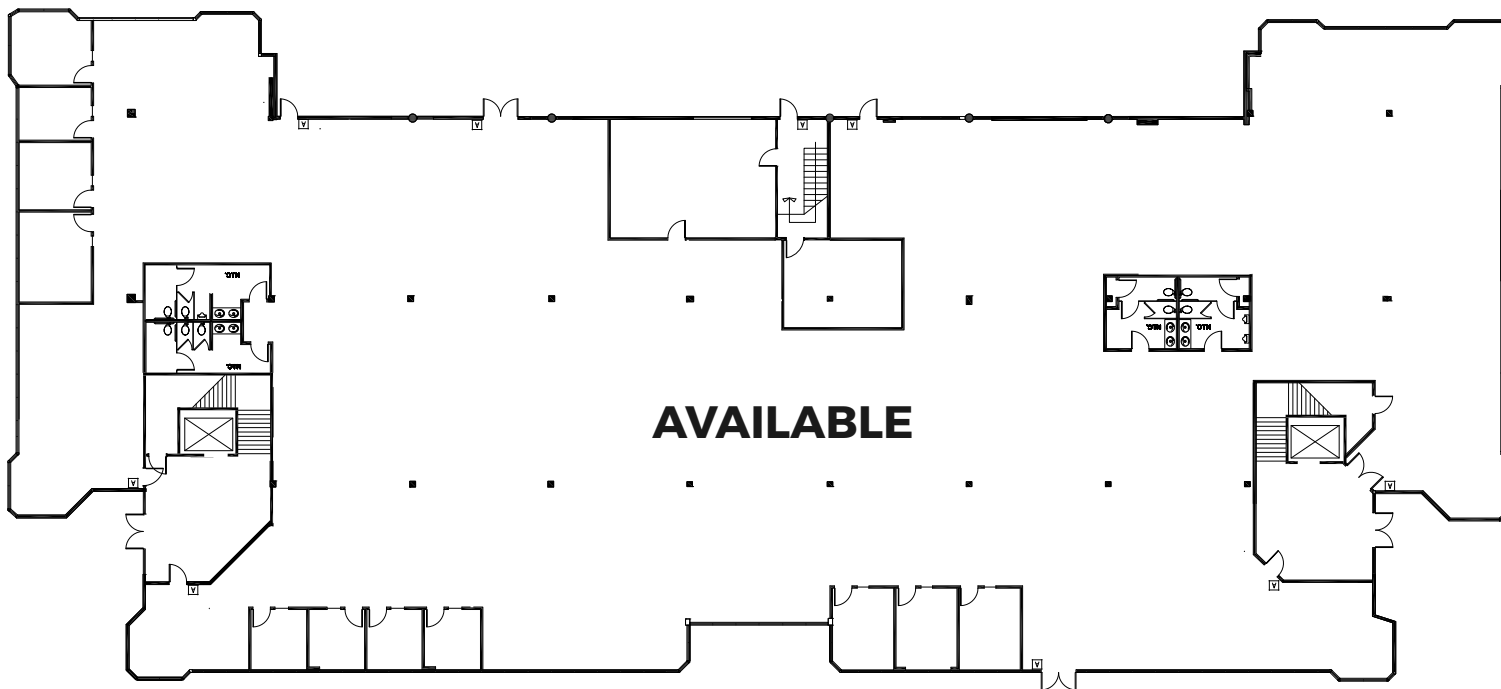
## AERIAL MAP





# DEMO FLOORPLAN CONFIGURATION

FIRST FLOOR | 23,570 RSF



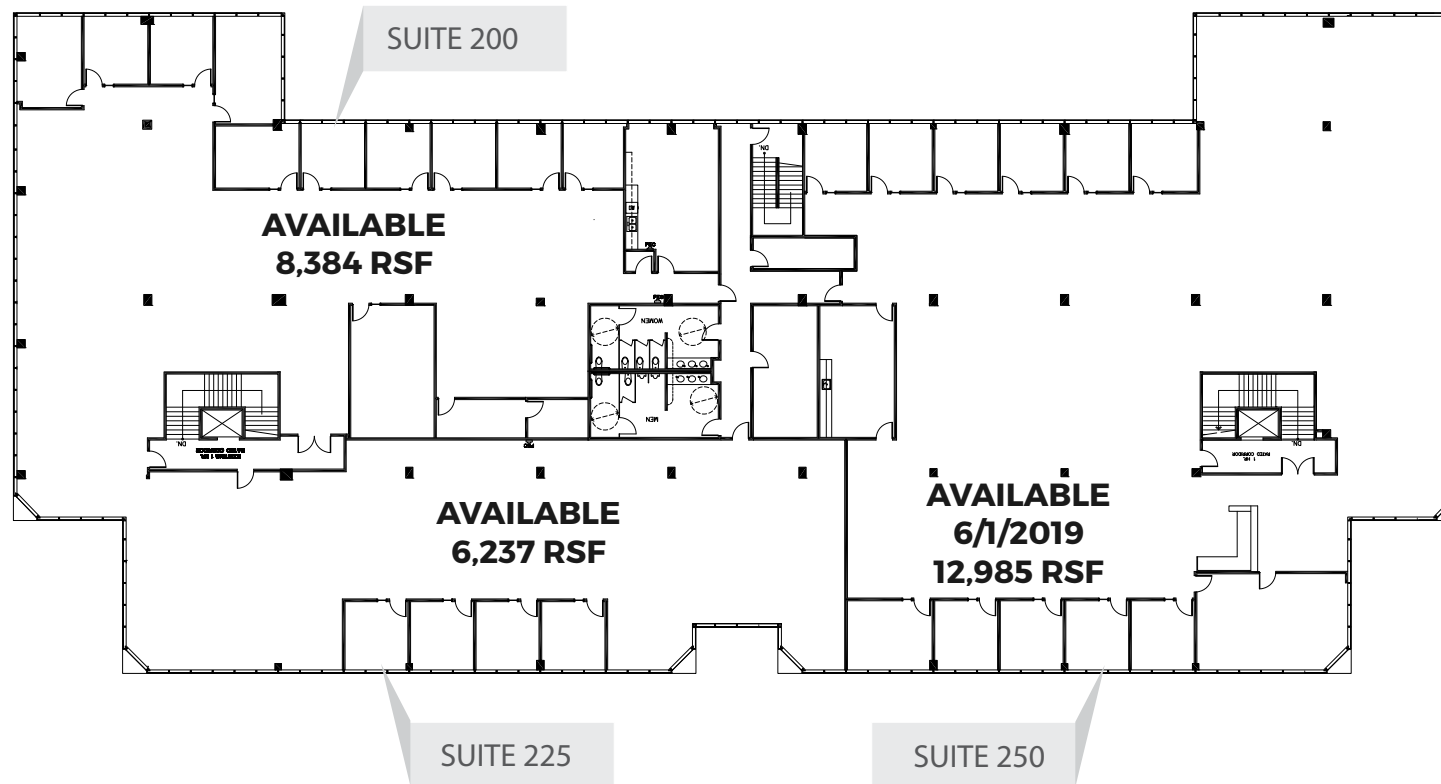
# EXISTING FLOORPLAN CONFIGURATION

FIRST FLOOR | 23,570 RSF



# DEMO FLOORPLAN CONFIGURATION

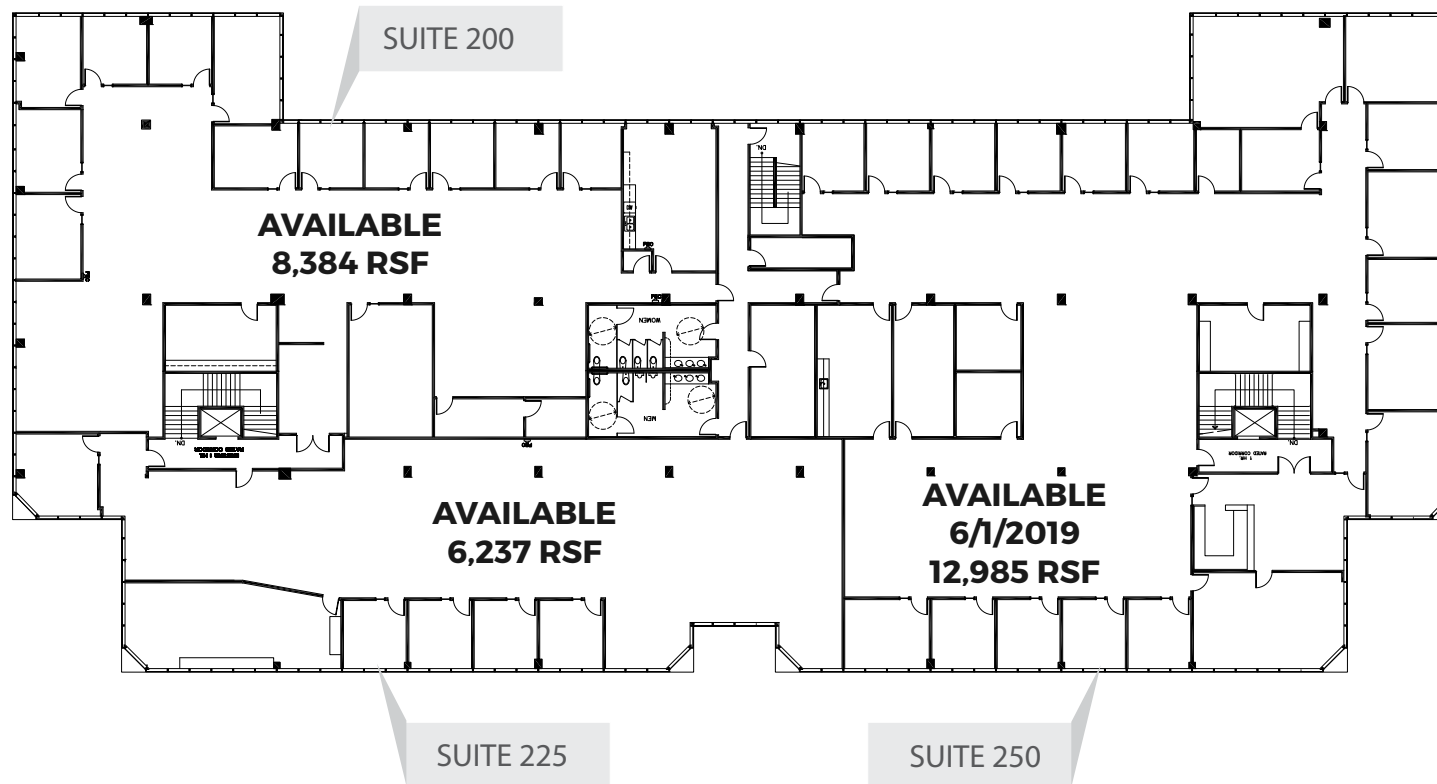
## SECOND FLOOR | 27,606 RSF





# EXISTING FLOORPLAN CONFIGURATION

SECOND FLOOR | 27,606 RSF



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EQ Office



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