



HG  **HARBOR
GATEWAY**
BUSINESS CENTER



A 75 ACRE MASTER-PLANNED BUSINESS PARK LOCATED IN COSTA MESA, CA

← VISITOR LOBBY
PLEASE USE SECURITY

RETHINK THE WORKPLACE

Built with the vision to inspire innovation and support growth, Harbor Gateway Business Center fuses architectural excellence, abundant amenities and refreshing flexibility in one of the most desirable business locations in Orange County. The picturesque 75-acre campus was carefully planned to cater to businesses of various sizes and needs. Orange County has long been a hub for progressive businesses in all types of industries and the focus of Harbor Gateway is to continue this advancement by providing an energizing environment that propels growth.

ELEVATE YOUR CULTURE

Harbor Gateway Business Center epitomizes everything that a modern business needs in order to cultivate its culture and allow it to thrive in the current professional landscape. The unique work spaces facilitate collaboration and innovation, positive energy, and a greater sense of connection. Here, you can motivate and engage employees, enhance productivity, and embrace the unique culture of your business.



CUSTOMIZE YOUR BRAND

With approximately 945,000 square feet of business space within the Harbor Gateway campus, the possibilities are endless in helping provide truly flexible work environments with smaller multi-tenant buildings up to large corporate headquarters facilities. Whether you need an exclusive business suite or an entire building, Harbor Gateway's properties are tailored to suit your organization's needs. Varied office layouts and customizable designs allow you to create a workspace that expresses the uniqueness and purpose behind your brand. The entire 75-acre site is flush with extensive landscaping, green belts, calming pathways and relaxed common areas that can be used to take calls, work from a laptop, or simply decompress in the outdoor atmosphere.



THE HARBOR GATEWAY DIFFERENCE

Our passion is helping businesses thrive. Flexibility remains a key pillar to the philosophy of this modern business park. Allowing companies to adapt their needs within the framework of the Harbor Gateway campus helps make it one of the most innovative and attractive places for a company in Southern California to call home. Harbor Gateway is one of the flagship business properties within the vast Segerstrom portfolio, a family with over 120 years of history in developing the heart of Orange County in Costa Mesa.

FEATURES TO FIT YOUR COMPANY NEEDS

- Located in the heart of Orange County's largest workforce base.
- Bold, modern architectural style and design.
- Incomparable location in central Orange County, with direct access to the 405, 55 and 73 freeways, as well as the San Joaquin Hills Transportation Corridor.
- Mere minutes from Segerstrom Center for the Arts and John Wayne Airport.
- Approximately 2 miles from South Coast Plaza.
- Abundant shopping, fine dining and hotel options close by.
- A 4:1 parking ratio for most buildings. Excess parking can also be made available.
- Underground conduit network to enable high speed and secure telecommunications and data networking capabilities.



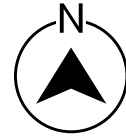
A PLACE TO RELAX, DINE AND DRINK

Some of the premier destinations for not only the region, but in the entire state of California are right here within a short drive of Harbor Gateway. Unprecedented freeway access allows employees and team members to experience ease of access to Harbor Gateway no matter where they start and end their day. Additionally, some of the best shopping and dining can be found just a few short blocks away at South Coast Plaza and SOCO & the OC Mix. The pristine beaches in nearby Laguna Beach and Newport Beach are world-renowned and can offer a nice reprieve for company functions or even a quick lunch retreat. No matter what your needs may be, you will find that Harbor Gateway's location is one of the most desirable in Southern California.

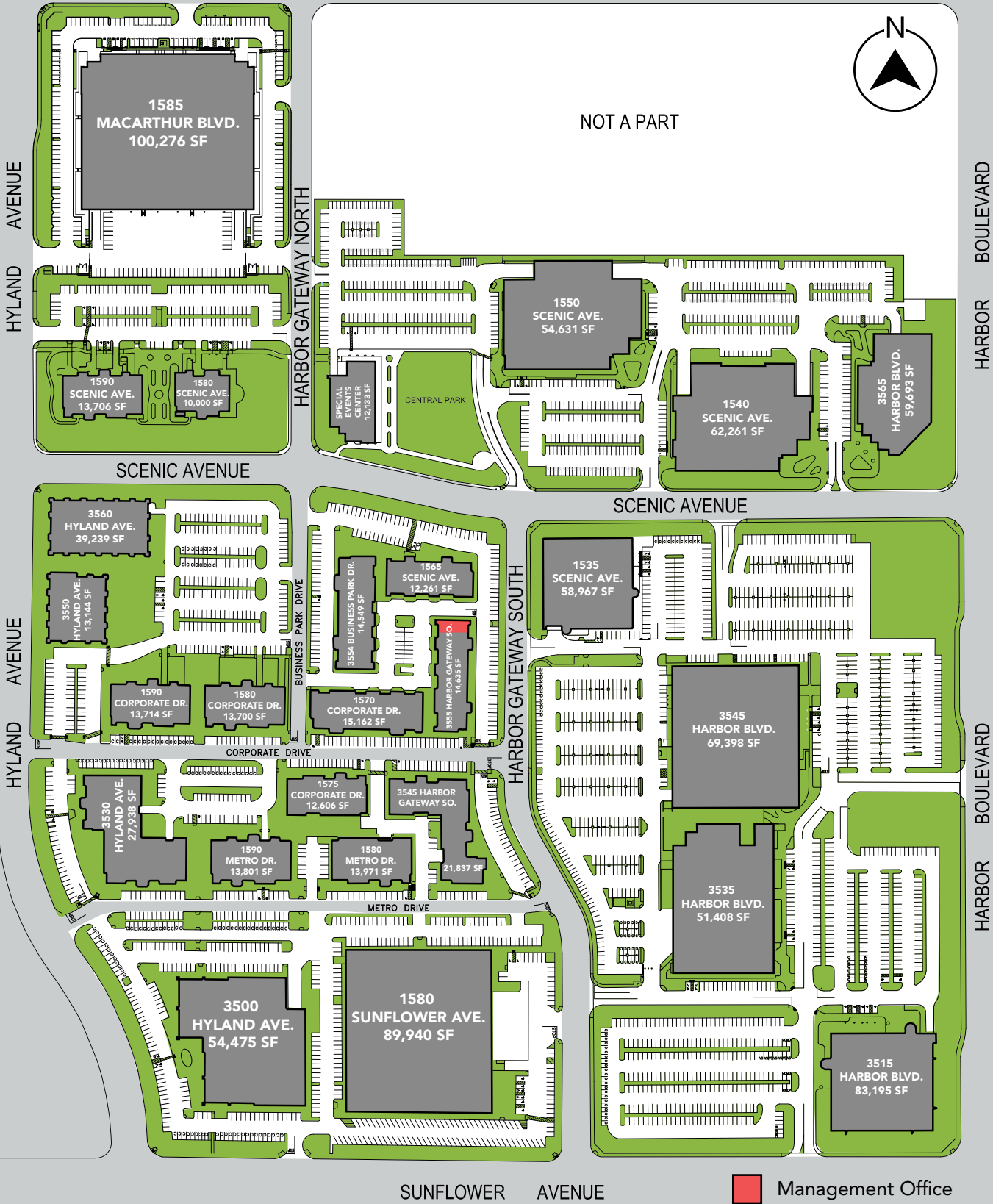
AMENITIES

- On-site café services offering daily food, beverage and catering services
- On-site special events center provides the unique opportunity for convenient company functions of various sizes
- Extensive landscaping throughout the Harbor Gateway campus promotes an active, outdoor lifestyle to attract and retain talent
- Private outdoor patios in select locations
- Within walking distance to SOCO & the OC Mix restaurants and retailers
- Dedicated on-site management staff and maintenance personnel provide immediate response time
- 24/7 roaming security patrol provided by South Coast Plaza Security
- Electric vehicle (EV) charging stations being added throughout Harbor Gateway





NOT A PART



Management Office

LEASING INFORMATION

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