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COSTA MESA

3070 - 3150 BRISTOL STREET COSTA MESA, CA 92626

John Wayne
AIRPORT
CANVAS



Serving **9** MILLION

PASSENGERS
ANNUALLY

The **BEACH**
PALMS

HUNTINGTON
NEWPORT **BEACH** BEACH BALL

Lab **THE CAMP**

COSTA MESA *California*

3100 BRISTOL
CN VS THE 405
FR WY

CANVAS
WORK **ELEVATED**

ORANGE COUNTY
FAIRGROUNDS

SŌBĒCĀ

SOUTH ON ENTERTAINMENT
BRISTOL CULTURE
ARTS

CANVAS

ANOTHER #SPACEFORGREATNESS BY

MGR
Real Estate

James Meyer

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Introducing CANVAS, MGR Real Estate's first endeavor into Orange County. Formerly known as the South Coast Corporate and Executive Centre, the name was inspired by the vibrant local arts community. We see our campus as a blank canvas that we reinvigorated with a new personality. Here at CANVAS, you do not just fit into spaces, we fit spaces to you. Let your culture shape our environment. Learn more about how you can transform traditional within the CANVAS project.

3070 - 3150 BRISTOL STREET
COSTA MESA, CA 92626



CANVAS



CHANGE

YOUR

FRAME OF

MIND



THE HEART OF COSTA MESA

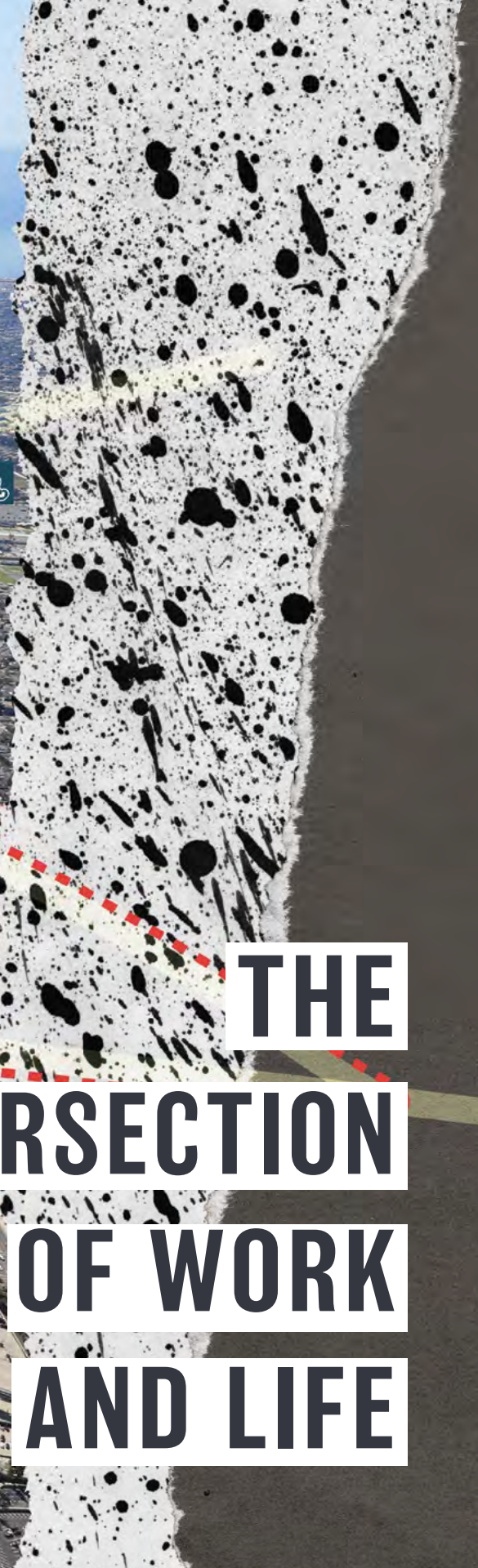


CANVAS

SOBECA DISTRICT

COSTA MESA

**THE
INTERSECTION
OF WORK
AND LIFE**



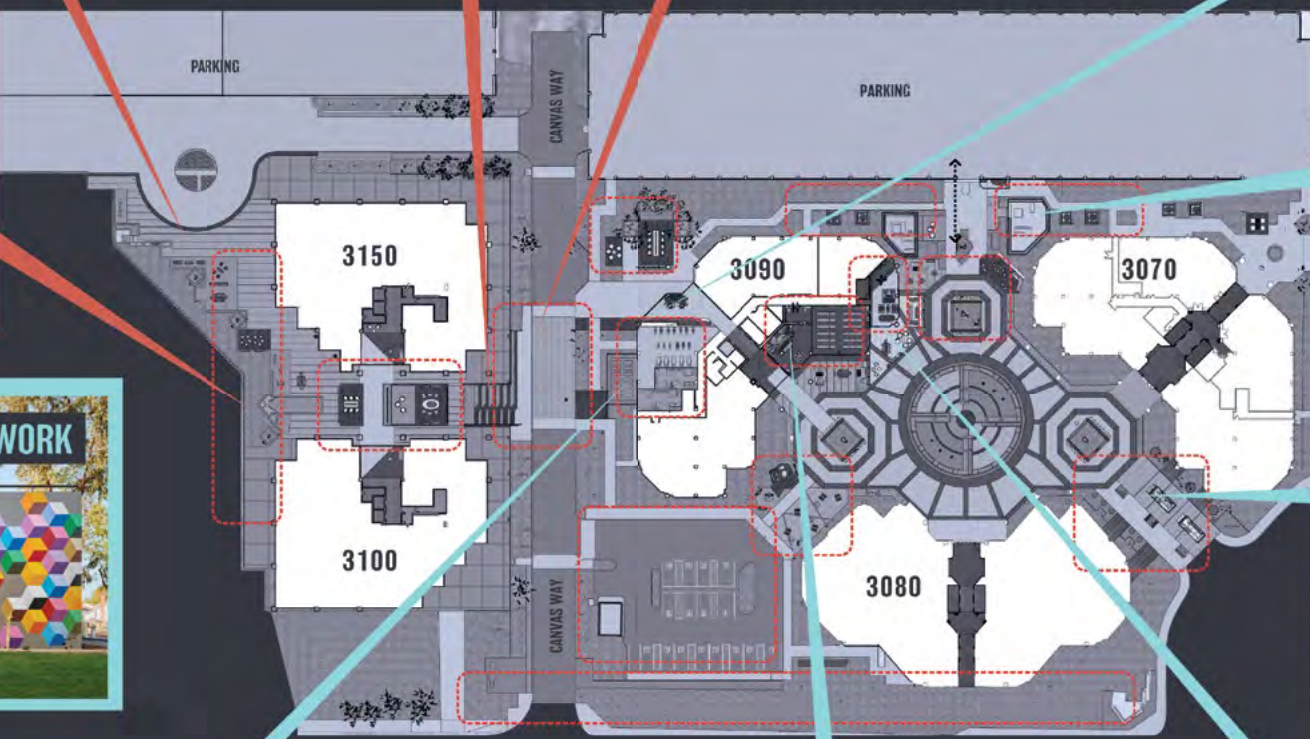
PAINY YOUR OWN

CANVAS

PLAY



GATHER



BE INSPIRED



CLEAR YOUR HEAD

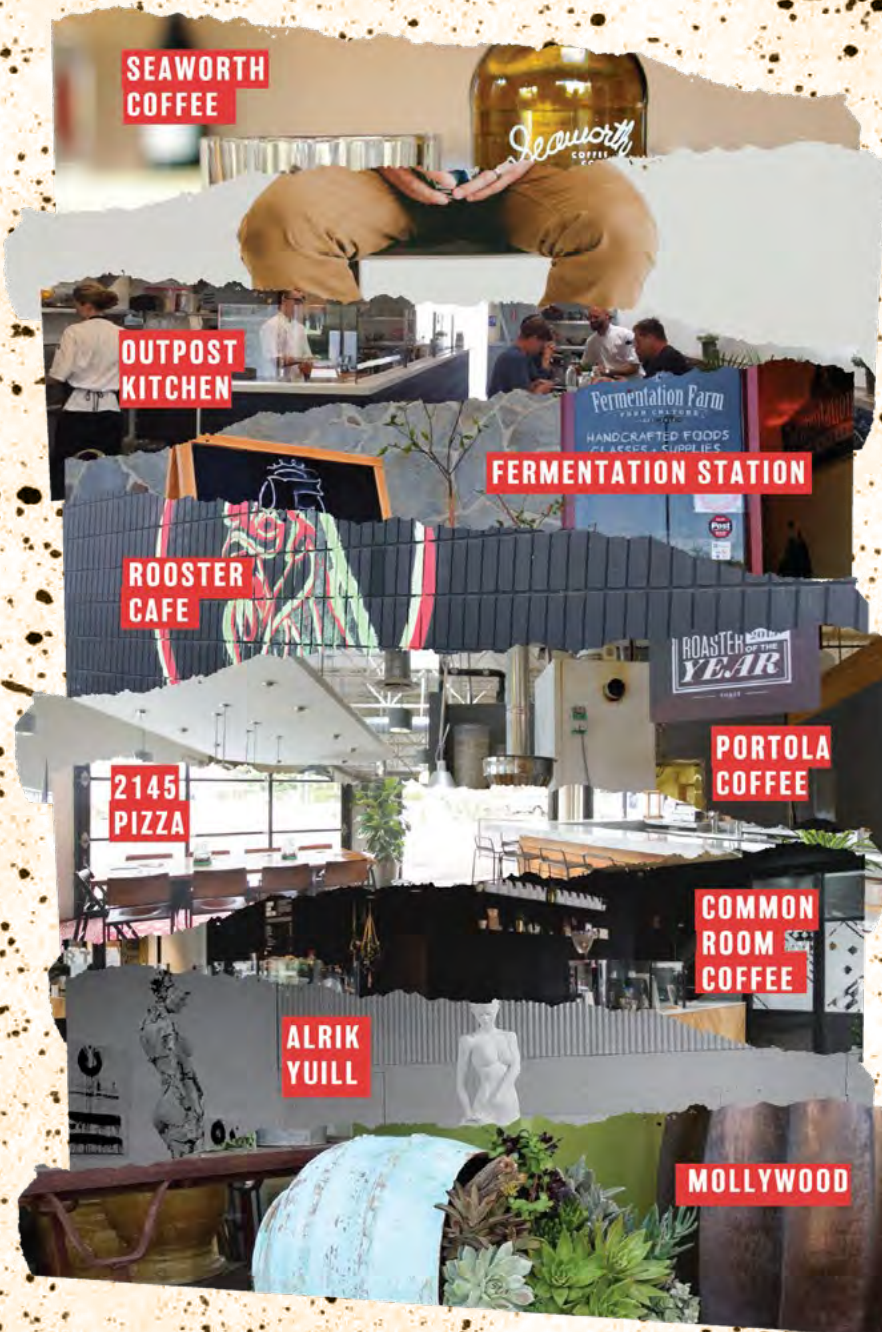


EAT



COSTA MESA

EAT | WORK | LIVE | PLAY | SHOP | DIFFERENT



MGR Space

DESIGNED FOR HUMANITY, BUILT WITH PURPOSE.

Introducing Space by MGR Real Estate, an adaptable suite of workspaces and experiences designed by experts to evolve with the ambitions of every company.



MGR Team Private Suites

THE RIGHT SPACE AND SUPPORT.

Our private suites and services empower startups and companies on the rise with endless configurations and adaptable agreements.

Personalize spaces for collaborative teams

Set up shop quickly with a simplified process

Use AV-ready conference rooms and tech support

Collaborate in your team's space 24/7



MGR Build Enterprise

SHAPE YOUR SPACE

We'll partner with you to envision, design and build a headquarters that puts down roots within one of our campuses.

Blueprint and build your ideal space

Craft an employee experience from the ground up

Offer team members concierge support and activities

Establish your presence with the flexibility to adapt



conceptual

CANVAS

+INDUSTRIOUS

At CANVAS, we offer more than just four-walled office space. MGR Real Estate and Industrious have partnered to activate the five-building campus, delivering a superior tenant experience. In addition to offering flexible workspace solutions across the campus, Industrious manages the workplace experience for all tenants, including events and programming, meeting and event spaces, the concierge desk, and more.

Industrious is the largest premium workspace provider in the country, with over 85 locations across 45+ cities. Their thoughtfully designed spaces are built to maximize productivity and can accommodate teams of all sizes and stages.

Industrious will be managing 22,000sf of coworking space

 **INDUSTRIOUS**

A PALETTE FOR SUCCESS



FEATURES TO BUILD FROM

LOCAL ARTWORK

PROJECT LOUNGES

FOOD TRUCKS

FARMER'S MARKET

FITNESS CENTER

WI-FI

CAR DETAIL SERVICE

CONFERENCE FACILITY

ABUNDANCE OF PARKING

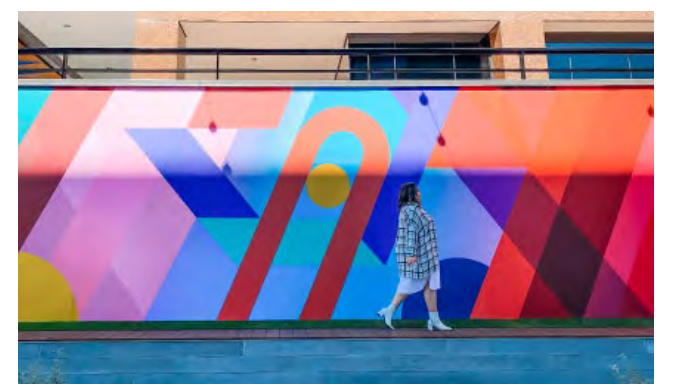
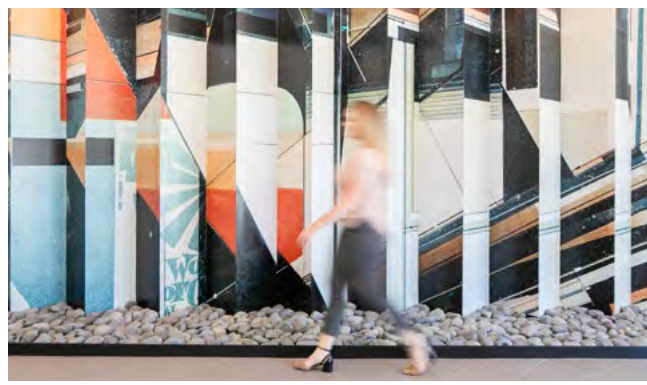
**INCREDIBLE
OUTDOOR
EXPERIENCES**

HOTEL ADJACENCY
(Hilton, Crowne Plaza)

**IMMEDIATE
FREEWAY ACCESS**

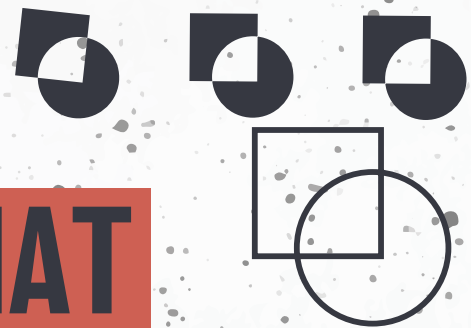
FREEWAY IDENTITY

CAFE & CATERING



A PLACE TO

HANG YOUR HAT



Lab THE CAMP

COSTA MESA @California

ORANGE COUNTY FAIRGROUNDS



"CITY OF THE ARTS"



"THE BEST SMALL TOWN FOR RESTAURANTS WEST OF THE MISSISSIPPI RIVER" RAND/MCNALLY AND USA TODAY



HIGHEST POPULATION OF Millennials IN ORANGE COUNTY



20 PUBLIC SCHOOLS

16 SQUARE MILES



28 PARKS

SŌBĒCĀ SOUTH ON BRISTOL ENTERTAINMENT CULTURE ARTS



CAPITAL OF THE ACTION SPORTS INDUSTRY HURLEY INTERNATIONAL, VOLCOM, RVCA, RIP CURL, AND VANS



CANVAS

OWNERSHIP & LEASING

MGR
Real Estate

MGR FLEX



INDUSTRIOUS

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