



CN VS



COSTA MESA

3070 - 3150 BRISTOL STREET COSTA MESA, CA 92626

John Wayne
AIRPORT
CANVAS

Serving 9 Mill
ION
PASSENGERS
ANNUALLY
The BEACH
COUNTRY
FAIRGROUNDS

HUNTINGTON
NEWPORT BEACH
Lab THE CAMP
SŌBECĀ
COSTA MESA
California
SOUTH ON
BRISTOL
ENTERTAINMENT
CULTURE
ARTS

CANVAS

ANOTHER #SPACEFORGREATNESS BY

MGR
Real Estate

Cameron Cox
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760-985-0527
ccox@mgrrealestate.com

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





CANVAS



the**lab**



Mesa



ST

BRISTOL

<- 405 FWY S
405 FWY N ->

THE INTERSECTION OF WORK AND LIFE

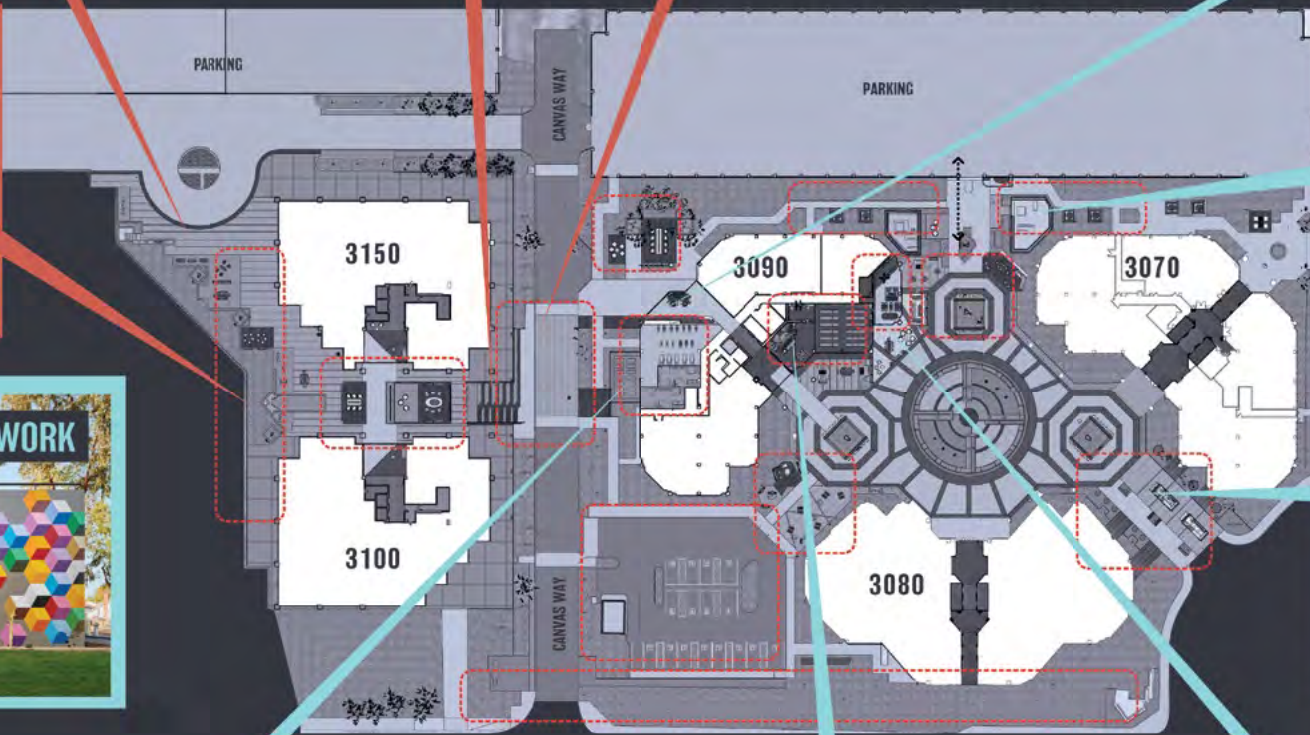
PAINT YOUR OWN

CANVAS

PLAY



GATHER



BE INSPIRED



CLEAR YOUR HEAD



EAT



COSTA MESA

EAT | WORK | LIVE | PLAY | SHOP | DIFFERENT



MGR Space

DESIGNED FOR HUMANITY, BUILT WITH PUPOSE.

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



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 programing, 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



THE HEART OF COSTA MESA



UNIVERSITY OF CALIFORNIA IRVINE

UCI

IRVINE



TRADE

NEAT

NEWPORT BEACH

55



CANVAS

the lab

memphis



BARLEY FORGE BREWING CO.

Mesa



RAYOGA

COSTA MESA

73

SOBECA DISTRICT

405

Hilton



BRISTOL

WATER GRILL

THE CAPITAL

ANQI

LOS ANGELES

SOUTH COAST PLAZA

Segerstrom Center for the Arts

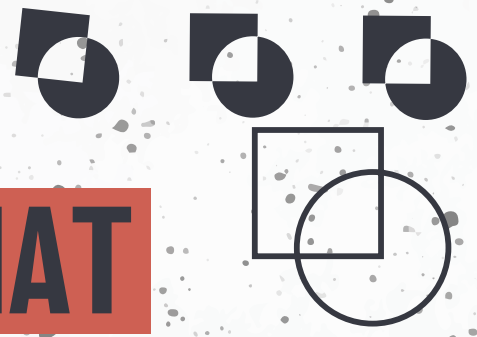
vaca

SANTA ANA

INSPIRED UPON ARRIVAL



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



ACTIVATE YOUR CULTURE



CANVAS

OWNERSHIP & LEASING

MGR
Real Estate

MGR FLEX



INDUSTRIOUS

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CANVASCOSTAMESA.COM



PAIN'T YOUR OWN CANVAS

CANVASCOSTAMESA.COM

Renderings are conceptual and Project Benefits subject to change & vary per building.