

THE ORWELL

200 E BAKER STREET, COSTA MESA, CA
FOR SALE OR LEASE



TURNKEY CLASS A OFFICE
CONDOMINIUMS - COSTA MESA, CA

MFR
PARTNERS

PROPERTY HIGHLIGHTS

TURNKEY CLASS A OFFICE CONDOMINIUMS



Fully renovated, move-in-ready suites designed for modern professional use.



DEDICATED IT CLOSETS & INDIVIDUAL ELECTRICAL SUBMETERS



Infrastructure designed for operational efficiency and technology-driven businesses.



SECURE PACKAGE ROOM FOR DELIVERIES



Streamlined, safe handling of incoming packages and business shipments.



INVITING RECEPTION AREAS



Professionally designed entry points that create a strong first impression for clients and visitors.



ELEGANTLY DESIGNED INTERIORS

Private offices and meeting rooms featuring abundant natural light, high-end finishes, and sustainable materials.



FULLY EQUIPPED KITCHENS IN EVERY SUITE

Contemporary kitchens with premium fixtures to support daily workflow and convenience.



AMENITY-RICH COMMON AREAS

Upgraded shared spaces ideal for collaboration, networking, and client interaction.



LANDSCAPED OUTDOOR PATIOS

Attractive open-air spaces offering casual meeting areas and employee relaxation zones.



AMPLE ON-SITE PARKING WITH EV CHARGING STATIONS

Convenient parking options including electric-vehicle charging to support sustainability needs.



UPGRADED WATER FOUNTAINS WITH BOTTLE FILLERS

Modern hydration amenities aligned with eco-conscious design standards.



PRIME COSTA MESA LOCATION

Situated just off Route 55 and minutes from the 405 Freeway and John Wayne Airport, offering exceptional accessibility.



SURROUNDED BY VIBRANT RETAIL & DINING

Close to The Camp, The Lab, South Coast Plaza, and major commercial hubs.

1ST FLOOR PLAN



2ND FLOOR PLAN

#201

#203



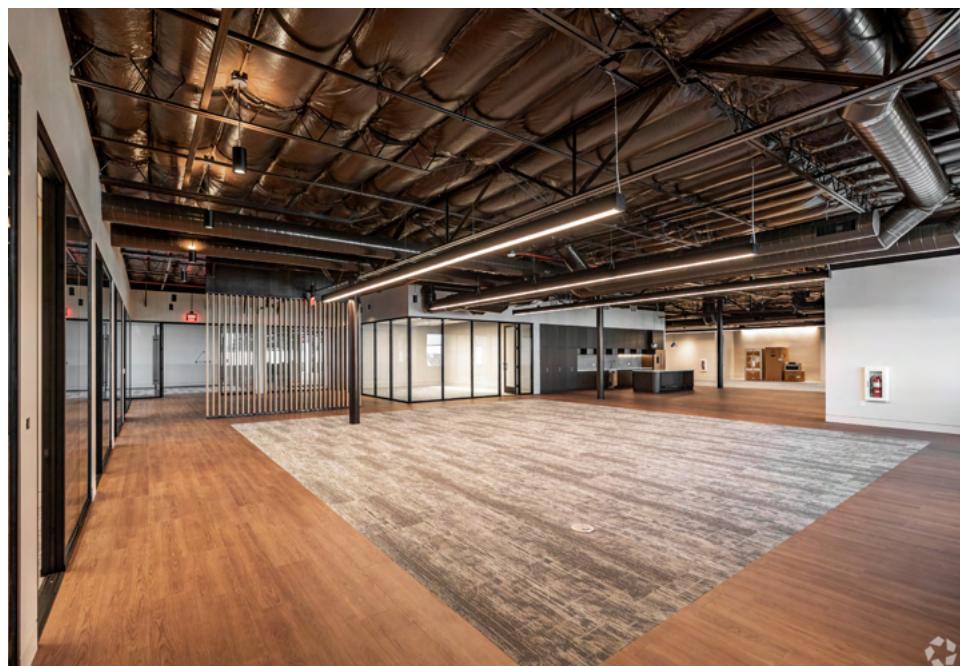
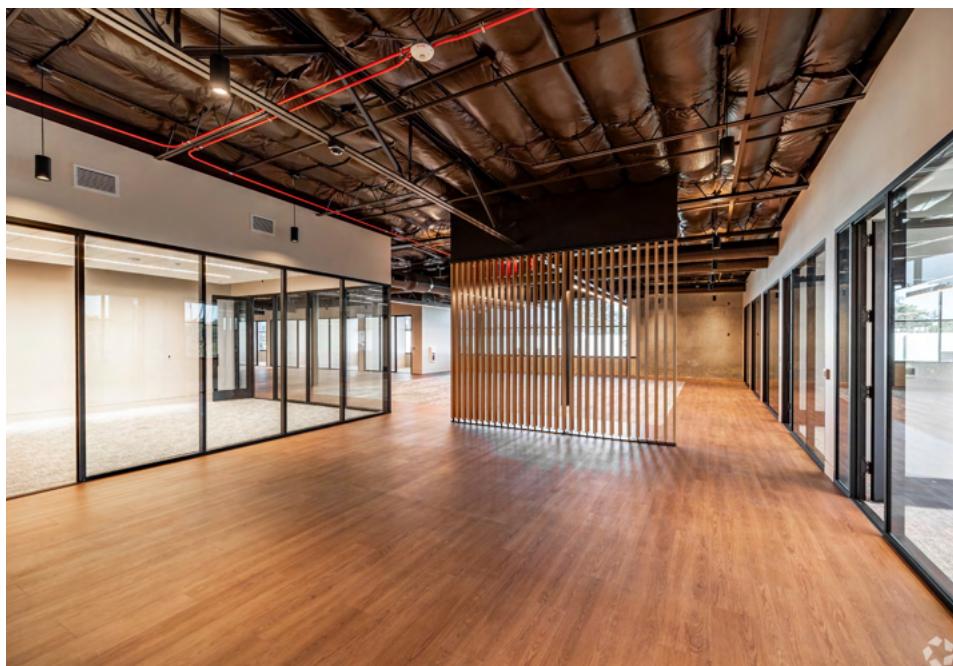
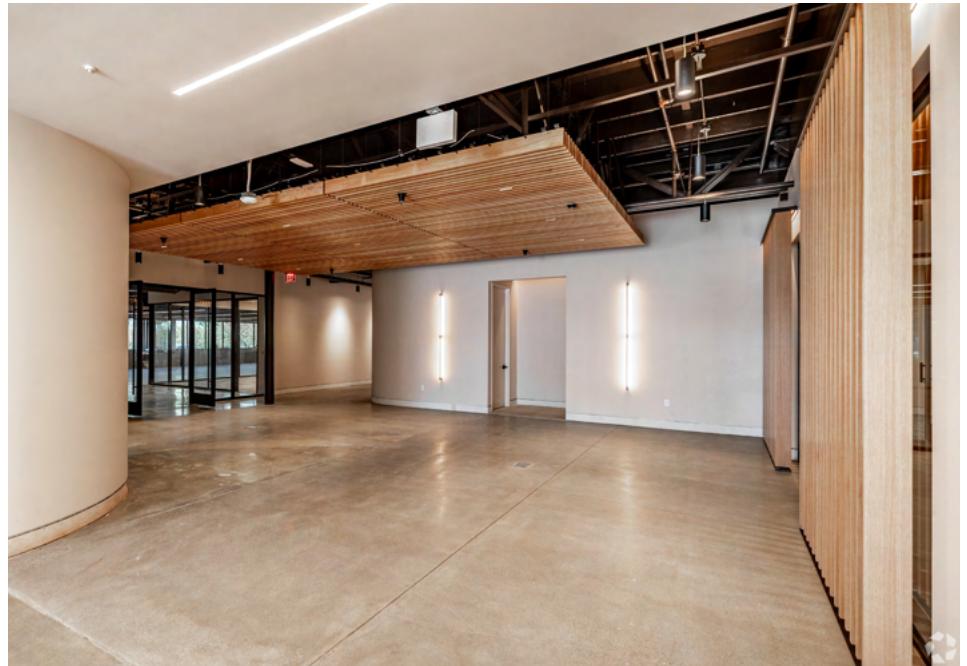
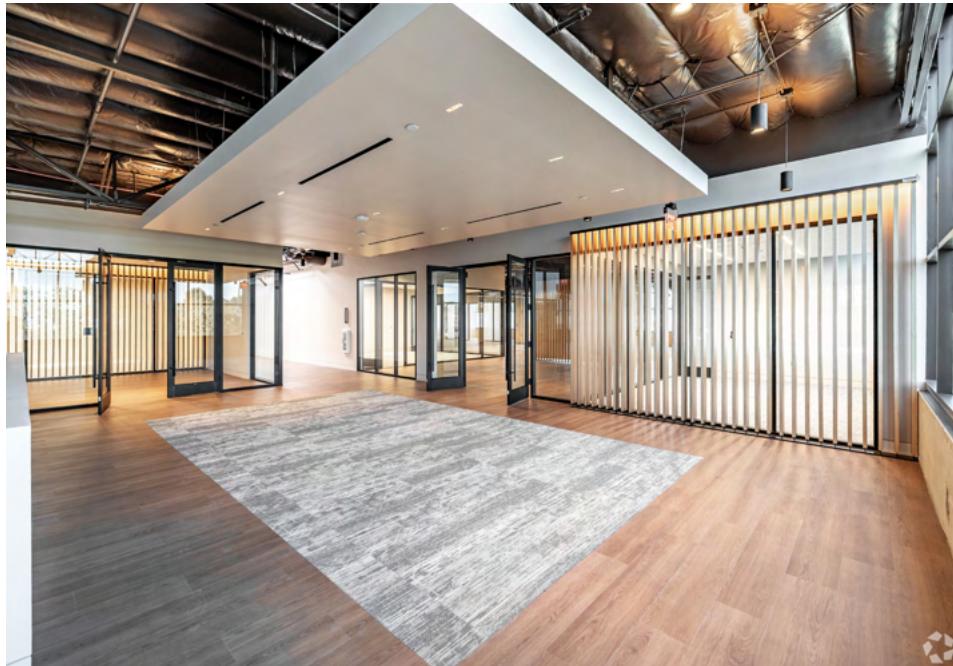
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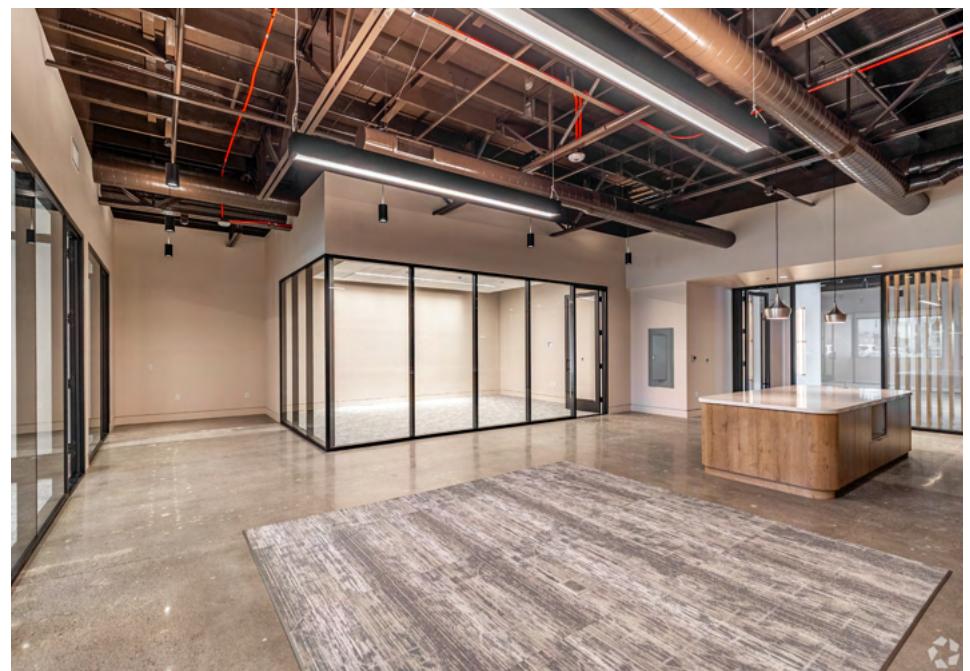
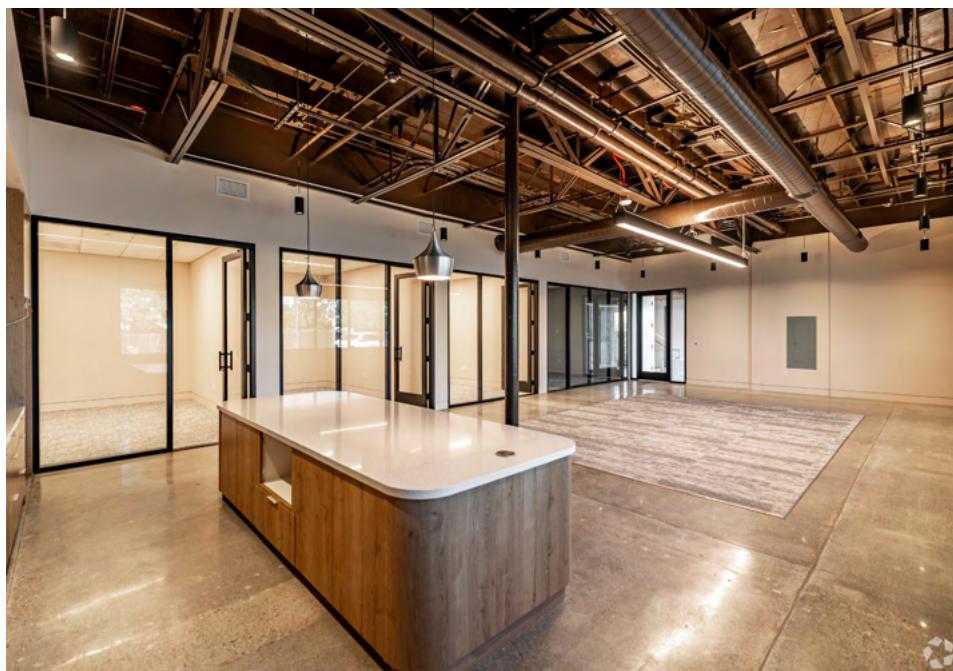
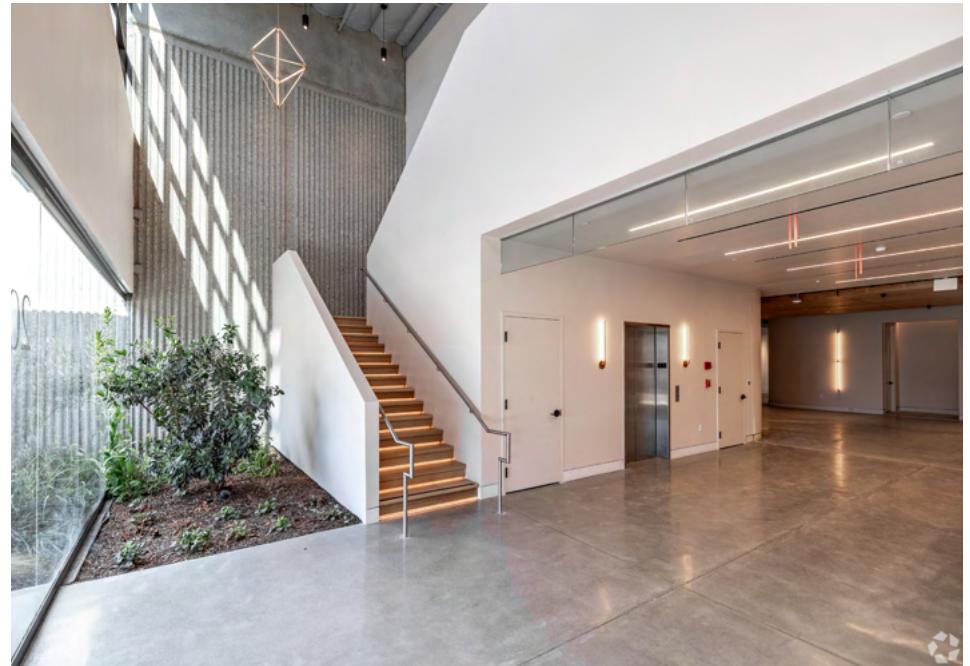
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INTERIOR PHOTOS



INTERIOR PHOTOS



AERIAL MAP



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Let's Talk!

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