

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.



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.



DEDICATED IT CLOSETS & INDIVIDUAL ELECTRICAL SUBMETERS

Infrastructure designed for operational efficiency and technology-driven businesses.



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.



SECURE PACKAGE ROOM FOR DELIVERIES

Streamlined, safe handling of incoming packages and business shipments.



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.



INVITING RECEPTION AREAS

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



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.

[illegible]

2ND FLOOR PLAN

#201

#203



#204

#205

#206

#207

INTERIOR PHOTOS



INTERIOR PHOTOS



[illegible]

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Let's Talk!

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