



NEW CREATIVE OFFICE CAMPUS

660 Baker

COSTA MESA

CBRE

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Creative space



High identity exterior signage program



Beautiful outdoor work spaces with upscale furnishings and barbecues



Flexible configuration for full campus users or individual suites



Ample surface parking with individual executive garages



Walking Distance to 250 Eateries

Site Plan



Multiple Signage Opportunities

BAKER ST





Creative Office Campus Now Complete!

BUILDING A

**14,543 Square Feet
(Divisible)**

- Suite 101: 2,759 SF**
- Suite 102: 1,130 SF**
- Suite 103: 2,707 SF**
- Suite 201: 3,427 SF**
- Suite 202: 4,520 SF**

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BUILDING B

**11,575 Square Feet
(Divisible)**

- Suite 102: 3,179 SF**
- Suite 103: 1,972 SF**
- Suite 201: 6,424 SF**

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BUILDING C

**20,954 Square Feet
(Divisible)**

- First Floor: 10,676 SF**
- Second Floor: 10,278 SF**

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BUILDING D

**7,910 Square Feet
(Lease Out for Signature)**

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Amenities

COSTA MESA

SOUTH COAST PLAZA

- Capital Grille
- Casa Barilla
- Champagne French Bakery
- Claim Jumper
- Corner Bakery
- Din Tai Fung
- Darya Fine Persian Cuisine
- Hamamori Restaurant & Sushi Bar
- Lawry's Carvery
- Leatherby's Cafe Rouge
- Maggiano's Little Italy
- Mezzett Mediterranean Cuisine
- Morton's Steak House
- Pacific Whey Cafe
- Quattro Cafe
- Royal Khyber Fine Indian Cuisine
- Ruby's Diner
- Season 52
- Vaca
- Vie de France
- Wahoo's Fish Tacos
- Wolfgang Puck Kitchen

50+ EATERIES WITHIN A 5 MINUTE WALK

200+ EATERIES WITHIN A 5 MINUTE DRIVE



SOUTH
COAST
PLAZA

WESTIN
HOTELS & RESORTS

WATER GRILL

INTERSTATE
CALIFORNIA
405

CROWNE PLAZA
HOTELS & RESORTS

Hilton

Paularino

16,000 CPD

Baker Street

31,000 CPD

Randolph Ave.

24,000 CPD

American
Apparel

the lab

memphis

AMERICA'S
TIRE

ROOSTER

BARLEY
FORGE
BREWING CO.

C
M
P

CALIFORNIA
55

71,454 CPD



Demographics

	1 MILE	3 MILES	5 MILES
2019 Population	13,965	173,693	603,831
2024 Projection	14,718	182,387	624,900
2019 Average Household Income	\$103,371	\$107,478	\$110,270
2019 Average Home Value	\$650,456	\$656,394	\$675,321

Traffic Counts

STREET	CROSS STREET	YEAR COUNT	AVERAGE DAILY
Baker Street	Bristol Street	2019	31,000
Paularino Avenue	Bristol Street	2019	16,000
Costa Mesa Fwy.	Baker Street	2019	158,000
Bristol Street	Randolph Avenue	2019	26,000



660 Baker



4 year schools within 5 mile radius: UC Irvine, Vanguard University, University of Phoenix



Central Location: 2017 Population within 25 miles 3,191,400 and the labor force in the same is 1,606,716



Short walk to retail amenities including the Camp and the Lab



5 minute drive to John Wayne Airport



Exceptional access to 5, 55, 405, 73-freeways



High identity location with major street frontage



5 minute drive to South Coast Plaza



1 minute drive to the Hilton Hotel and Crown Plaza





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