



**An Indoor-Outdoor Creative Office Campus**  
*in the Heart of Costa Mesa*

**Now Open**



serving coffee  
& grab-n-go food



**A WORKPLACE EVOLUTION: LEARN HOW THIS PROPERTY AND LPC WEST ARE RESPONDING TO COVID**



**Culture Yard**, located at 150 Paularino Avenue, is a one-of-a-kind creative office campus situated in the heart of Costa Mesa with immediate access to the 55 & 405 Freeways and John Wayne International Airport. The campus is comprised of four buildings, which surround a thoughtfully designed central amenity courtyard, while offering highly efficient floorplates, dramatic wood truss ceilings, operable garage doors that provide access to exclusive outdoor patio space, and lots of amenities on-site and adjacent. On-site event, meetings and conference spaces operated by FLDWRK.



**ON-SITE EVENT/  
CONFERENCE SPACE**



**4 BUILDINGS**



**ON-SITE ARTISAN  
COFFEE SHOP**



**EASY ACCESS  
SURFACE PARKING**

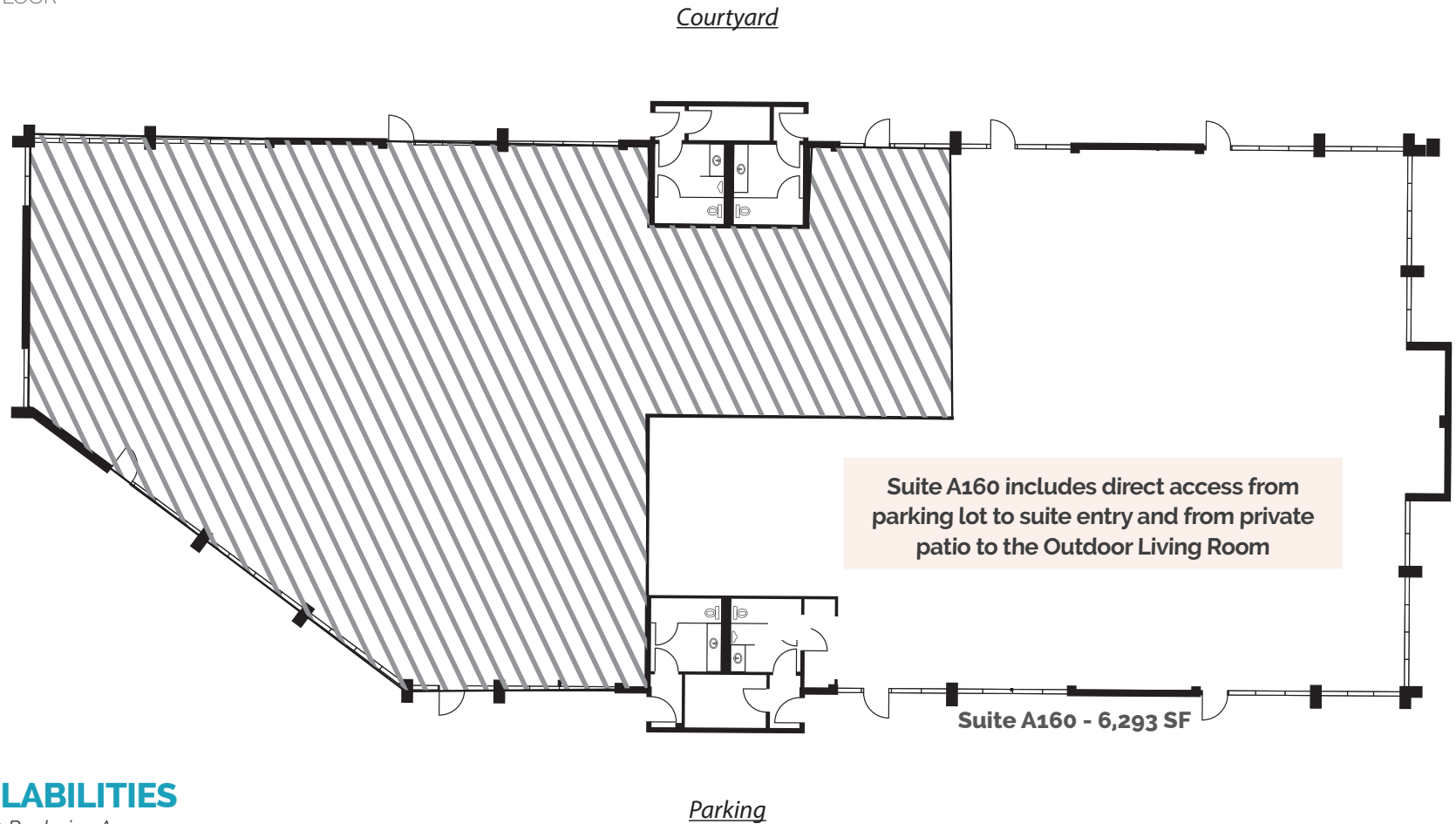


[www.culture-yard.com](http://www.culture-yard.com)

# FLOOR PLANS

## BUILDING A

FIRST FLOOR



## AVAILABILITIES

150 Paularino Ave

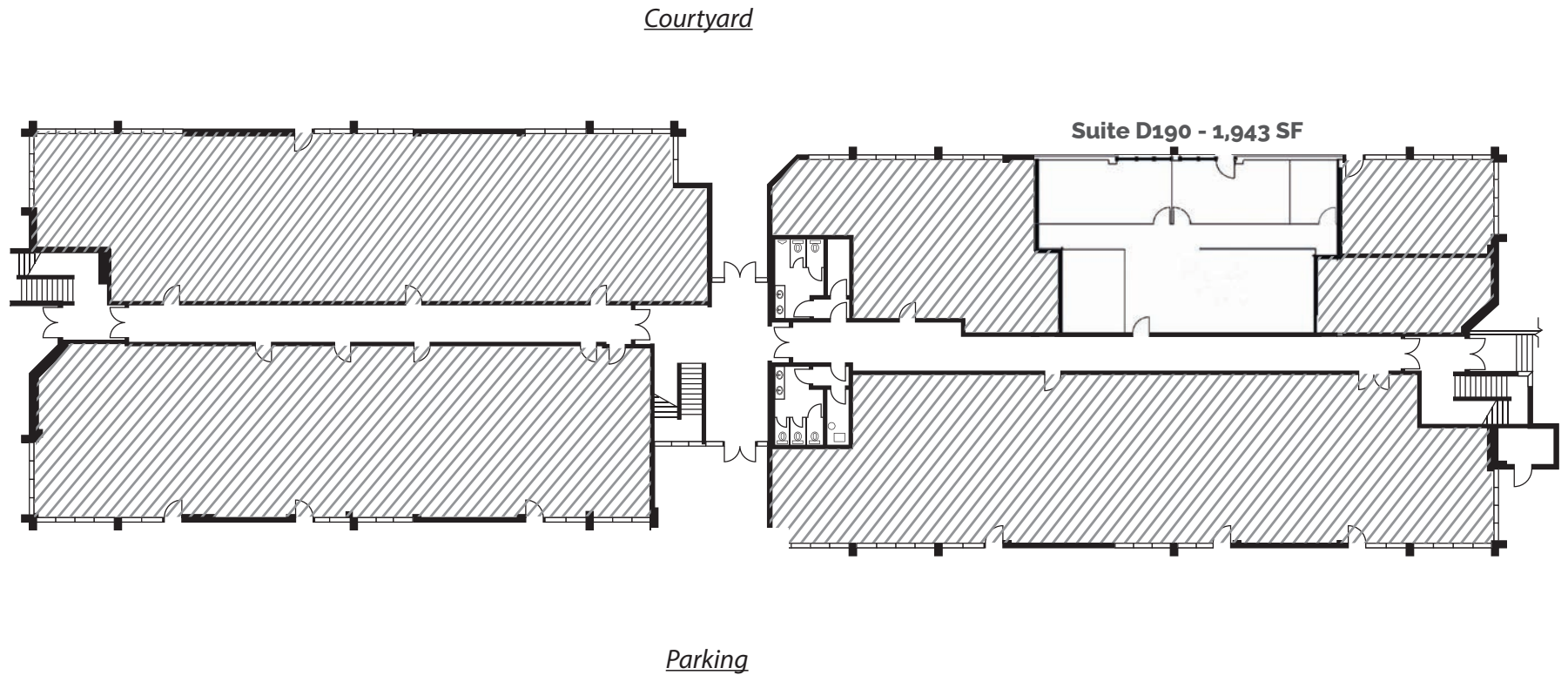
**Bldg. A**

Suite A160 - 6,293 SF

# FLOOR PLANS

## BUILDING D

FIRST FLOOR



## AVAILABILITIES

150 Paularino Ave

**Bldg. D**

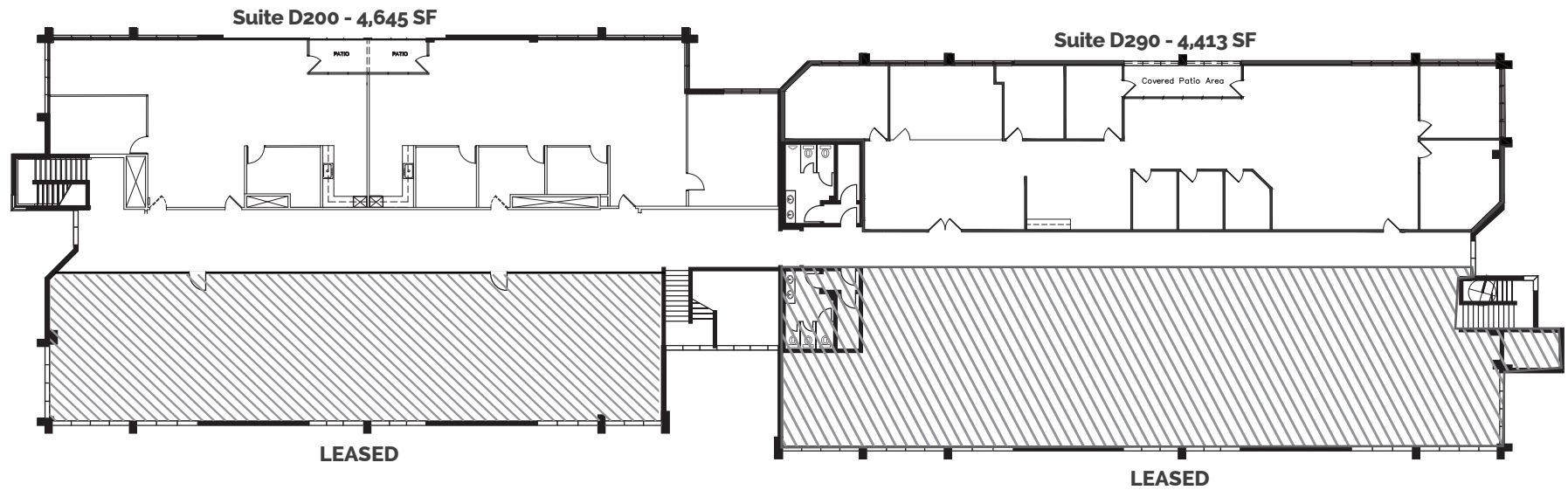
Suite D190 - 1,943 SF

# FLOOR PLANS

## BUILDING D

SECOND FLOOR

Courtyard



Parking

## AVAILABILITIES

150 Paularino Ave

### Bldg. D

Suite D200 - 4,645 SF (Move-In Ready Creative Spec Suite)

Divisible to 1,990 SF & 2,655 SF, Available 12/01/2020, Call to Show

Suite D290 - 4,413 SF (Move-In Ready Creative Spec Suite)

# SITE PLAN









**Orange County's Premier**  
Work / Life Office Campus



# AMENITIES

Costa Mesa has become the epicenter of modern gathering for shopping, eating and drinking. Culture Yard is centrally located to Orange County's finest amenities plus offers a wide array of on-site amenities, including a barista inspired coffee café. Additional on-site amenities include:

- » Outdoor living room featuring music and seating areas
- » Outdoor workspaces
- » Ping pong and bocce ball
- » Roll-up garage doors
- » Private balconies and patios





Soco MiX

Shops  
AT COSTCO PLAZA

SOUTH COAST  
MARKETPLACE

SOUTH COAST  
PLAZA

Metro Pointe  
AT SOUTH COAST

THE DISTRICT  
AT TUSTIN LEGACY PLAZA

DIAMOND DJ JAMBOREE

TRADE  
FOOD HALL

Costa Mesa Square

THE TRIANGLE  
restaurants & entertainment

C | M | P

the lab  
HOME ART MALL

FASHION ISLAND  
NEWPORT BEACH, CALIFORNIA

University Center

PARK PLACE

IRVINE SPECTRUM CENTER



Santa Ana  
WARNER AVE

Tustin

Irvine

Costa Mesa

Newport Beach

Huntington Beach

Pacific Ocean

ADAMS AVE

HARBOR BLVD

PAULARINO

TUSTIN AVE

MACARTHUR BLVD

RED HILL AVE

BARRANCA PKWY

MAIN ST

JAMBOREE RD

CULVER DR

IRVINE CENTER DR

BARRANCA PKWY

SAND CANYON AVE



**CONTACTS:**

**JUSTIN HILL**

Lic. 01424426  
+1 949 809 4064  
justin.hill@cbre.com

.....  
**ROSS BOURNE**

Lic. 01436669  
+1 949 725 8537  
ross.bourne@cbre.com



**LPCWEST**  
LINCOLN PROPERTY COMPANY

**CBRE**

© 2018 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.