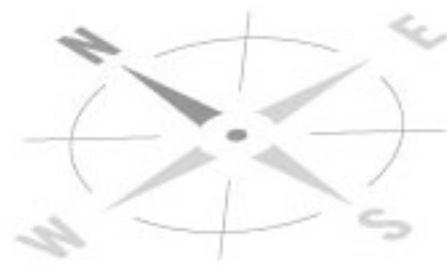


SITE PLAN

1375 Sunflower Ave
Costa Mesa, CA



01 THE NEWSROOM

Open floors allow for easy flow of creativity and northern light.

1F 58,967 RSF
2F 42,222 RSF

02 CENTRAL PLANT

Varying levels and layers open up to the Sky Cut, forming an expansive exterior galley.

1F 35,502 RSF
2F 9,862 RSF

03 THE HUB

Outside and inside come together beneath a network of catwalks and conference rooms.

1F 50,907 RSF
2F 24,115 RSF
2F 27,492 RSF

04 PRINT ROOM

Lofty, open-air spaces filled with natural light perfect for non-traditional offices.

1F 47,150 RSF
2F 66,322 RSF
3F 3,728 RSF

05 MARKET HALL

Eclectic dining and entertainment opens up into an lively park and entry court.

1F 51,639 RSF

www.thelab.com



SKY CUT



DOG PARK



RAIL PARK



BICYCLE STORAGE



THE STATION



FITNESS CENTER



THE EYE

• All Square Footages are Approximate

+/- 380,856 SF Office Space
+/- 51,639 SF Retail Space

HARBOR BLVD

SOUTH COAST DRIVE

SUNFLOWER AVENUE