

FOR SUBLEASE

±1,978 SF 5TH FLOOR OFFICE AVAILABLE

3080 BRISTOL STREET, SUITE 500

COSTA MESA, CA 92626

EXCLUSIVE AGENT



Nick Tezak
Principal

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DRE#: 02101474



**3080 BRISTOL STREET,
SUITE 500, COSTA MESA, CA**



SUMMARY

Canvas showcases a distinctive architectural presence with a sophisticated blend of polished granite and gray glass, complemented by beautifully landscaped grounds, a welcoming plaza, and an elegant fountain. A dramatic two-story concourse creates an impressive arrival experience, while refined lobbies feature flame-cut granite and polished bronze finishes. The property is equipped with integrated building management and advanced security systems, including proximity-card access throughout the building and parking areas. Tenants also benefit from the ability to control after-hours climate and lighting within their individual spaces. Signage opportunities and basement storage are available. Ideally positioned near the I-405 Freeway and Bristol Street, Canvas offers exceptional accessibility and convenience. The property is within walking distance of hotels, dining, shopping, and entertainment, with John Wayne Airport just minutes away. Additional connectivity is provided to 3100 Bristol via the third and fourth floors.

PROPERTY HIGHLIGHTS

- ±1,978 SF Office Suite
- 4 Private Offices
- Large Open Bullpen Area
- Kitchenette In Unit
- Community Lounge Next-door To Suite (Food & Drinks Available)
- Restrooms Conveniently Located Right Outside Unit & Community Lounge
- Onsite Gym & Showers
- 3080 Bristol Suite 500 Furniture List Included
- 18 - 60" Standing Desks
- Round Conference tables
- 8 - Black Rolling Office Chairs
- Wall Mounted Samsung TV
- Microwave
- Brown Trash Cans
- Total Artwork (Total of Pictures)
- Refrigerator



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**SOUTH
COAST
PLAZA**



**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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