

144 N. Glassell Street

The Plaza - Historic Orange

A CREATIVE QUARTER



±8,150 SF
AVAILABLE



HISTORIC
CHARM



VIBRANT
COMMUNITY



CREATIVE-OFFICE
CREATIVE SPACE

AO Architecture.
Design.
Relationships.

OPTOMETRY

PROVISIONS



AO
THE PLAZA
HISTORIC
ORANGE

THE PLACE

A HISTORIC DISTRICT

Work Inside History

Few cities in Southern California offer what Old Towne Orange does: a genuinely intact historic district where the built environment hasn't been erased and rebuilt. 144 N. Glassell sits at its center — creative space inside a neighborhood that has been continuously alive for over a century.

Old Towne Orange is one square walkable mile anchored by The Plaza — the original town center — and ringed by preserved architecture, independent businesses, and streets that predate the freeway era. Chapman University is steps away. Michelin-recognized restaurants are neighbors. This is not a corridor that activates at lunch and empties by six.

Most creative office is isolated. You arrive, you work, you leave. Here, the neighborhood is the amenity. Coffee shops, record stores, and chef-driven dining are woven into the daily rhythm — not as perks to advertise, but as the actual texture of the place.

For a creative practice that values authenticity, context, and the energy of a real neighborhood — this is a rare find in Orange County.

“Work is no longer something you go to. Here, it’s somewhere you belong.”



HISTORIC CHARM
Timeless character in the heart of Orange



WALKABLE DISTRICT
Shops, dining, and culture steps from your door



CREATIVE COMMUNITY
Work surrounded by inspiration and history



EVERYDAY ENERGY
A neighborhood that stays active all day



Two Floors. One Place. Two Streets.

Old Towne Orange is organized around The Plaza — a circular intersection that has anchored the town since 1886. This creative quarter sits at its edge, across two distinct spaces, each with its own character and its own mode of work.



THE LOFT | SECOND LEVEL

144 N. Glassell • 1916 Brick • High Ceilings
Generous windows over Glassell Street.

The social floor — built for collaboration, client work, and the kind of thinking that needs air and light.

 ±4,200 SF



THE STUDIO | BASEMENT LEVEL

144 N. Glassell • High Ceilings • Modern Buildout
Fully blackout-capable.

Private, controlled, immersive. The deep-focus floor where production happens without distraction.

 ±3,950 SF



AVAILABLE INDIVIDUALLY
OR AS A CREATIVE COMPLEX

±8,150 SF
TOTAL



AVAILABLE
OCTOBER 2026



RENT QUOTED
UPON REQUEST



ABUNDANT PUBLIC
AND STREET PARKING

THE LOFT



NATURAL LIGHT
& OPEN FEEL



COLLABORATIVE
ENVIRONMENT



HISTORIC CHARM
MODERN FUNCTION

THE STUDIO



PRODUCTION
READY



PRIVATE &
CONTROLLED



FULLY BLACKOUT
CAPABLE

THE LOFT • SECOND LEVEL

Historic Office Space with Character and Volume

The original materials are still here. Brick laid in 1916, arched windows, and ceiling heights that remind you this building was built to last. Nothing has been smoothed over or neutralized — the space has texture, scale, and a presence that no new construction can replicate.



NATURAL LIGHT & OPEN FEEL



COLLABORATIVE ENVIRONMENT



HISTORIC CHARM MODERN FUNCTION



 **THE LOFT**
 ±4,150 SF
 ON GLASSELL STREET

TWO FLOORS. ONE PLACE. TWO STREETS.

Old Towne Orange is organized around The Plaza — a circular intersection that has anchored the town since 1886. This creative quarter sits at its edge, across two distinct spaces, each with its own character and its own mode of work.



THE LOFT | SECOND LEVEL

- 144 N. Glassell
- 1916 Brick
- High Ceilings
- Generous Windows over Glassell Street

The social floor — built for collaboration, client work, and the kind of thinking that needs air and light.

±4,150 SF



THE STUDIO | BASEMENT LEVEL

- 144 N. Glassell
- High Ceilings
- Modern Buildout
- Fully Blackout-Capable

Private, controlled, immersive. The deep-focus floor where production happens without distraction.

± 3,950 SF



AVAILABLE OCTOBER 2026



RENT QUOTED UPON REQUEST



ABUNDANT PUBLIC AND STREET PARKING



AVAILABLE INDIVIDUALLY OR AS A CREATIVE COMPLEX
 ±8,150 SF TOTAL

ONE QUARTER TWO SPACES



THE SPACES

- ✓ The Loft: ±4,200 SF, Second Level
- ✓ The Studio: ±3,950 SF, Basement Level
- ✓ Combined: ±8,150 SF



BUILDING

- ✓ Historic brick construction
- ✓ Circa 1916
- ✓ Mixed-use zoning



LOCATION

- ✓ Steps from The Plaza
- ✓ Adjacent to Chapman University
- ✓ Walkable to Dining, Retail and Coffee
- ✓ Near Metrolink, Orange Train Station



TWO SPACES.

ONE INCREDIBLE LOCATION.



2ND
LEVEL

THE LOFT

Where ideas meet daylight

1916 brick and timber bones. Exposed structure, historic reveals, generous windows overlooking Glassell Street below. The social, client-facing, inspired floor — built for the kind of thinking that needs air and light.

4,200
SQ FT

HISTORIC CHARACTER • 144 N. GLASSELL • VIEWS



BASE
MENT

THE STUDIO

Focus by design

Private. Controlled. Immersive. High ceilings with modern creative buildout layered against vintage material. Blackout-capable for production, post, or experiential work — the deep-focus floor. Craft without distraction.

3,950
SQ FT

EMERSIVE • FOCUS WORK • 144 N. GLASSELL ST.



TOTAL
8,150 SF

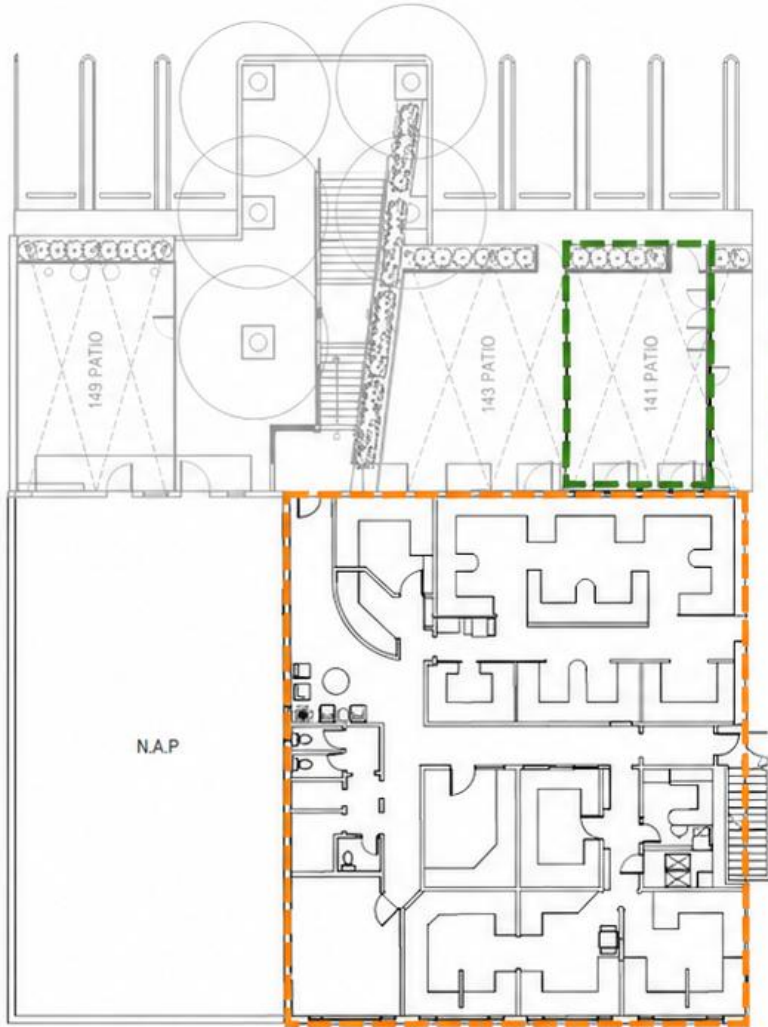
AVAILABLE TOGETHER
OR SEPERATE



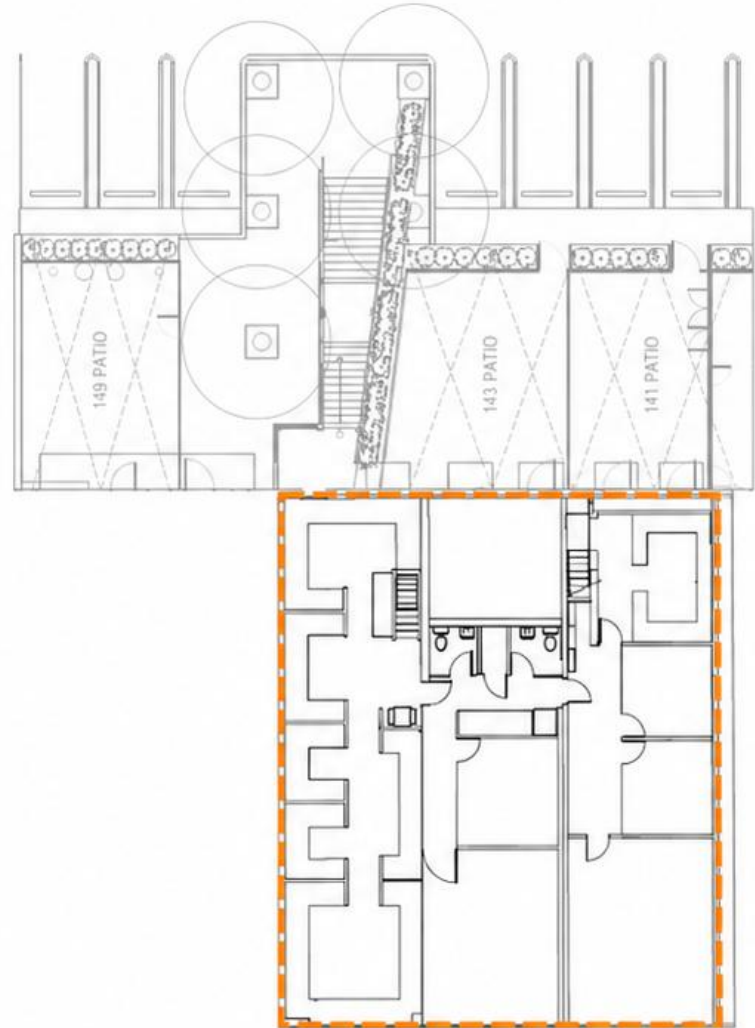
TOTALING **8,150** SF

THE LOFT (+/- 4,200 SF)
(SECOND LEVEL)

THE STUDIO (+/- 3,950 SF)
(BASEMENT LEVEL)



GROUND LEVEL
DEDICATED
OUTDOOR
PATIO



FUTURE TENANT TO VERIFY IN FIELD



BOUTIQUE CREATIVE QUARTER

THE LOFT · THE STUDIO

Every Mode of Work

Some teams need to be seen — by clients, by the street, by each other. Others need to disappear into the work. Most need both, at different times.

The Loft sits above Glassell Street — open, light-filled, built for collaboration and client-facing days.

The Studio sits below — private, controlled, production-ready.

Two spaces. Two completely different environments. One street, one creative quarter.

For a practice that operates in more than one mode — or a cluster of complementary businesses that want to share a neighborhood without sharing a floor — this is a rare configuration to find anywhere in Orange County.



BOUTIQUE
CREATIVE QUARTER



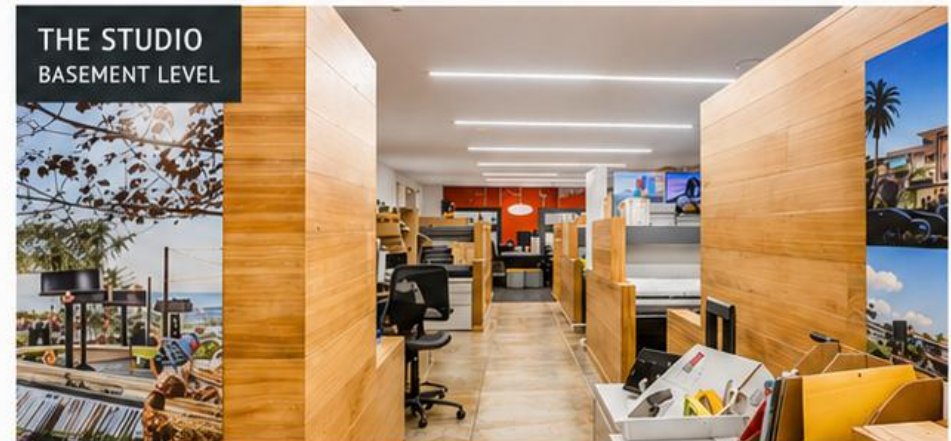
PRIVATE PATIOS
& NATURAL LIGHT



HISTORIC CHARACTER
MODERN FUNCTION



FLEXIBLE SPACES
INSPIRING ENVIRONMENT



BOUTIQUE CREATIVE QUARTER

A BETTER WAY

A BETTER WAY TO

WORK

Most office environments are designed for efficiency. Very few are designed for engagement.

Here, the experience of work extends beyond the walls of the office. Daily routines shift from isolated commutes and internal breakrooms to something more alive — coffee meetings on Glassell, client lunches steps from The Plaza, informal collaboration woven into a neighborhood that has been continuously active for over a century.

The character of the spaces reinforces all of this. Brick, volume, natural light, and architectural detail that took a hundred years to accumulate — creating an environment that shapes how people collaborate, how clients experience the business, and how the company presents itself.

This is not simply a place to occupy.

It is a place that improves how work happens.



BOUTIQUE
CREATIVE QUARTER



PRIVATE PATIOS
& NATURAL LIGHT



HISTORIC CHARACTER
MODERN FUNCTION



FLEXIBLE SPACES
INSPIRING ENVIRONMENT



GENERAL AREA MAP

144 N. GLASSELL ST.



QUICK FACTS



Walkable Historic District

The Plaza - walkable historic district environment



Chapman University Nearby

Adjacent to Chapman University (8,000+ students)



Metrolink Access

Access to Orange Metrolink Station



Retail & Dining

Surrounded by established retail and dining



One-Square-Mile Historic Core

Located within a one-square-mile historic core



Orange County Location

Positioned within affluent Orange County community

Connected to the Best of Old towne Orange.

Why Old Towne Orange?

TIMELESS CHARM. STRONG FUNDAMENTALS. ENDURING APPEAL.

Old Towne Orange blends historic character with a vibrant, connected community and a dynamic day-to-night economy. Its walkability, cultural assets, and strong demographics continue to attract visitors, residents, and businesses—driving long-term value and investment confidence.



WALKABLE & INVITING

Historic streets, local shops, and gathering places at every turn.



VIBRANT DAY & NIGHT

A thriving mix of dining, entertainment, and boutique retail.



RICH HERITAGE & CULTURE

Deep historic roots and a strong sense of community pride.



CONNECTED & ACCESSIBLE

Metrolink access and major freeways connect Orange to it all.

A PROVEN DESTINATION



150K+

Daytime Population
Employees, residents
and students



\$135K+

Average Household Income
Well-educated, affluent
consumer base



1.3M+

Annual Visitors
Strong tourism and
local draw



300+

Local Businesses
Independent retailers,
restaurants & services



80+

Annual Events
Year-round community
engagement



Prime Location

At the heart of Orange
County with unmatched
accessibility

“

Old Towne Orange offers a rare combination of historic charm, economic vitality, and future upside—making it one of Orange County’s most desirable places to invest, own, and do business.



CONNECTED TO THE BEST OF *OLD TOWNE ORANGE.*

Old Towne Orange — *where the neighborhood is the amenity.*



Historic charm and community pride



Local coffee and neighborhood favorites



Walkable streets lined with local shops



Places to gather, eat, and connect



Steps from Chapman University



Events and markets in the heart of town



Public art that tells our story



Parks, plazas, and a strong sense of place



Local wineries, distilleries, and craft experiences



WALKABLE
Everything you need is close by.



LOCAL FLAVOR
Independent shops, cafés, and restaurants.



ART & CULTURE
Public art, history, and local events.



EDUCATION
Chapman University in your backyard.



OUTDOOR LIVING
Parks, plazas, and open spaces.



CRAFT & CULTURE
Wineries, breweries, and local makers.

— For Additional Information, Please Contact: —

Ken Robertson

- 📞 949.354.1510
- ✉️ Ken@CoveCanyon.com
- 🌐 CoveCanyon.com
- 🏠 DRE # 01136936



WALKABLE HISTORIC DISTRICT

The Plaza – walkable historic district environment



CHAPMAN UNIVERSITY NEARBY

Adjacent to Chapman University (8,000+ students)



METROLINK ACCESS

Access to Orange Metrolink Station



RETAIL & DINING

Surrounded by established retail and dining



ONE-SQUARE-MILE HISTORIC CORE

Located within a one-square-mile historic core



ORANGE COUNTY LOCATION

Positioned within affluent Orange County community

Connected to the Best of Old Towne Orange.

Old Towne Orange blends historic character with a vibrant, connected community and a dynamic day-to-night economy. Its walkability, cultural assets, and strong demographics continue to attract visitors, residents, and businesses—driving long-term value and investment confidence.