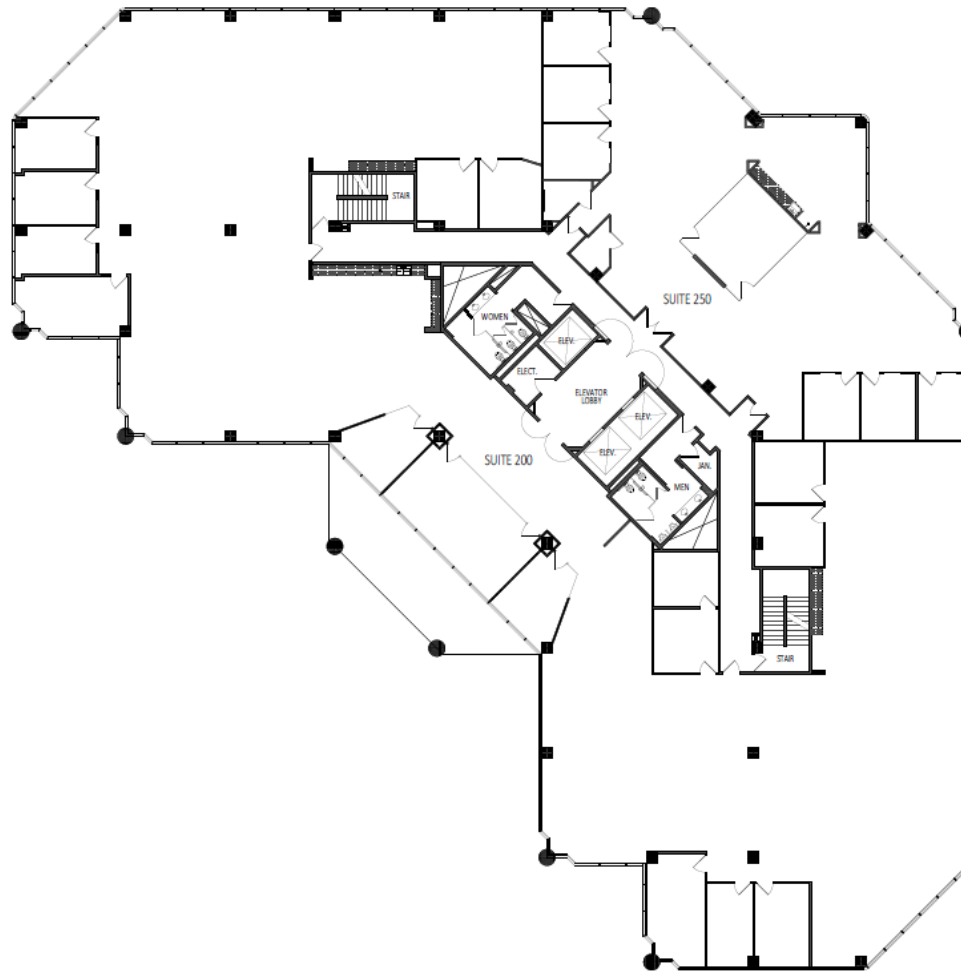


# CANVAS

## 3070 BRISTOL STREET | COSTA MESA | CA | 92626

### 2nd Floor - 22,209 SF



LEASING

**MGR**  
Real Estate

**Cameron Cox**  
CA RE #02132903  
D: (760) 985-0527  
ccox@mgrrealestate.com

**Michael G. Rademaker**  
CA RE #00556679  
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mrademaker@mgrservices.com

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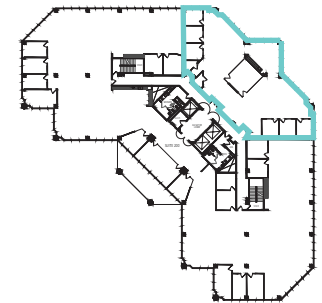
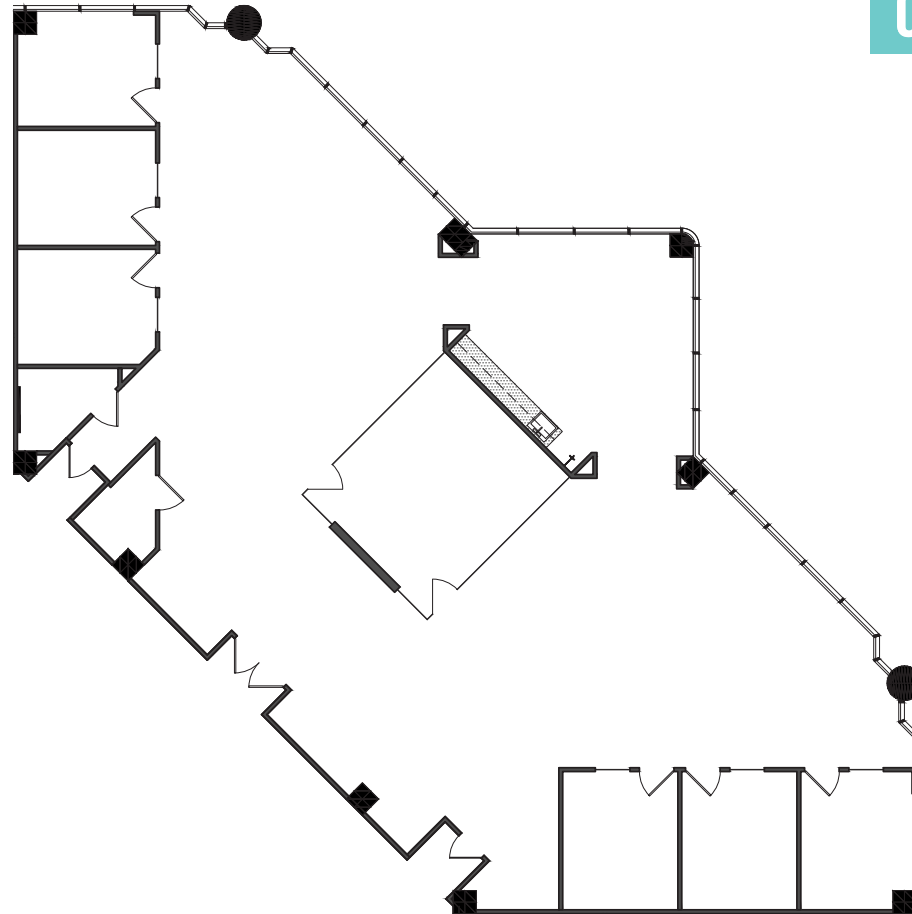
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SPEC SUITE -STE 250 - 5,117 SF

CLICK FOR VIRTUAL TOUR



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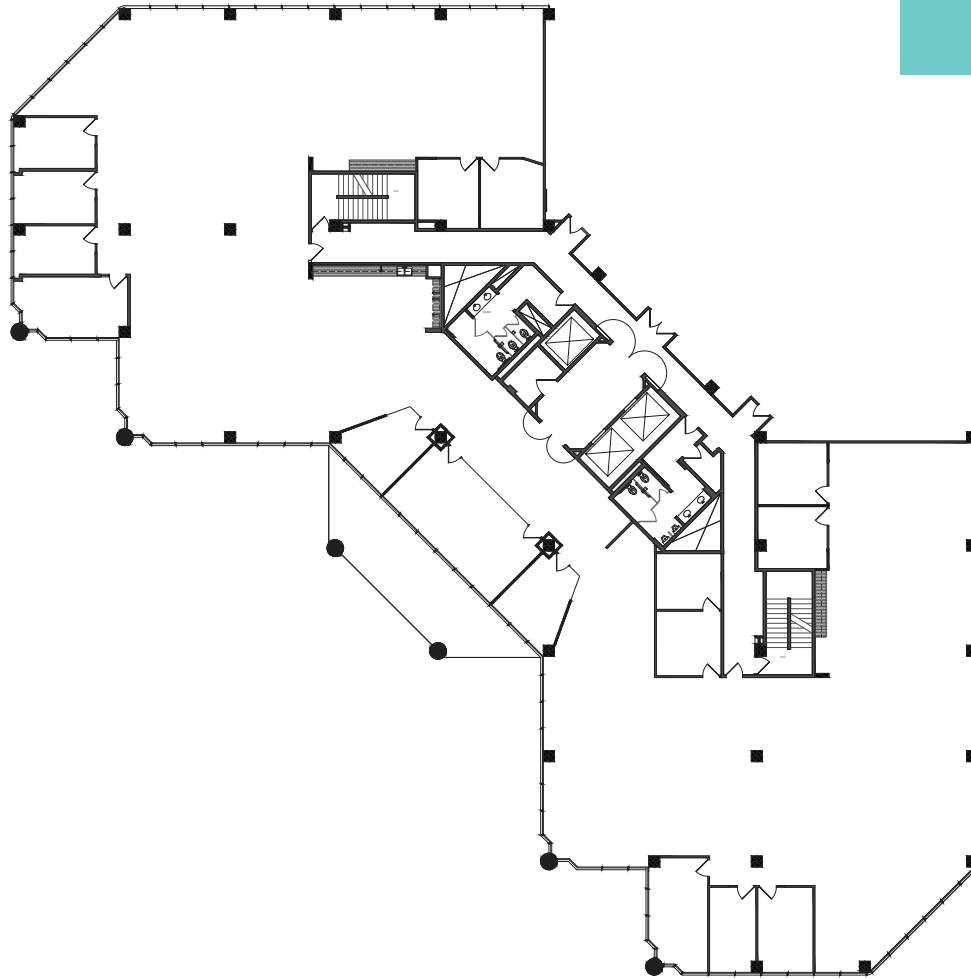
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**FULLY FURNISHED SPEC SUITE**  
**STE 200 - 17,093 SF**



- 93 cubicle workstations
- Fully wired with cabling & IT rack included
- 13 offices
- Large conference room
- Polished concrete & exposed ceiling reception
- Large open kitchen and lounge area
- Floor to ceiling glass line

LEASING

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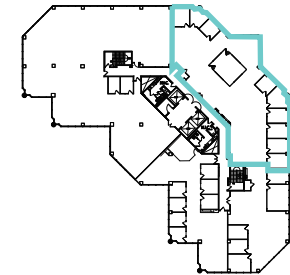
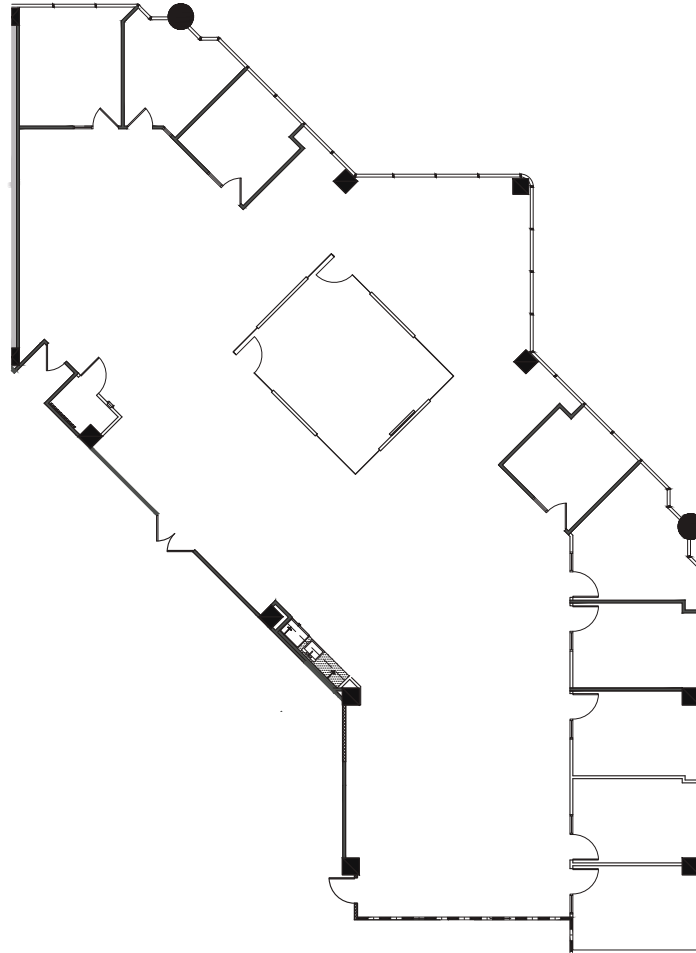
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### SPEC SUITE - STE 300 - 6,421 SF



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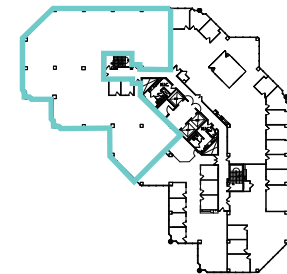
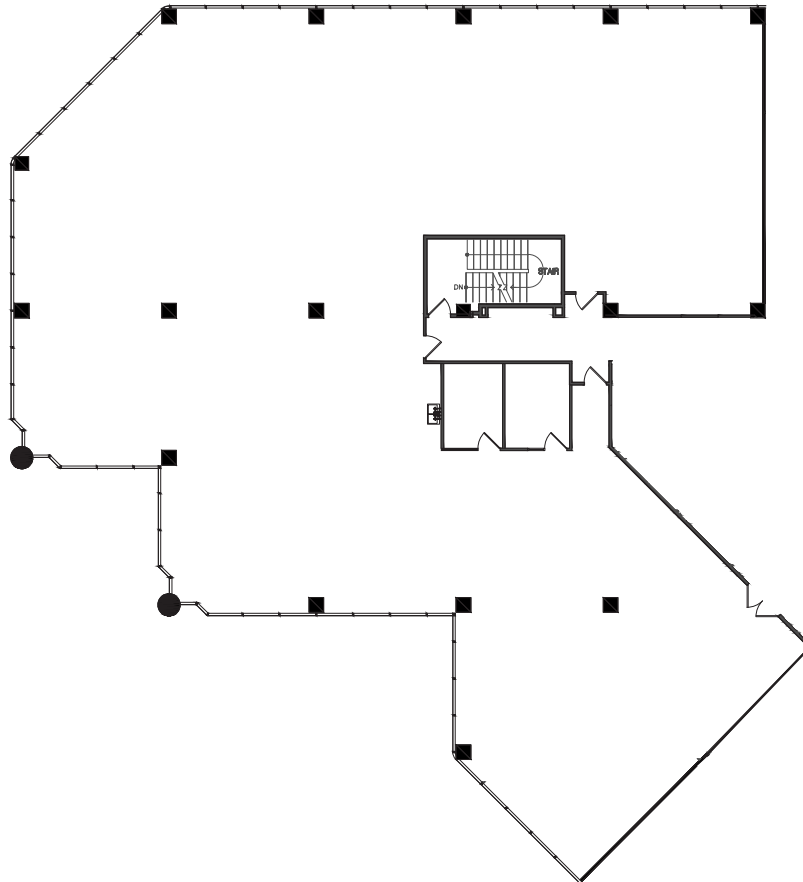
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# CANVAS

## 3070 BRISTOL STREET | COSTA MESA | CA | 92626

### STE 350 - 9,437 SF



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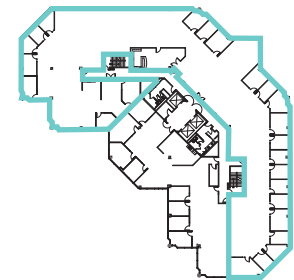
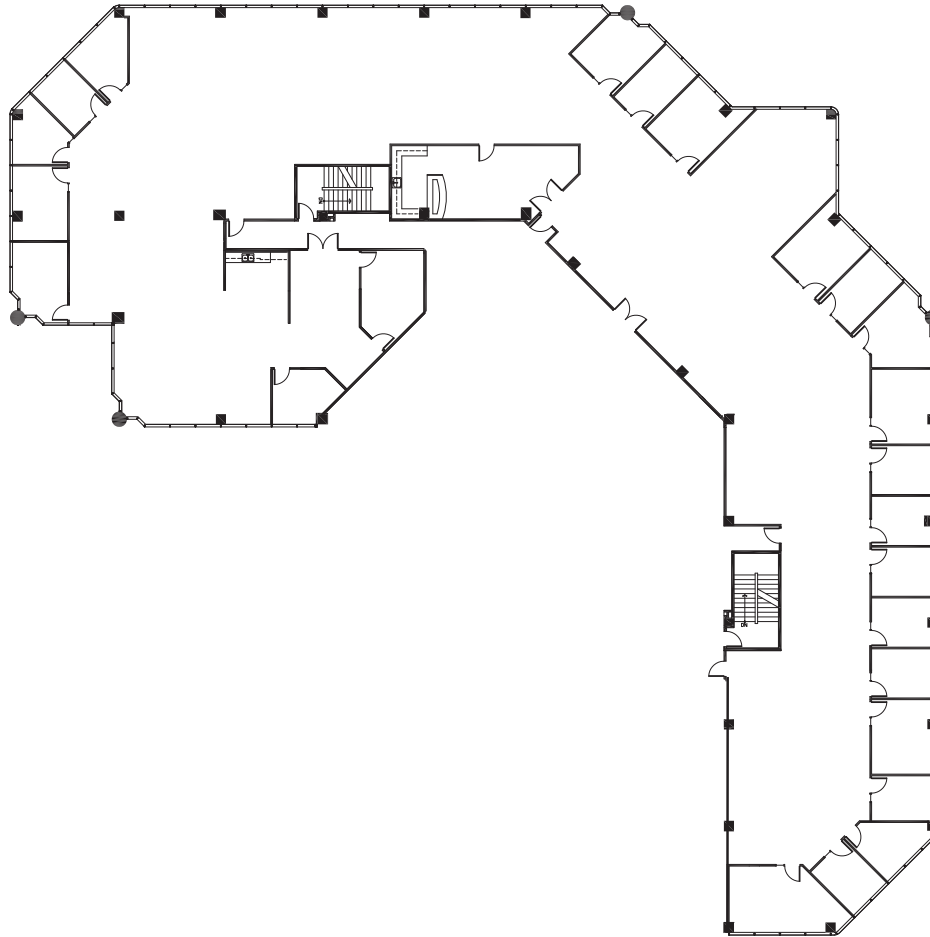
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STE 400 - 17,131 SF



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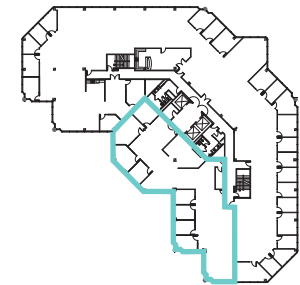
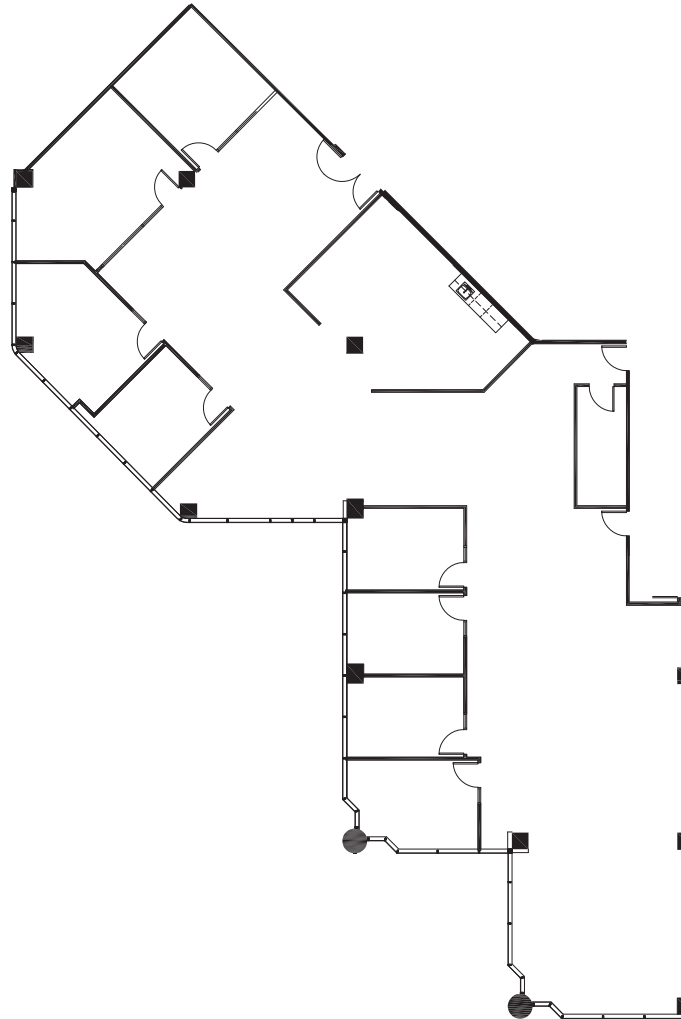
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## 3070 BRISTOL STREET | COSTA MESA | CA | 92626

### STE 450 - 5,787 SF

### CLICK FOR VIRTUAL TOUR



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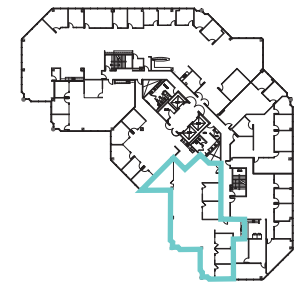
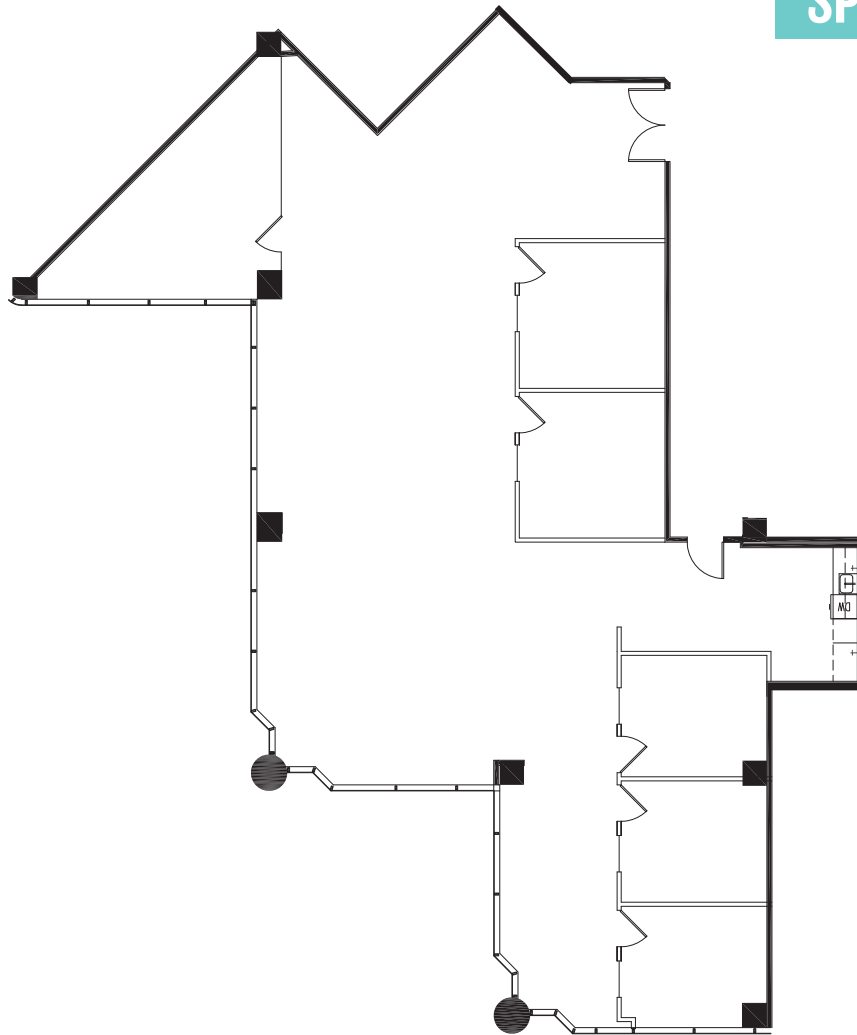
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3070 BRISTOL STREET | COSTA MESA | CA | 92626

SPEC SUITE - STE 560 - 3,543 SF

CLICK FOR VIRTUAL TOUR



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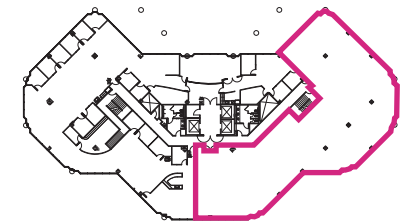
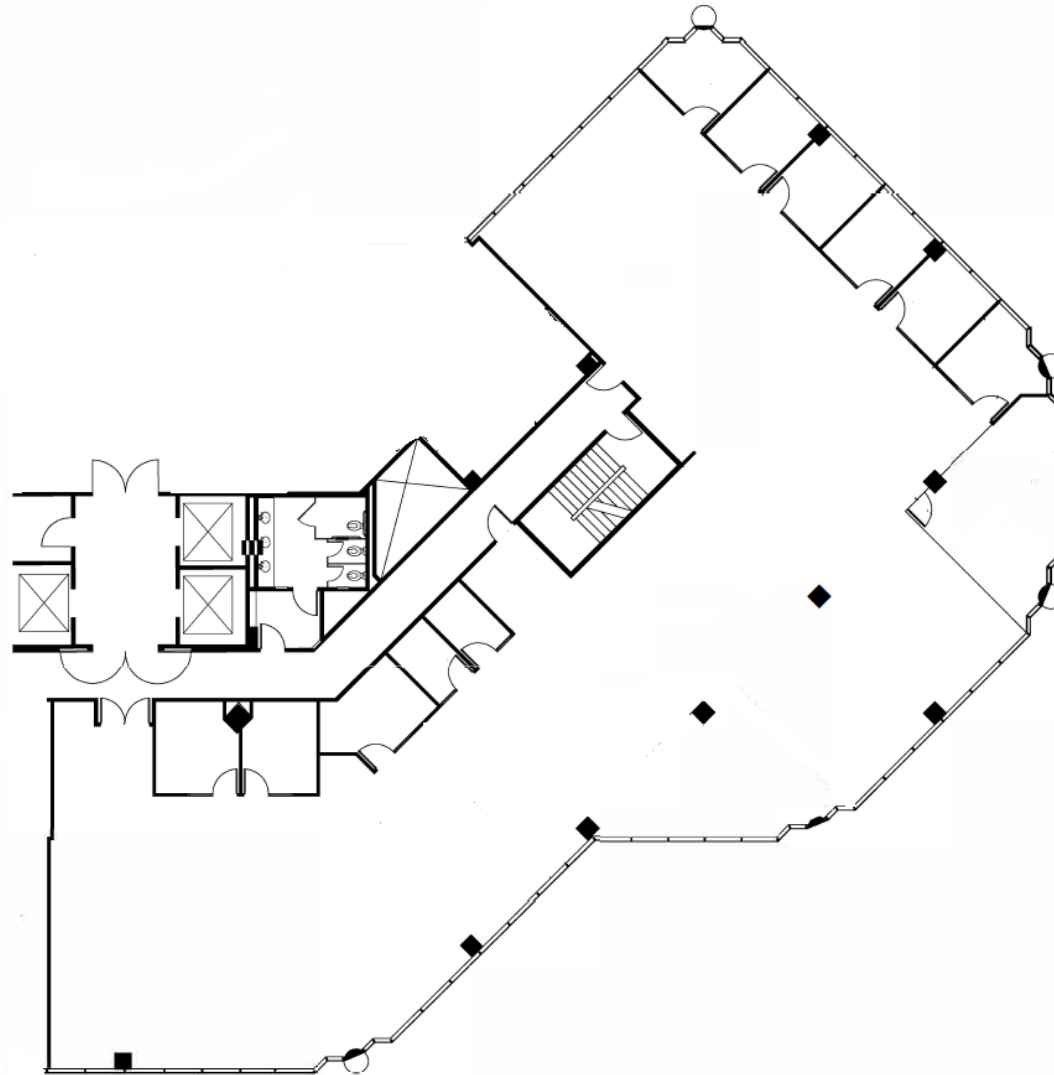
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# CANVAS

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STE 250 - 9,009 SF



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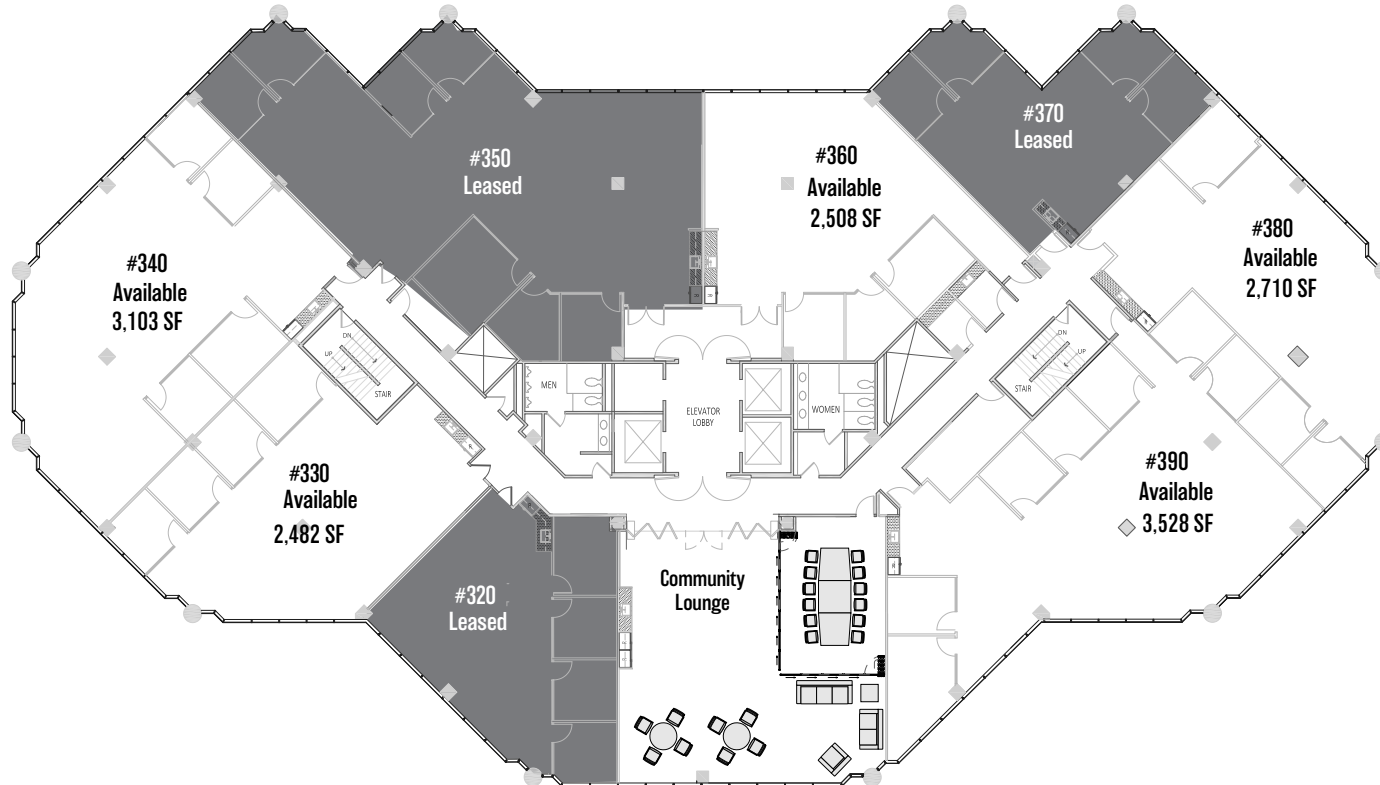
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## 3080 BRISTOL STREET | COSTA MESA | CA | 92626

### 3080 3rd Floor

### MGR Flex



Building Location



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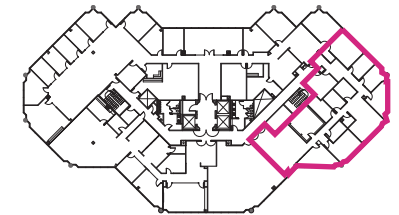
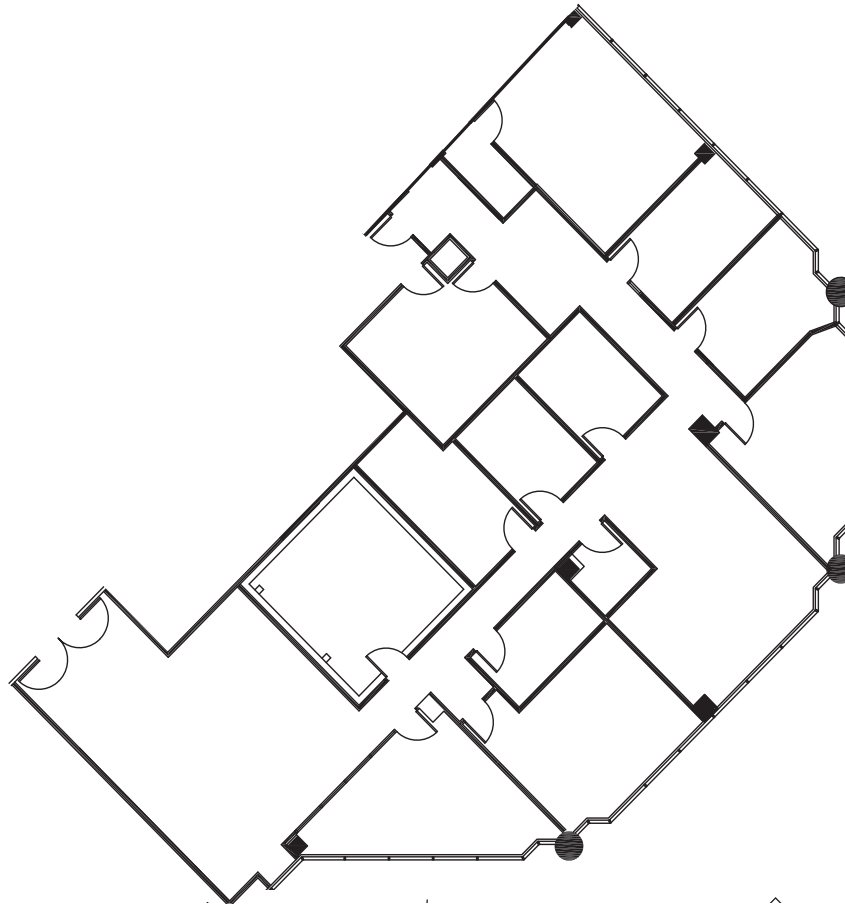
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# CANVAS

## 3080 BRISTOL STREET | COSTA MESA | CA | 92626

### STE 430 - 4,956 SF



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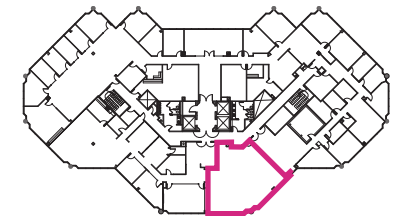
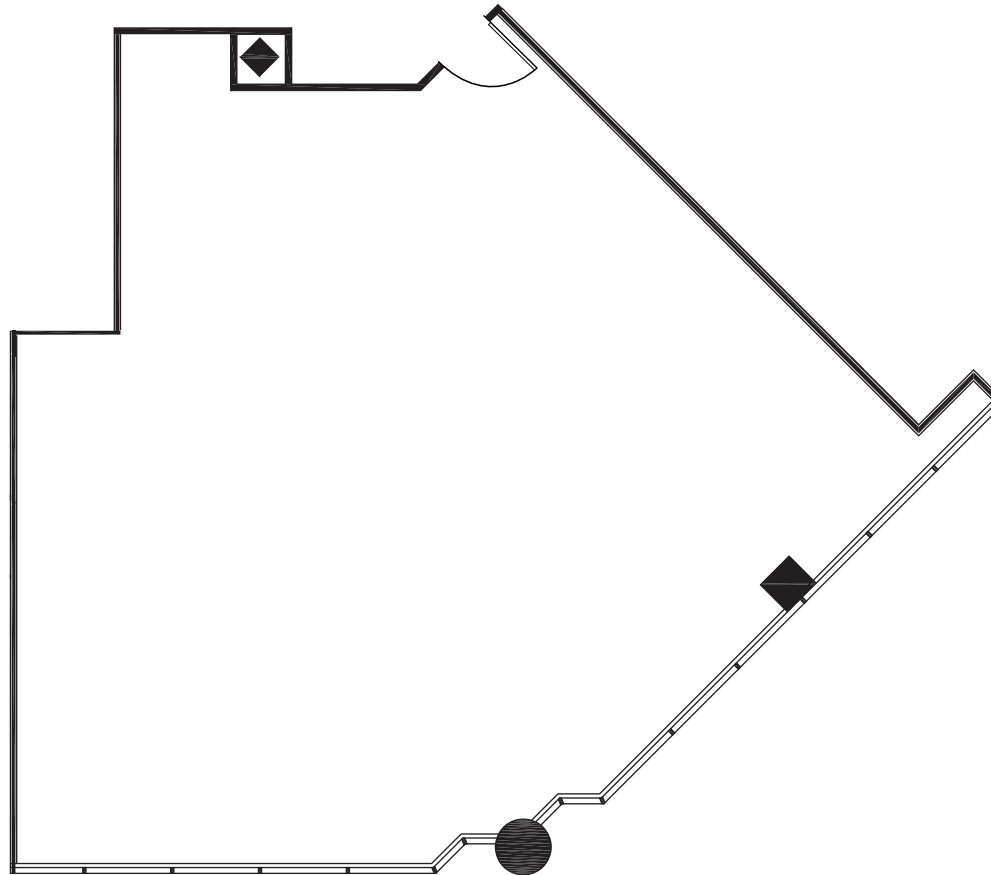
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# CANVAS

3080 BRISTOL STREET | COSTA MESA | CA | 92626

STE 440 - 1,978 SF



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Real Estate

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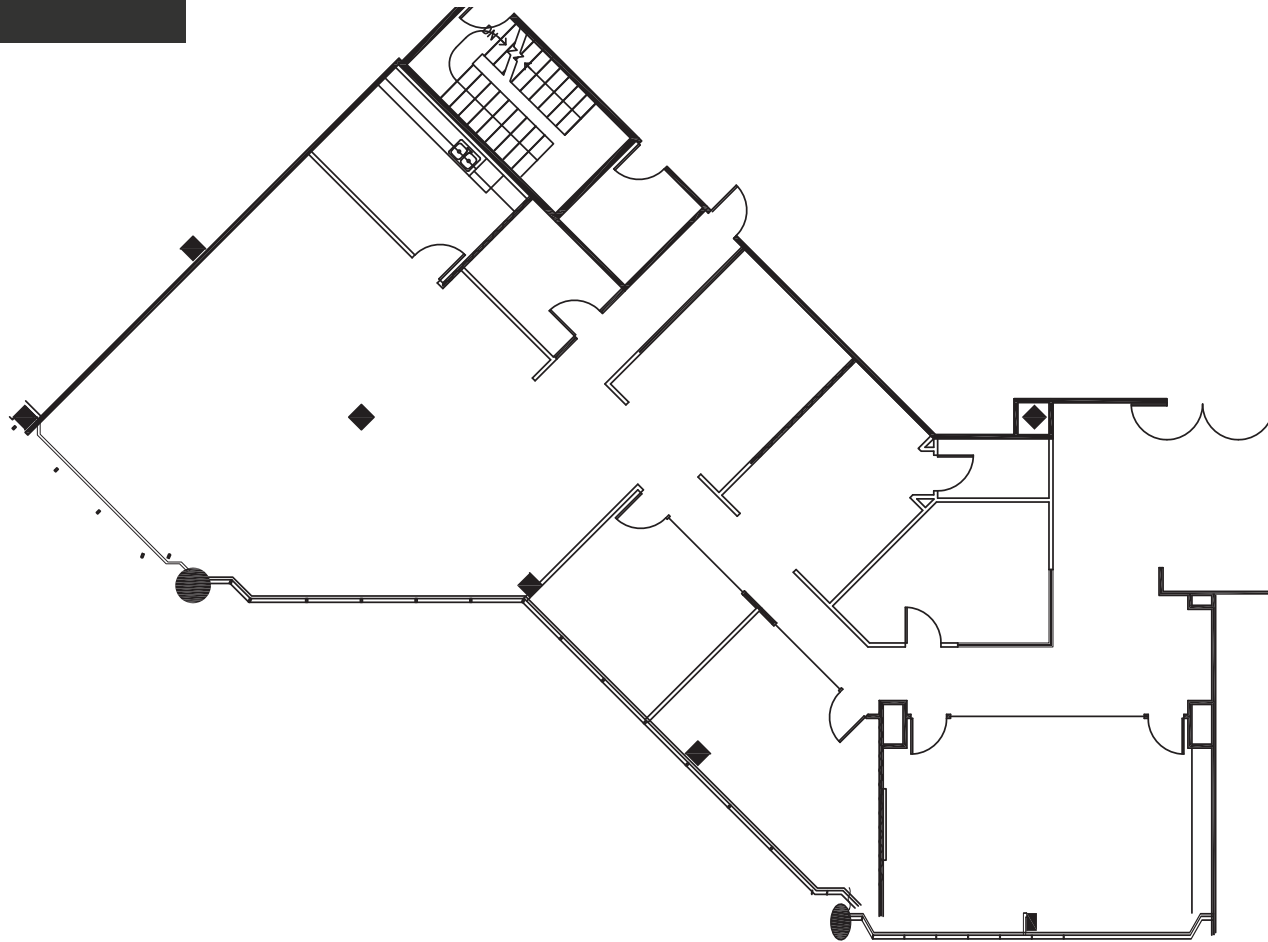
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# CANVAS

3080 BRISTOL STREET | COSTA MESA | CA | 92626

Suite 450 - 4,653 SF



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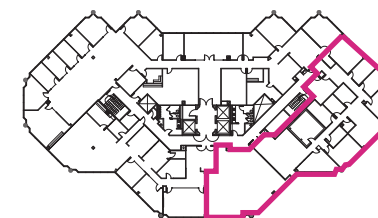
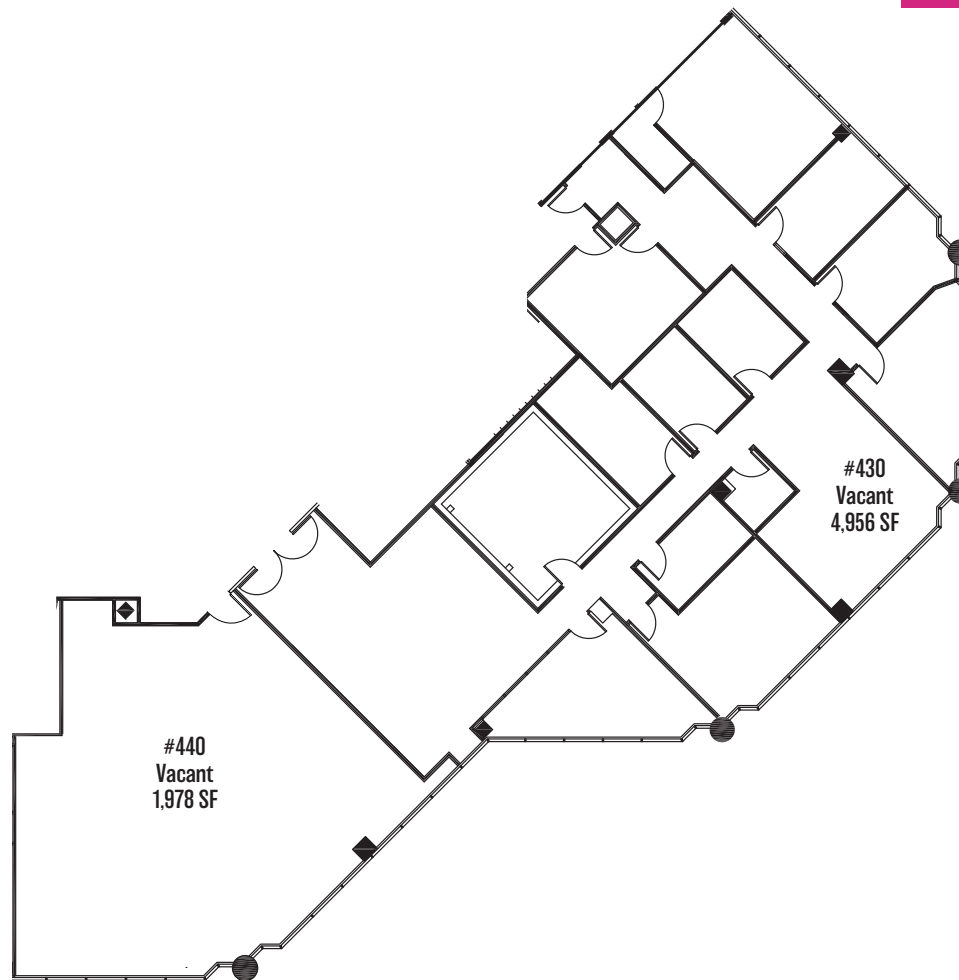
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## 3080 BRISTOL STREET | COSTA MESA | CA | 92626

### 6,934 SF CONTIGUOUS



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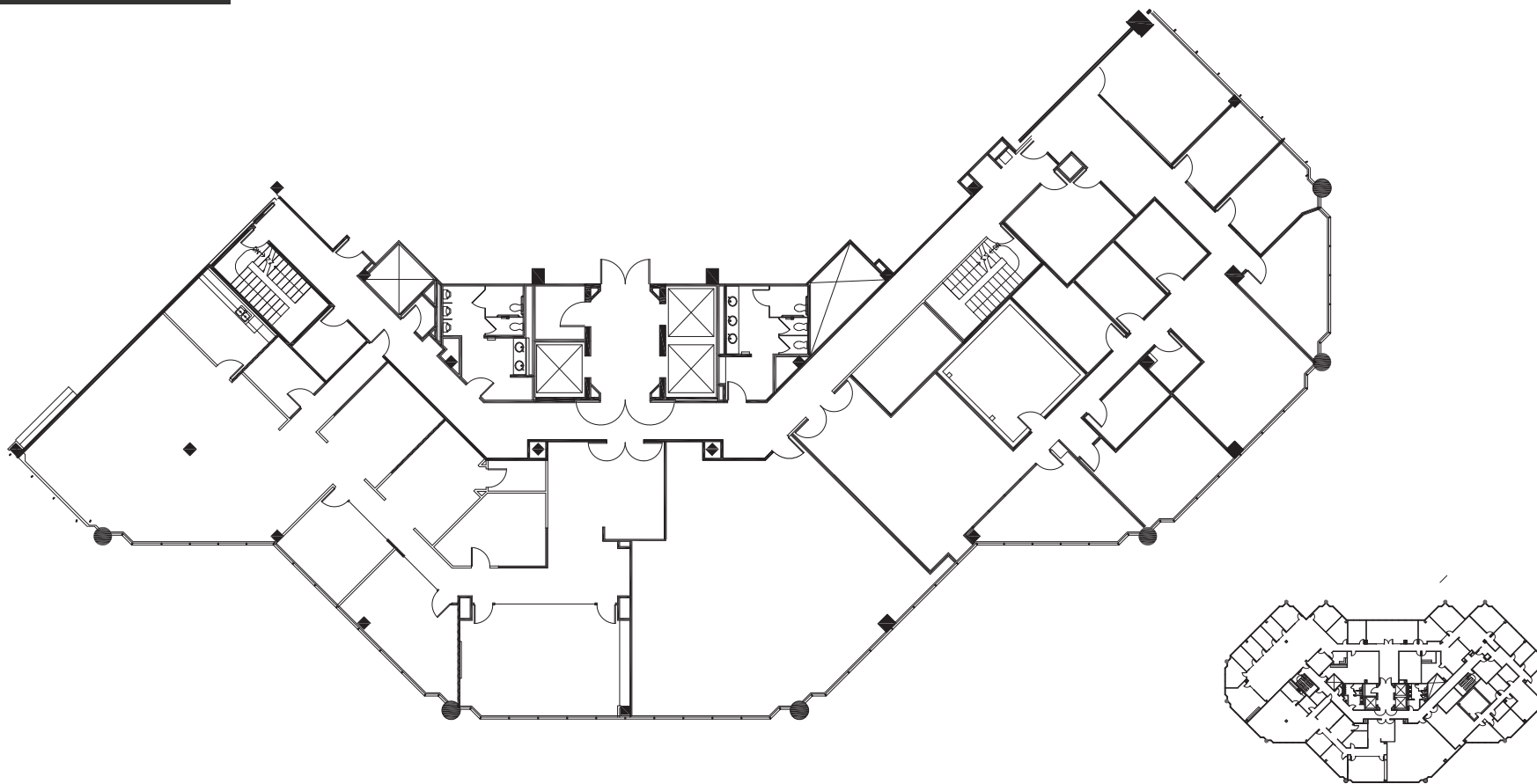
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## 3080 BRISTOL STREET | COSTA MESA | CA | 92626

### 4th Floor - 11,587 SF CONTIGUOUS



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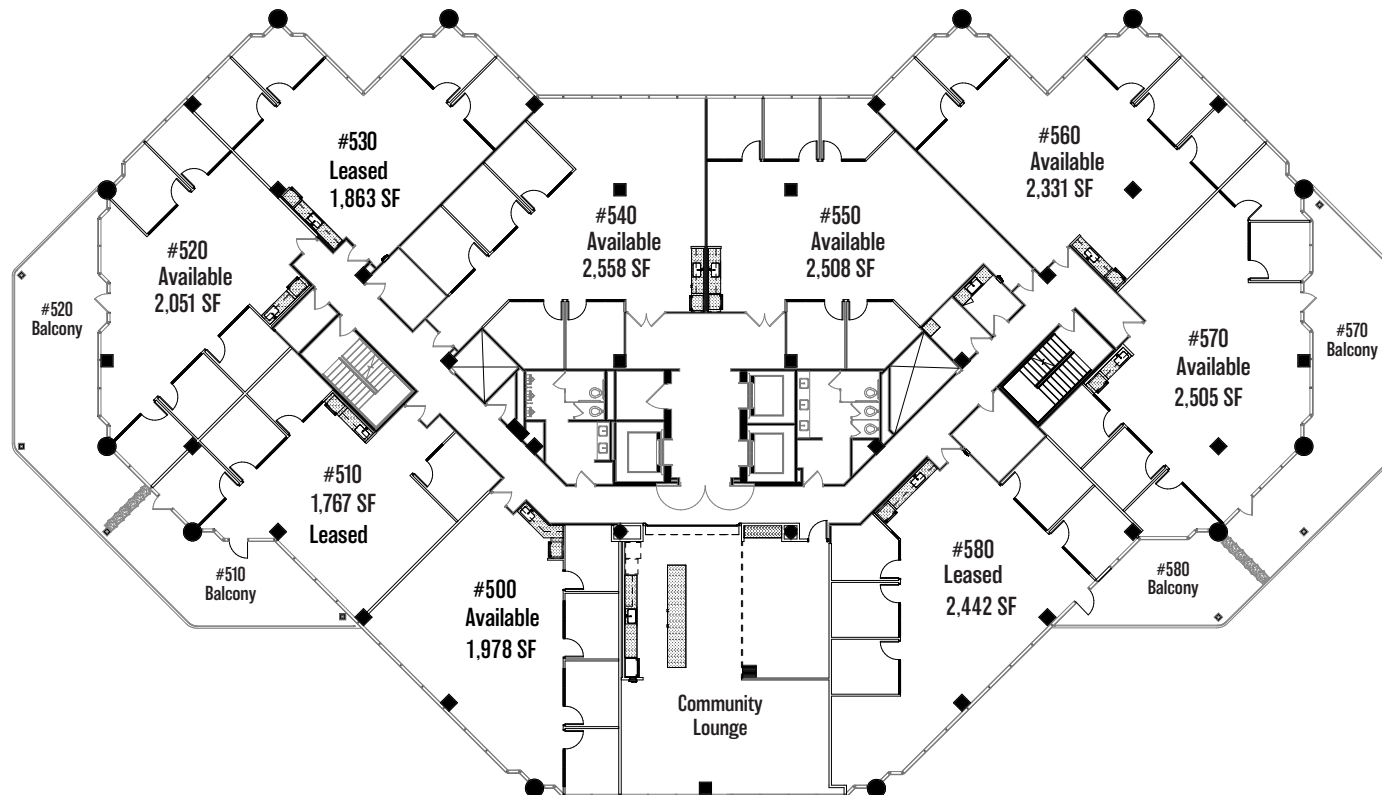
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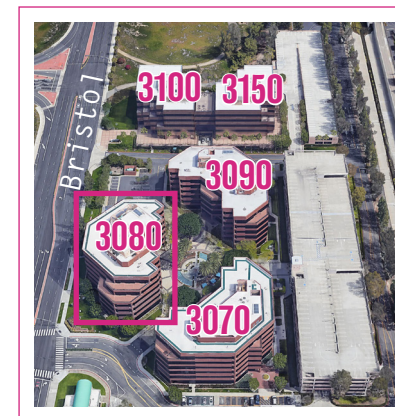
## 3080 BRISTOL STREET | COSTA MESA | CA | 92626

### 3080 5th Floor

#### MGR Flex



Building Location



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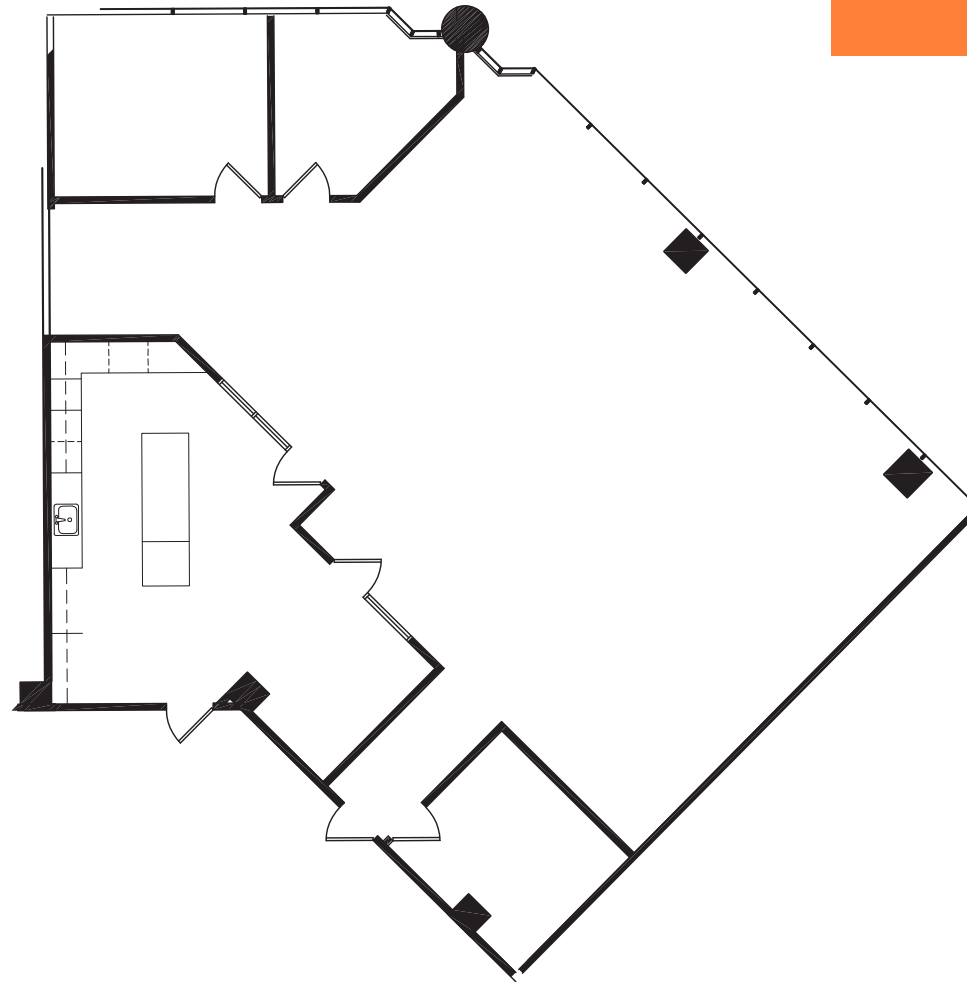
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3090 BRISTOL STREET | COSTA MESA | CA | 92626

**SPEC SUITE - STE 240**  
**2,794 SF**



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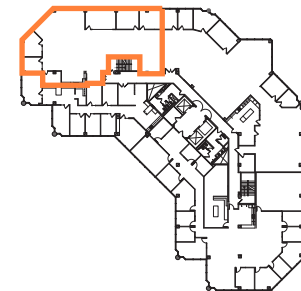
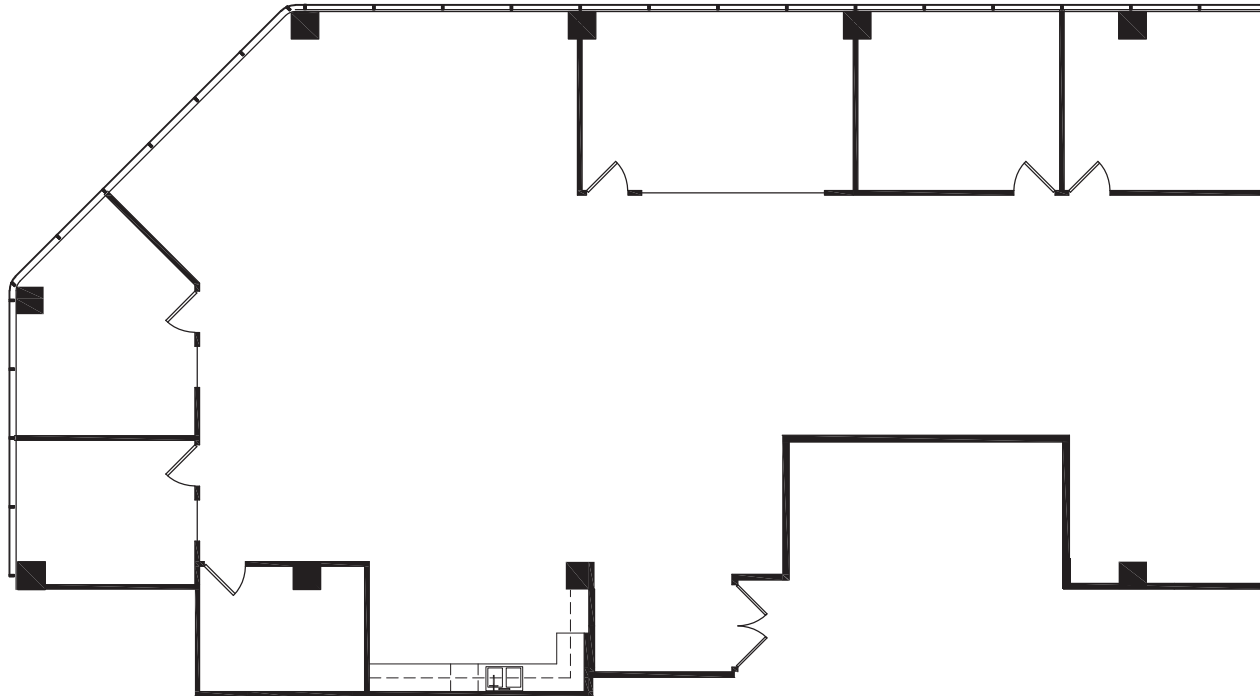
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STE 255 - 4,460 SF



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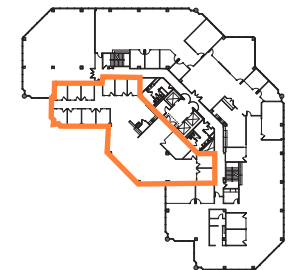
3090 BRISTOL STREET | COSTA MESA | CA | 92626

**SPEC SUITE - STE 320 - 5,445 SF**

[Link to Virtual Tour](#)

### FULLY FURNISHED PLUG AND PLAY

- 12 furnished offices
- 10 cubicle workstations
- 10 person confernece
- Open kitchen
- Double door entry



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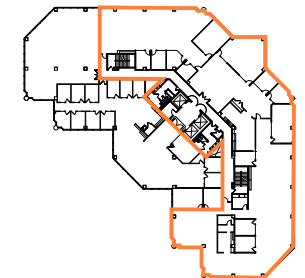
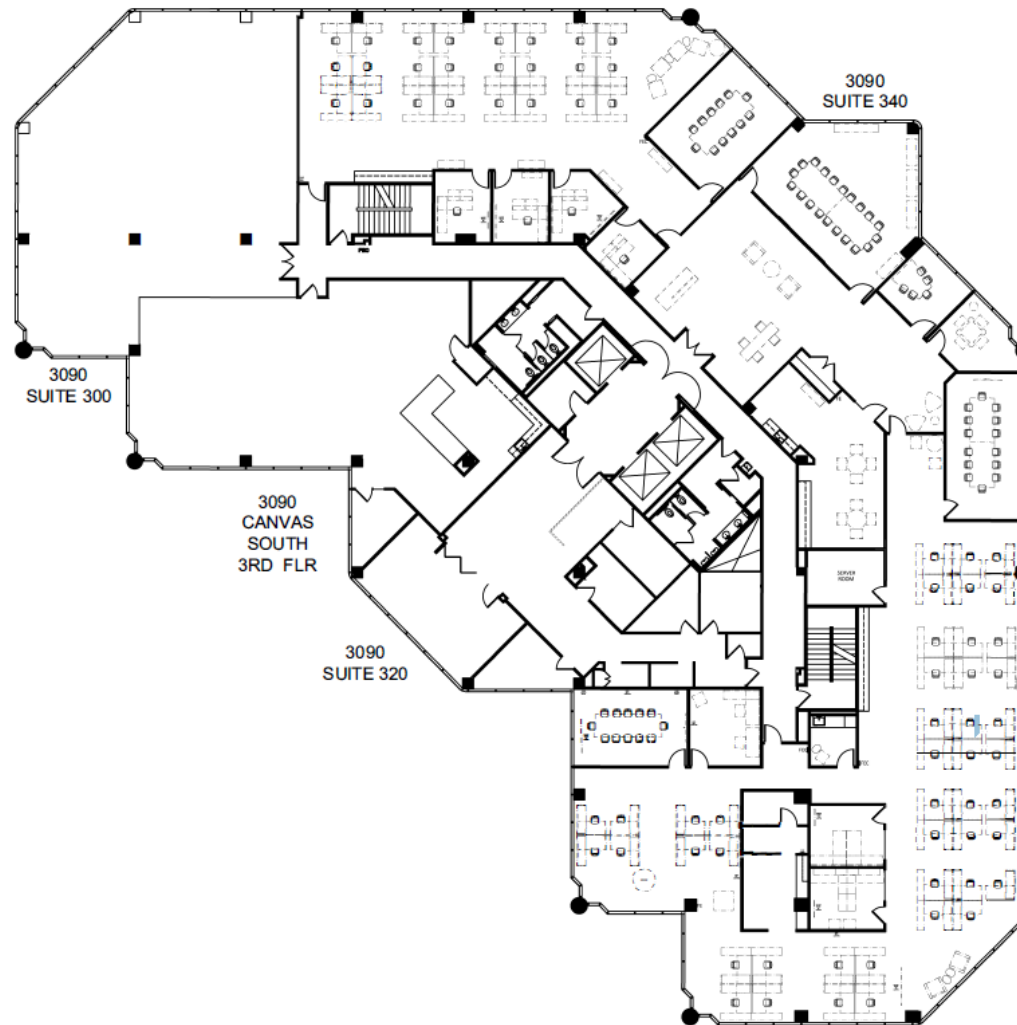
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## 3090 BRISTOL STREET | COSTA MESA | CA | 92626

### STE 350 - 14,283 SF

[Link to Virtual Tour](#)

FULLY FURNISHED PLUG AND PLAY



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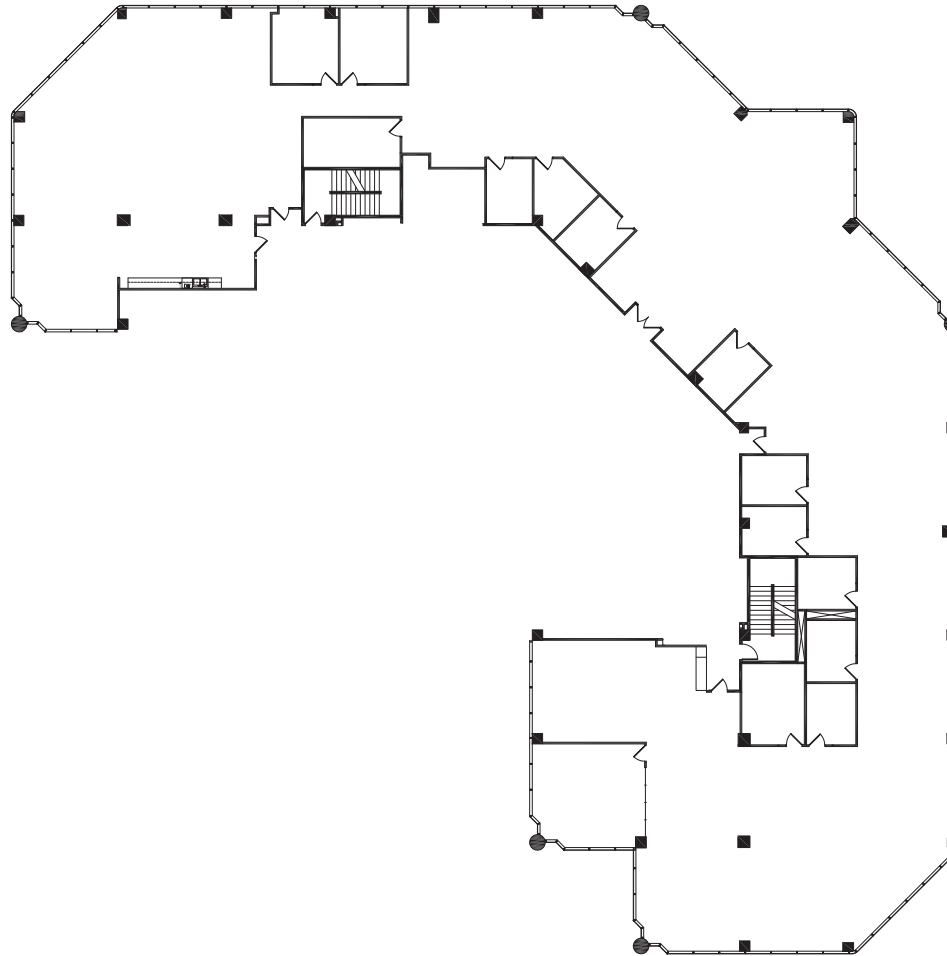
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# CANVAS

## 3090 BRISTOL STREET | COSTA MESA | CA | 92626

### STE 550 - 17,239 SF

[Link to Virtual Tour](#)



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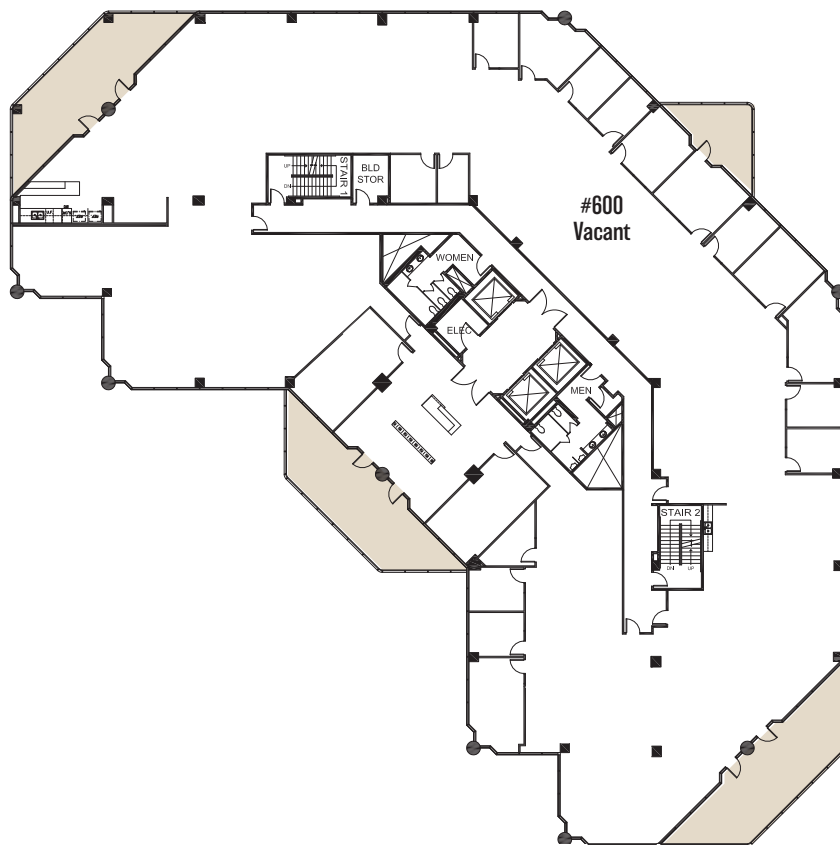
# CANVAS

## 3090 BRISTOL STREET | COSTA MESA | CA | 92626

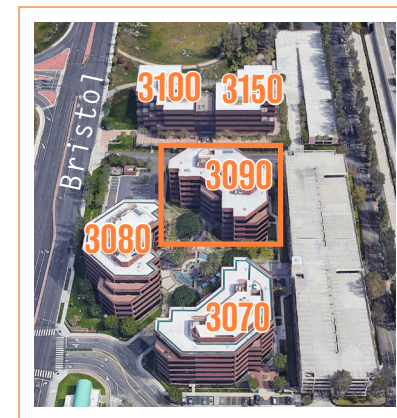
### 3090 6th Floor - 22,728 SF

[Link to Virtual Tour](#)

FOUR BALCONIES



Building Location



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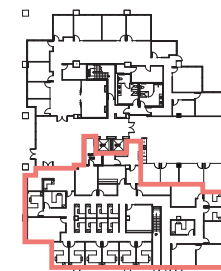
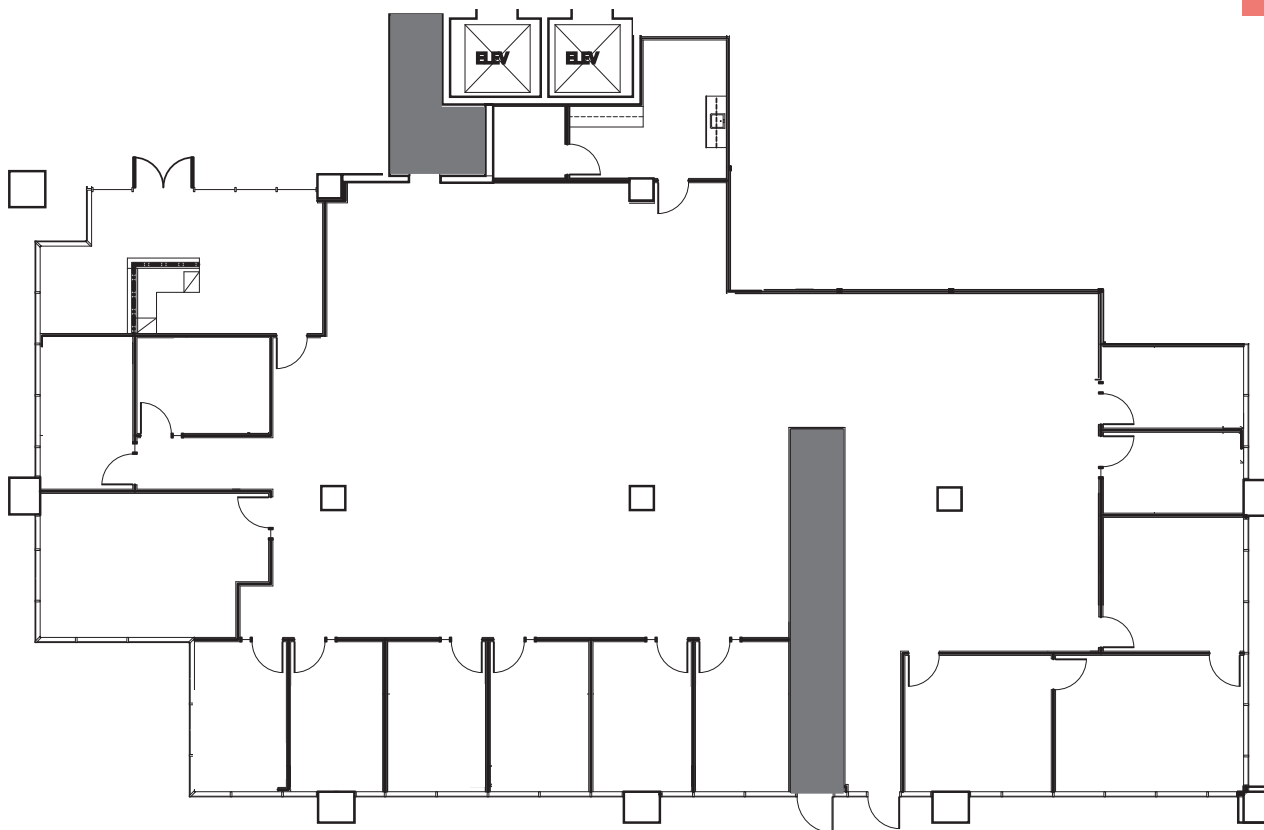
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## 3100 BRISTOL STREET | COSTA MESA | CA | 92626

### 3100 - STE 100

### Hypothetical Plan

### 7,193 SF



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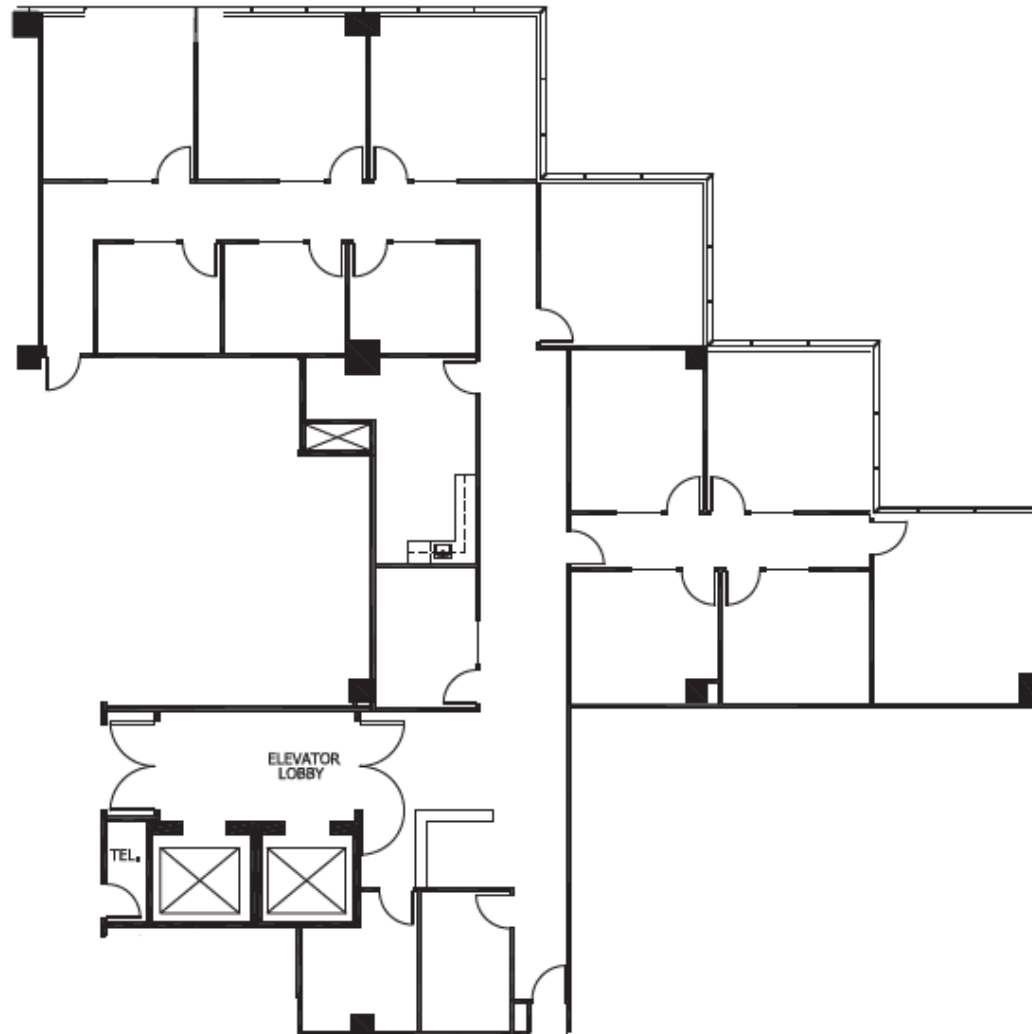
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## 3100 BRISTOL STREET | COSTA MESA | CA | 92626

### 3100 STE 250

### 4,916 SF



Building Location



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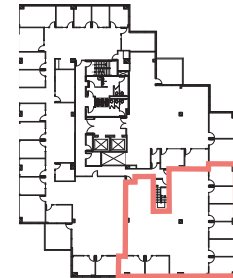
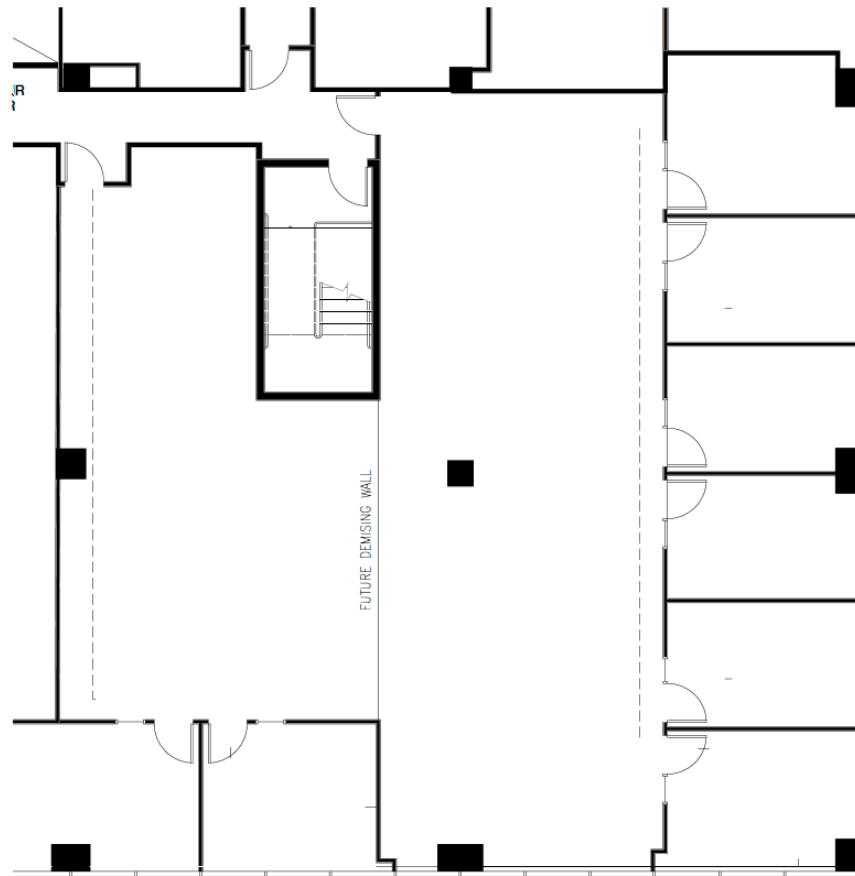
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## 3100 BRISTOL STREET | COSTA MESA | CA | 92626

**SPEC SUITE - STE 550 - 4,410 SF**  
Divisible to 1,547 SF



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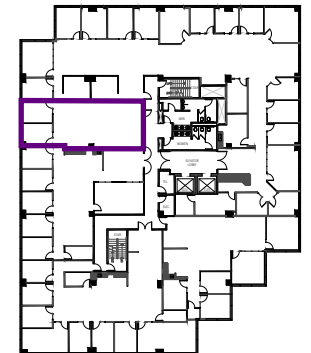
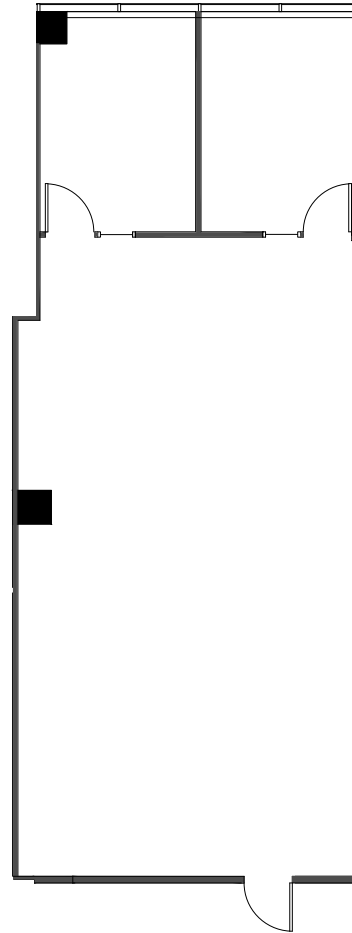
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**SPEC SUITE - STE 240 - 1,392 SF**

**CLICK FOR VIRTUAL TOUR**



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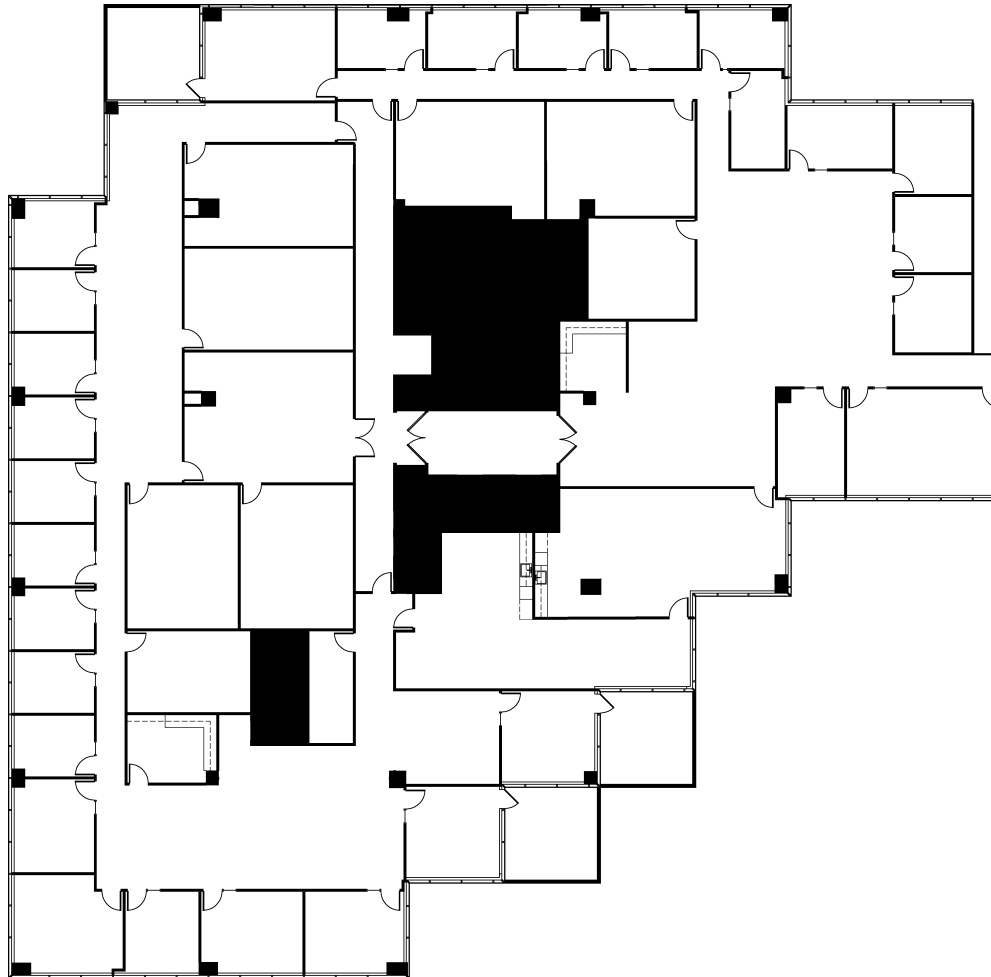
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4th Floor - 19,766 SF



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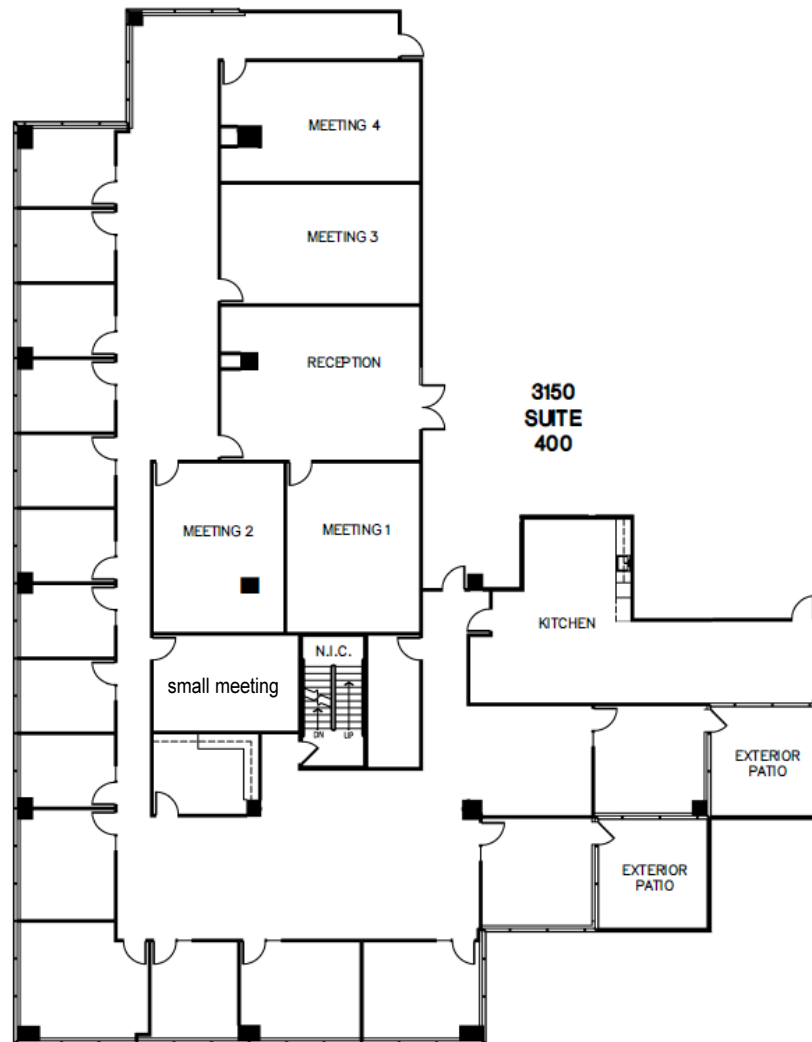
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## 3150 BRISTOL STREET | COSTA MESA | CA | 92626

### Suite 400 - 11,308 SF



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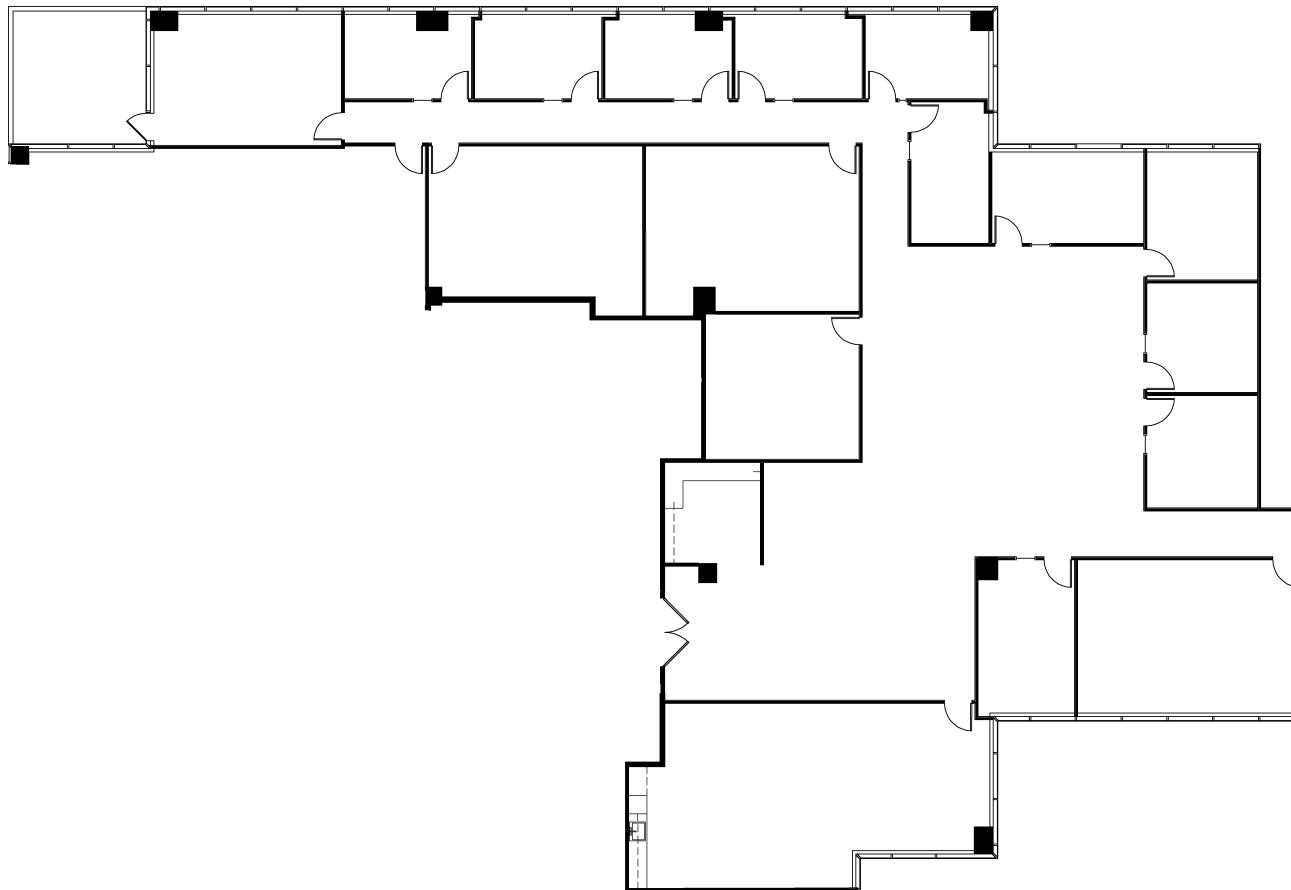
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3150 BRISTOL STREET | COSTA MESA | CA | 92626

Suite 450 - 8,458 SF



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