

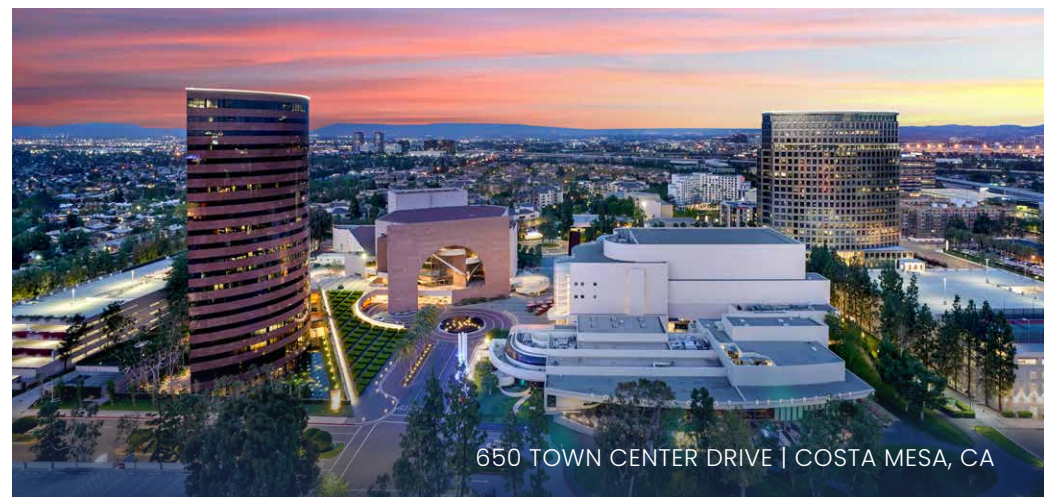
# Availabilities



ORANGE COUNTY

| SUITE      | RSF    | BUILD-OUT DESCRIPTION                                                                                                   |                              | AVAILABILITY |
|------------|--------|-------------------------------------------------------------------------------------------------------------------------|------------------------------|--------------|
| 300        | 21,831 | Shell condition                                                                                                         | <a href="#">VIRTUAL TOUR</a> | Immediate    |
| 400        | 22,027 | Shell condition                                                                                                         | <a href="#">VIRTUAL TOUR</a> | Immediate    |
| 500        | 10,485 | Shell condition                                                                                                         | <a href="#">VIRTUAL TOUR</a> | Immediate    |
| 650        | 12,773 | Shell condition                                                                                                         | <a href="#">VIRTUAL TOUR</a> | Immediate    |
| 670        | 2,082  | Spec suite under construction, 3 offices, conference room, open office, break room, storage room                        | <a href="#">VIRTUAL TOUR</a> | Q3 2026      |
| 700        | 7,664  | 18 offices, conference room, break room                                                                                 | <a href="#">VIRTUAL TOUR</a> | Immediate    |
| 760        | 3,314  | 8 offices, conference room, kitchen                                                                                     | <a href="#">VIRTUAL TOUR</a> | Immediate    |
| 830        | 1,412  | 2 offices, conference room, kitchen, open work area                                                                     |                              | Immediate    |
| 855        | 2,208  | 2 offices, conference room, kitchenette, open area                                                                      | <a href="#">VIRTUAL TOUR</a> | Immediate    |
| 930        | 3,812  | 5 offices, conference room                                                                                              | <a href="#">VIRTUAL TOUR</a> | Immediate    |
| 12th Floor | 22,127 | 36 private offices, 6 conference rooms, 18 secretarial bays/work stations, reception, storage rooms, kitchen, copy room |                              | 2/28/27      |
| 13th Floor | 22,127 | 44 private offices, 6 conference rooms, 18 secretarial bays/work stations, reception, storage rooms, kitchen, copy room |                              | 2/28/27      |

| SUITE | RSF    | BUILD-OUT DESCRIPTION                                                                                |                              | AVAILABILITY |
|-------|--------|------------------------------------------------------------------------------------------------------|------------------------------|--------------|
| 1530  | 5,045  | 10 offices, conference room, kitchen, utility room, storage                                          |                              | Immediate    |
| 1540  | 1,632  | 2 offices, break room, open work area                                                                |                              | 1/1/27       |
| 1600  | 10,706 | 19 offices, 2 conference rooms, kitchen, copy room, break room, server room, open work area          |                              | 1/1/27       |
| 1650  | 8,804  | Private offices, open area, conference room, kitchen                                                 | <a href="#">VIRTUAL TOUR</a> | Immediate    |
| 1750  | 5,427  | Spec suite under construction. 10 private offices, conference room, open area, break area, copy room |                              | Q3 2026      |



650 TOWN CENTER DRIVE | COSTA MESA, CA

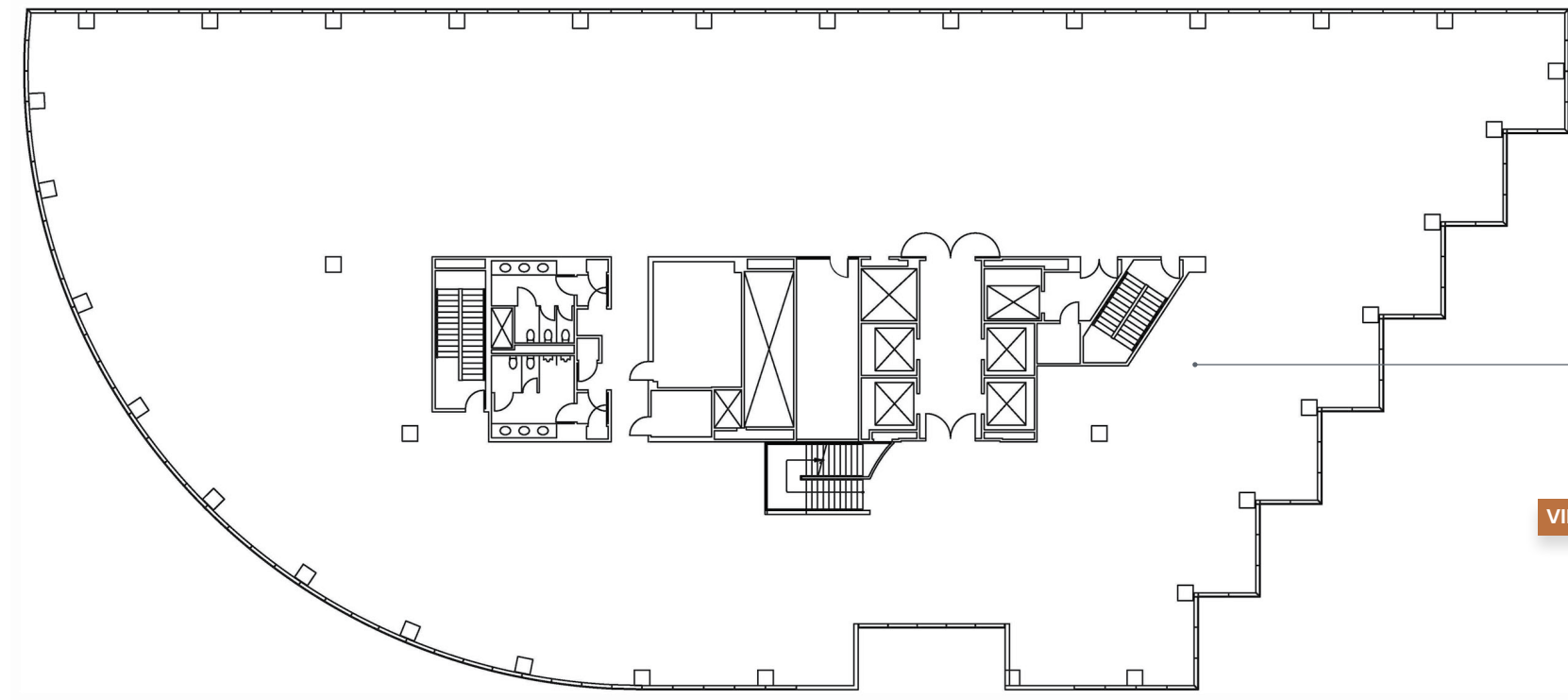
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# Third Floor.



Suite 300  
Available  
21,831 RSF

**VIRTUAL TOUR**

650 TOWN CENTER DRIVE | COSTA MESA, CA

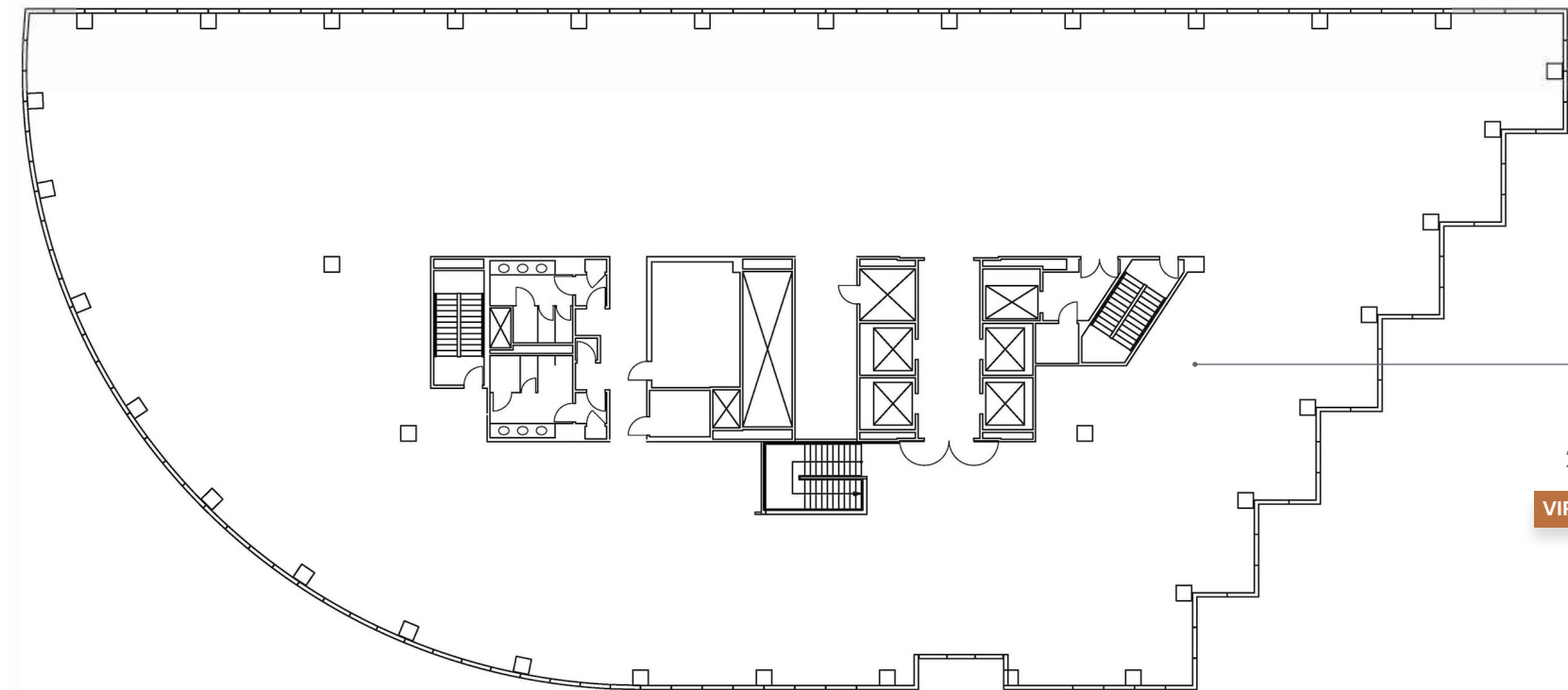
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# *Fourth Floor.*



Suite 400  
Available  
22,027 RSF

**VIRTUAL TOUR**

650 TOWN CENTER DRIVE | COSTA MESA, CA

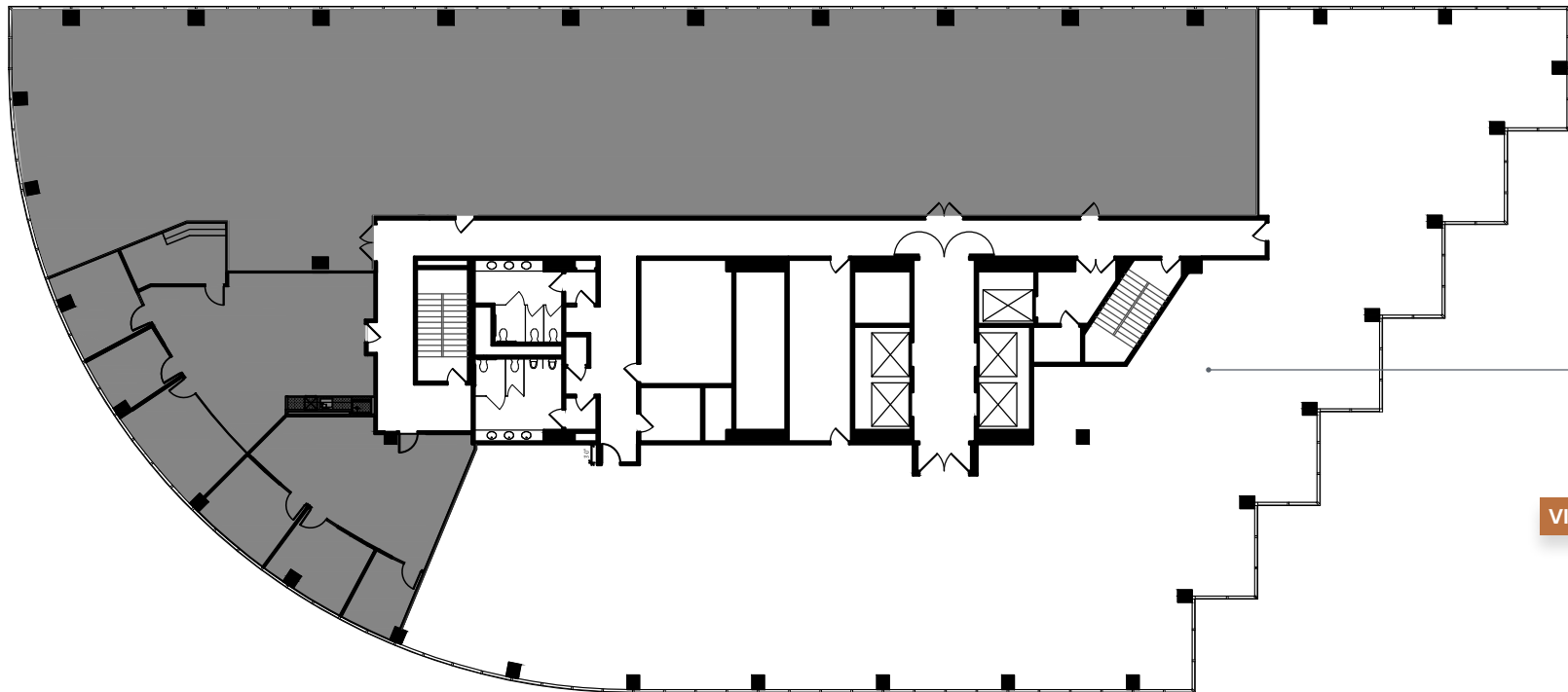
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# *Fifth Floor.*



Suite 500  
Available  
10,485 RSF

**VIRTUAL TOUR**

650 TOWN CENTER DRIVE | COSTA MESA, CA

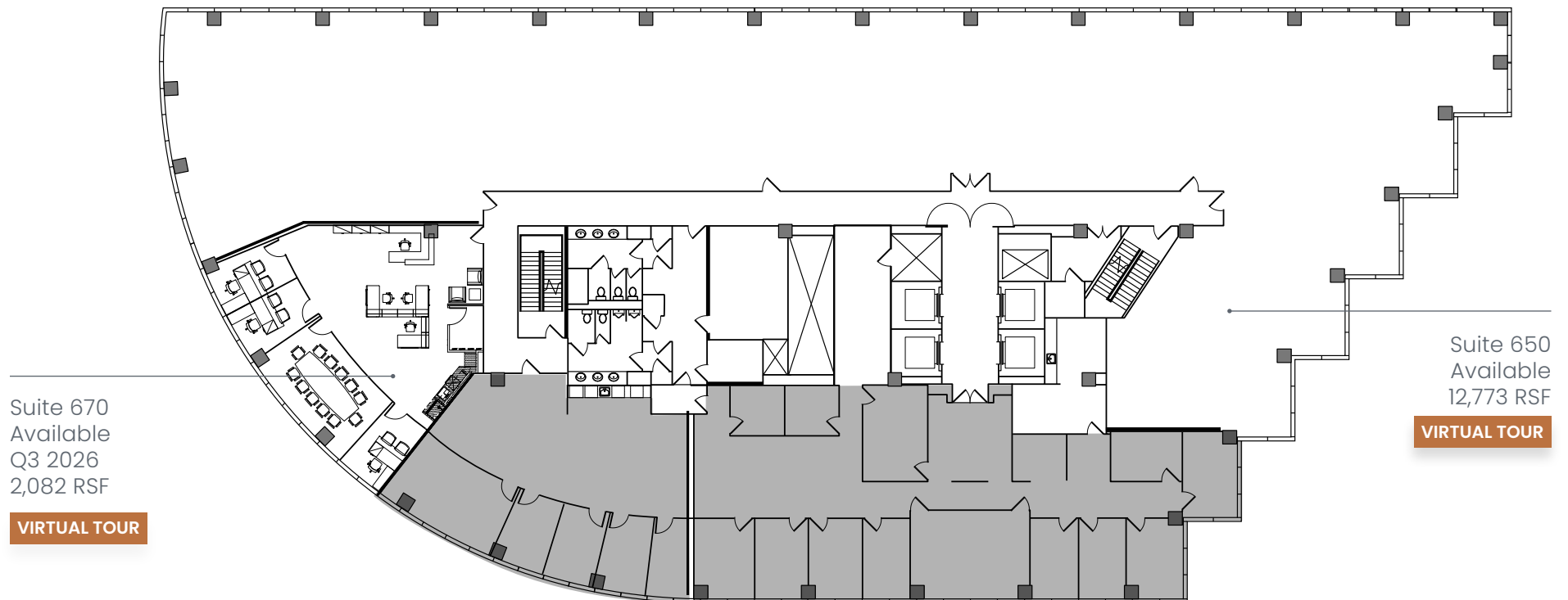
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# *Sixth Floor.*



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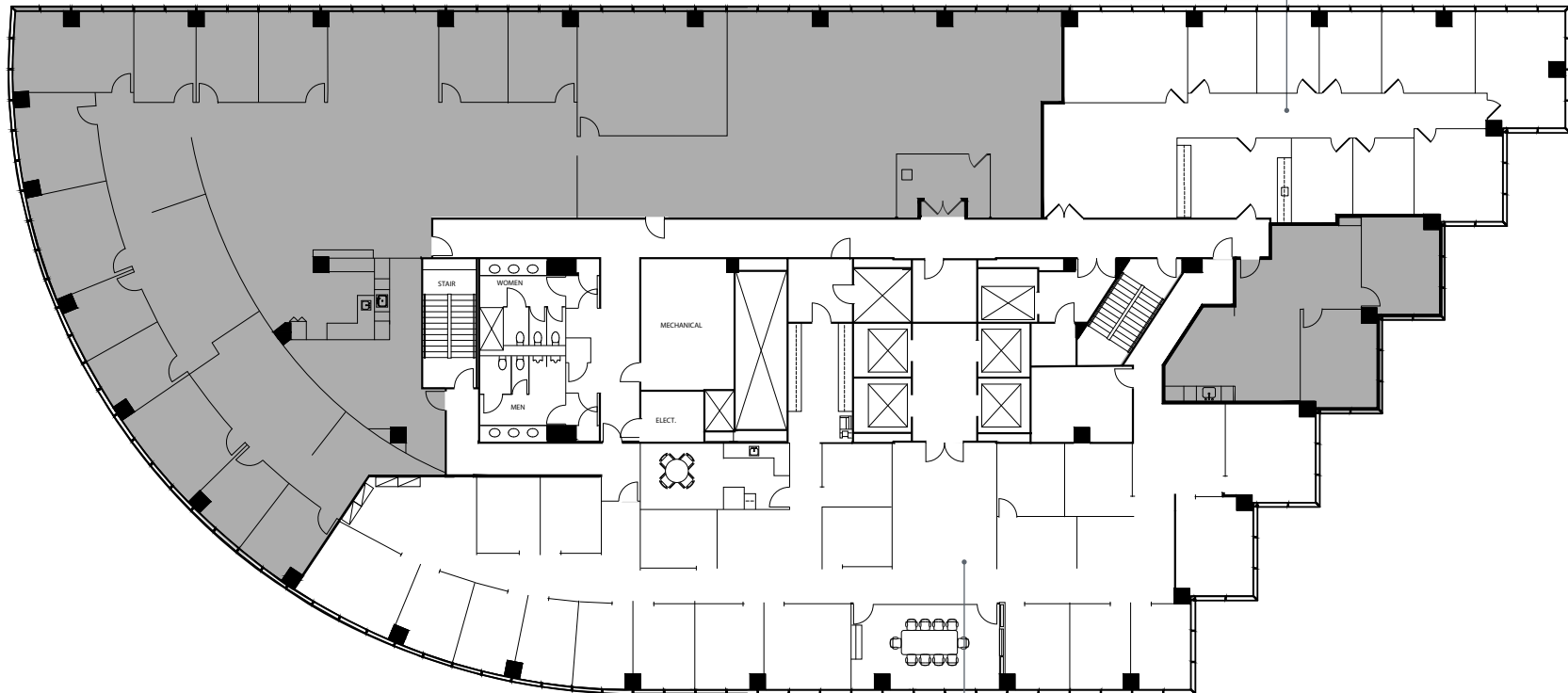
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# Seventh Floor.

Suite 760  
Available  
3,314 RSF

[VIRTUAL TOUR](#)



Suite 700  
Available  
7,664 RSF

[VIRTUAL TOUR](#)

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# *Eighth Floor.*

Suite 855  
Available  
2,208 RSF

**VIRTUAL TOUR**

Suite 830  
Available  
1,412 RSF



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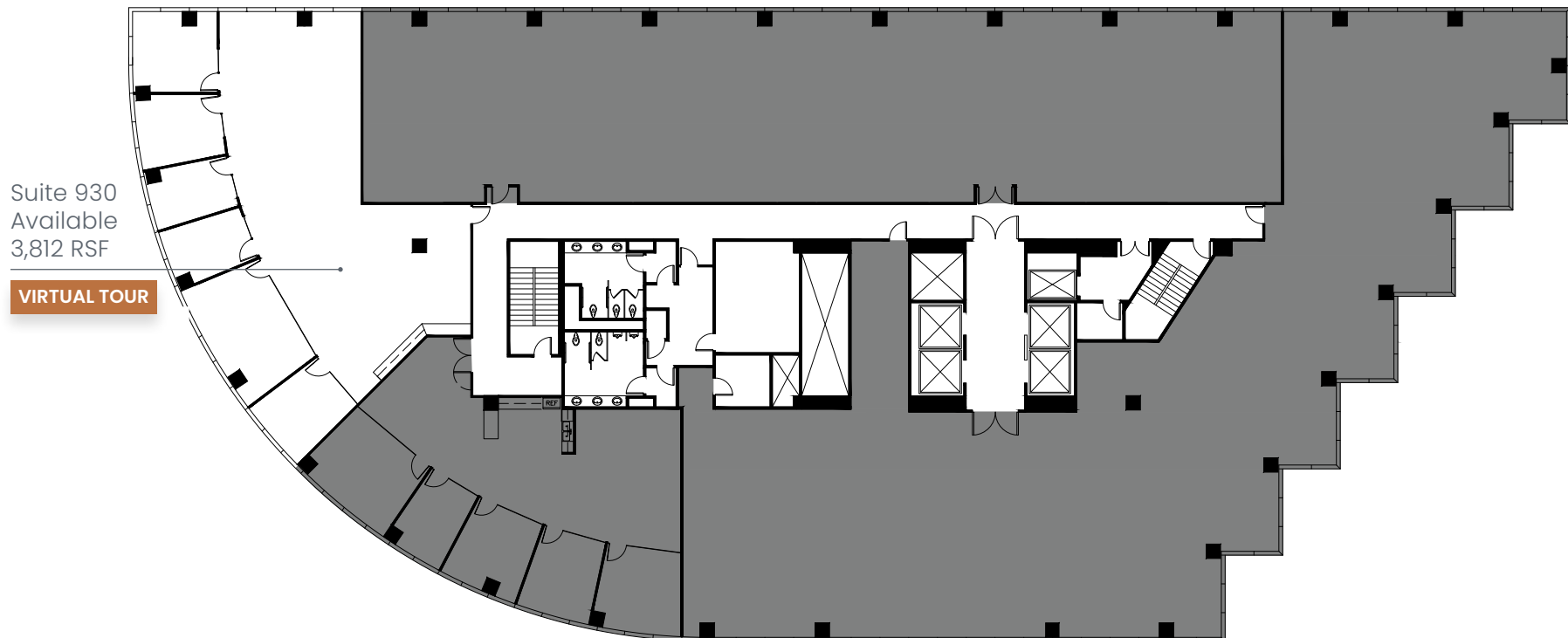
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# *Ninth Floor.*



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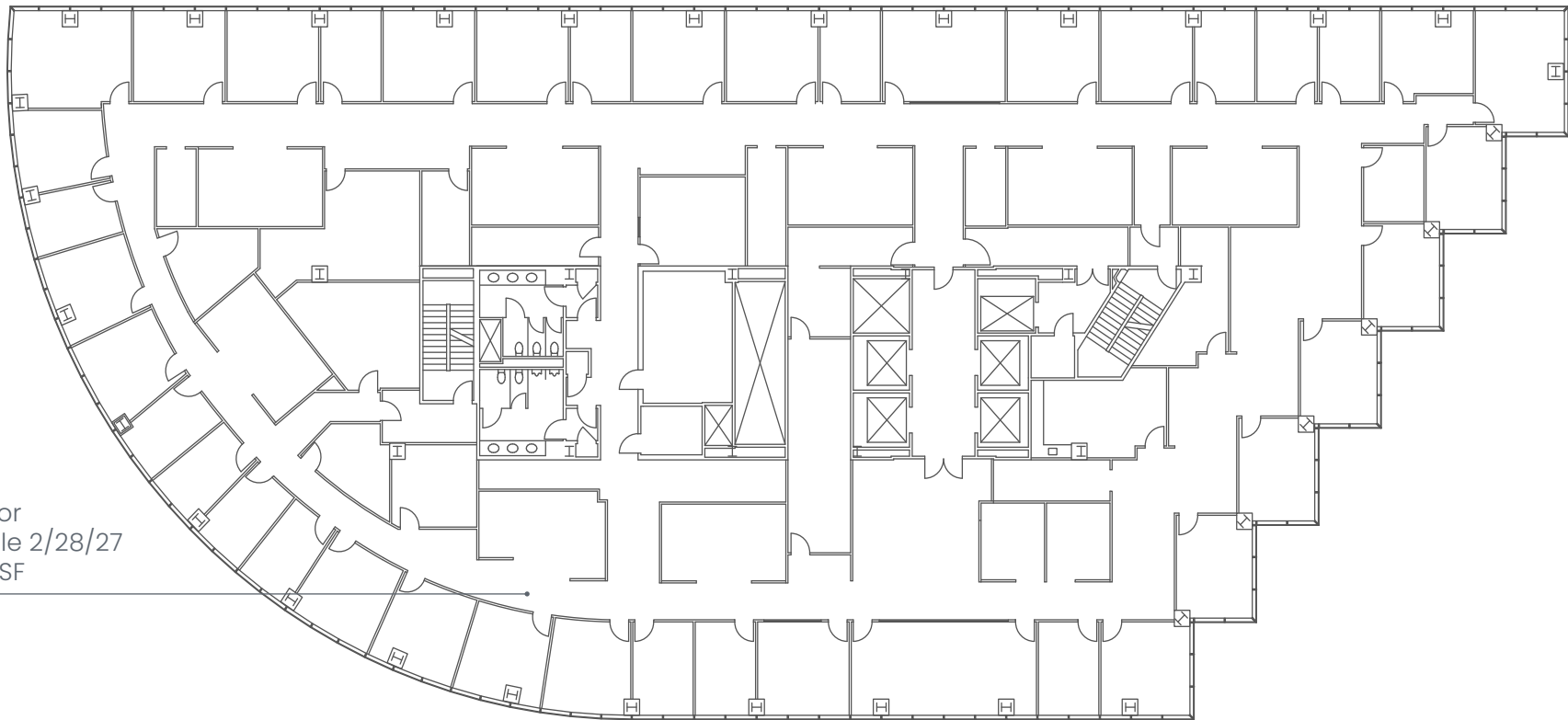
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# Twelfth Floor.



12th Floor  
Available 2/28/27  
22,127 RSF

650 TOWN CENTER DRIVE | COSTA MESA, CA

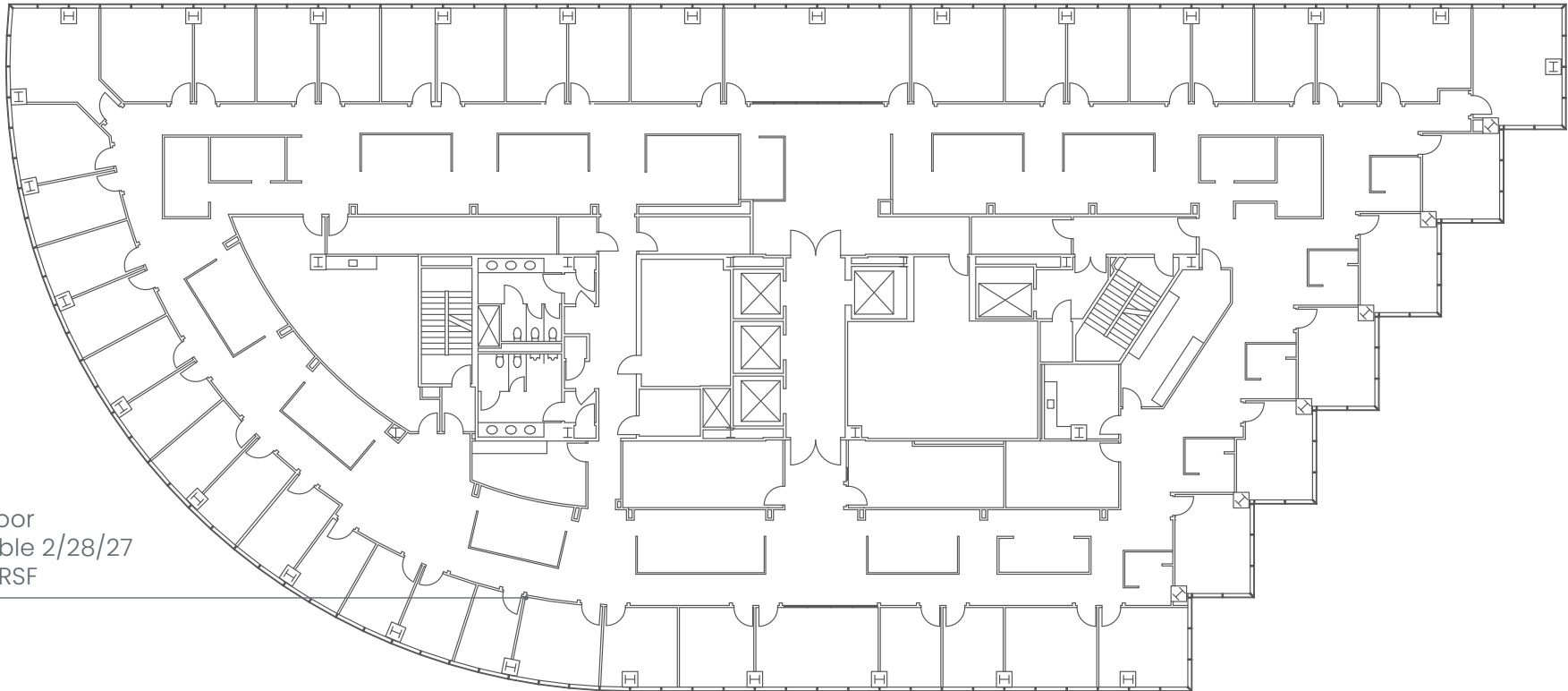
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# *Thirteenth Floor.*



13th Floor  
Available 2/28/27  
22,127 RSF

650 TOWN CENTER DRIVE | COSTA MESA, CA

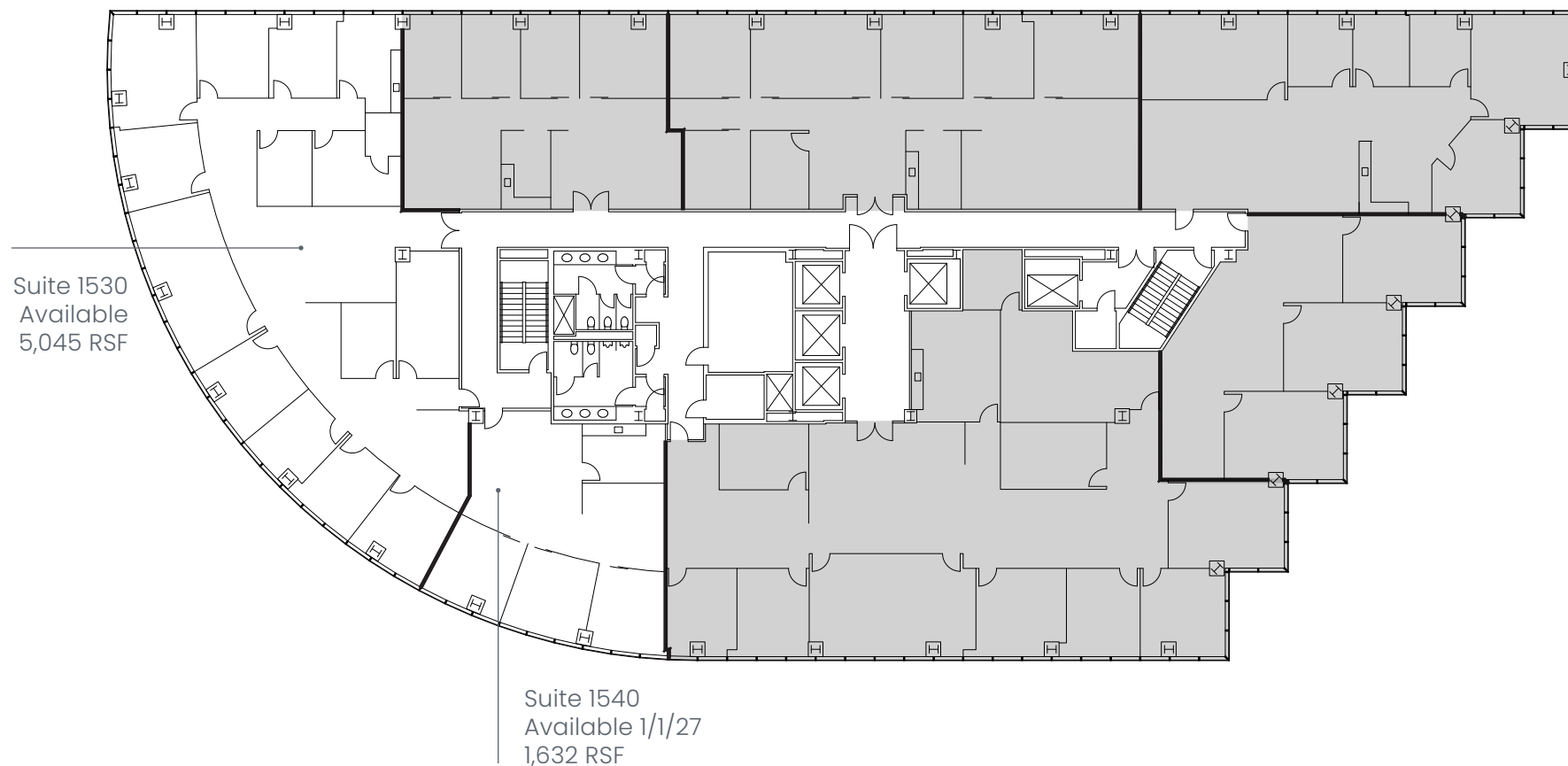
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# *Fifteenth Floor.*



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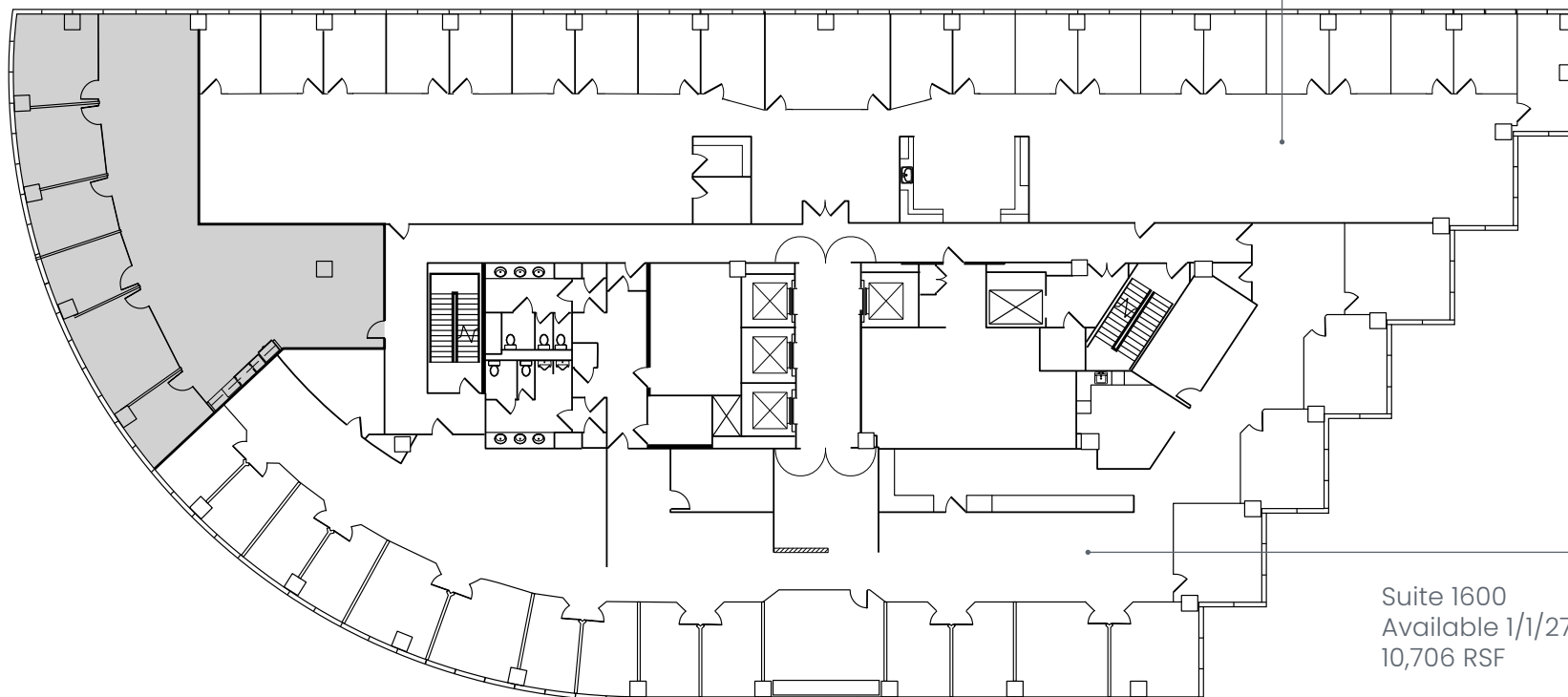
# Sixteenth Floor.



ORANGE COUNTY

Suite 1650  
Available  
8,804 RSF

[VIRTUAL TOUR](#)



Suite 1600  
Available 1/1/27  
10,706 RSF

650 TOWN CENTER DRIVE | COSTA MESA, CA

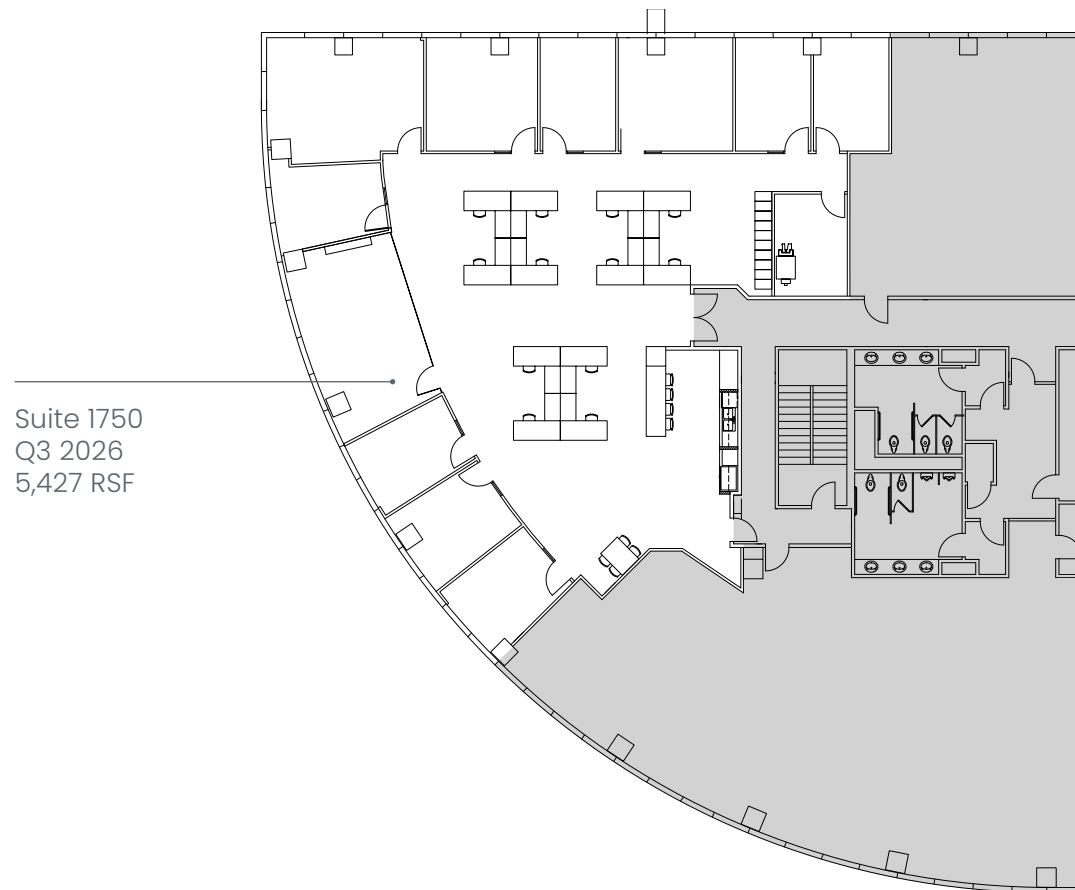
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# Seventeenth Floor.



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