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ORANGE
COUNTY

WORK

Imaginatively



CREATIVE OFFICE FOR LEASE

 CUSHMAN &
WAKEFIELD

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Where Ideas

Are Born

3420 is designed for creative people to come together. Thoughtfully renovated to provide energizing spaces for collaboration, 3420 offers both move-in ready and customizable suites in an unbeatable location. Orange County's best dining, shopping, and cultural institutions are steps away, making 3420 the centerpiece of an active, walkable lifestyle.

Class A
OFFICE FOR LEASE

±10,373
TYPICAL FLOOR PLATE

66,835
TOTAL SF

5 MIN
FROM I-405

Spec Suites &
Shell Spaces
AVAILABLE

AVAILABILITIES
RANGING FROM
1,861 to
Full Floor



“Creativity is Intelligence Having Fun”
- Albert Einstein

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An Inspiring


Backdrop

Warm wood, calming colors, ample natural light...from the minute you step inside, 3420 is a bright, welcoming place where you'll feel inspired to imagine, think, and create. Outdoor spaces offer a wellness- and productivity-boosting option for meetings and focused work in the fresh air and sunlight. And with ample space for individual and group work, businesses get the flexibility they need.


[CLICK TO SEE ALL AVAILABILITIES](#)





 **FULLY FURNISHED**
Suites Available


 **CUSTOMIZABLE**
Floor Available

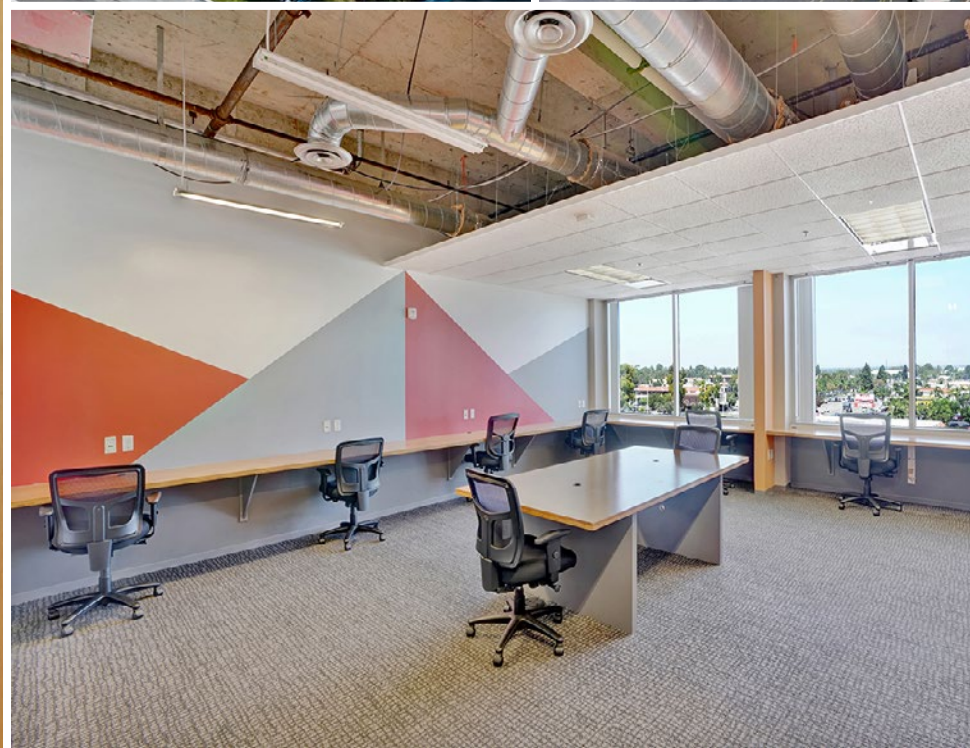
 **UL VERIFIED HEALTHY BUILDING**
for Indoor Environment

 **ONSITE**
Coffee Shop

 **ONSITE**
Pilates Studio
(separate costs associated)

 **ONSITE**
Restaurant

 **24/7 SECURITY SERVICE**
and controlled building access



More than a

Workplace

Companies that locate in amenity-rich areas have a clear advantage when it comes to attracting talent. And this location is the most advantageous in Orange County, where arts, culture, outstanding dining, entertainment, and Southern California's ultimate upscale shopping destination converge.

LESS THAN 10 MINS
TO JOHN WAYNE AIRPORT

OVER 10,500
RESIDENTIAL UNITS WITHIN
ONE MILE

WALK SCORE 87
VERY WALKABLE

3420 Bristol St

SOUTH COAST

ORANGE COUNTY

3420 Bristol St

South Coast Plaza

Segerstrom Hall and Renee and Henry Segerstrom Concert Hall

Orange County Museum of Art

South Coast Repertory

John Wayne Airport

W Airport Ave
E Columbine Ave
E MacArthur Blvd
S Flower St
Sunflower Ave
Anton Blvd
Bristol St
73
55
405
Arthur Blvd

Delectable

Dining

An array of fine dining options are within walking distance of 3420. Enjoy globally-inspired cuisine, easily and conveniently.



Water Grill



Outpost Kitchen



vaca



Leatherby's Cafe Rouge

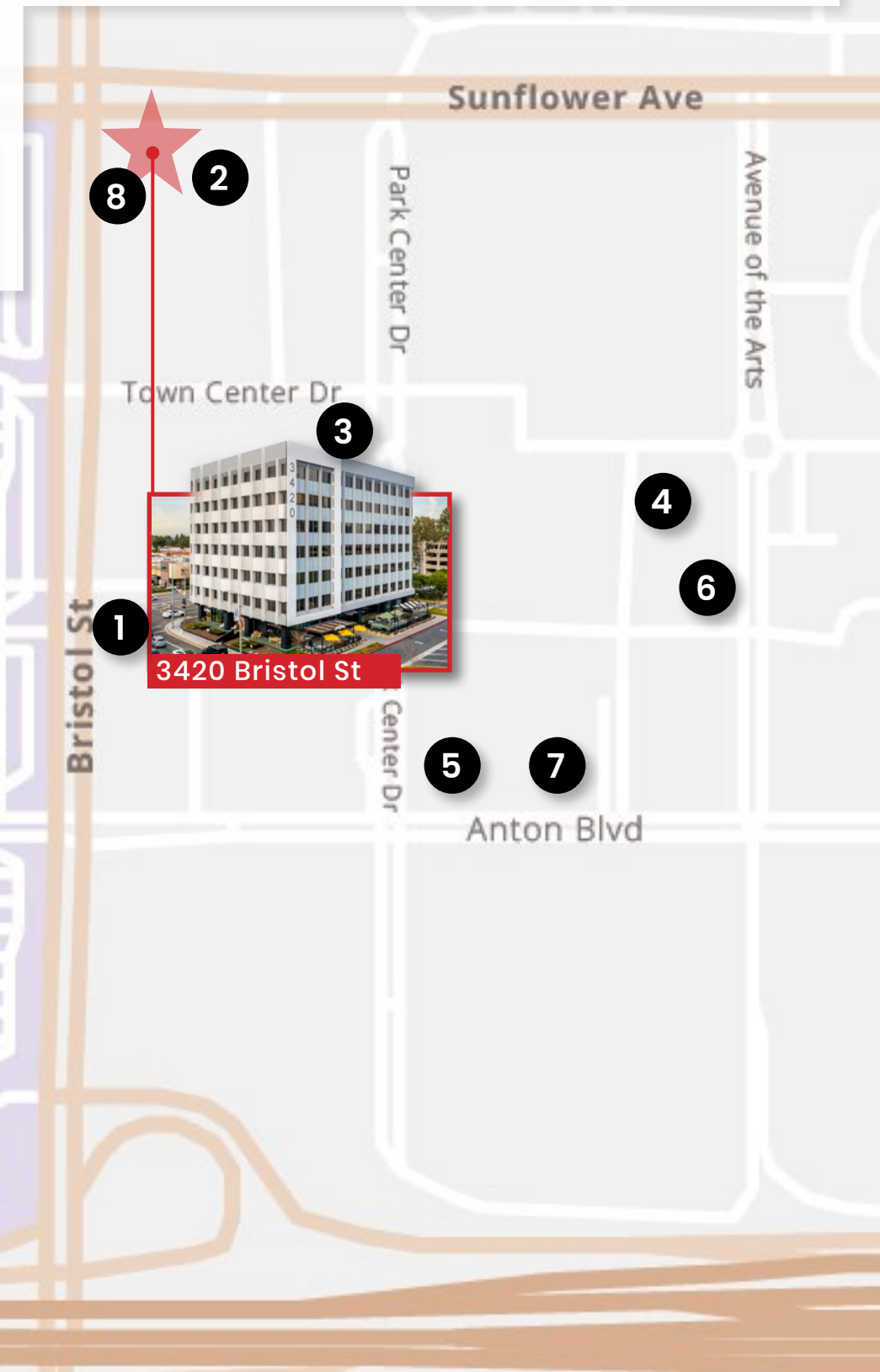
At South Coast Plaza

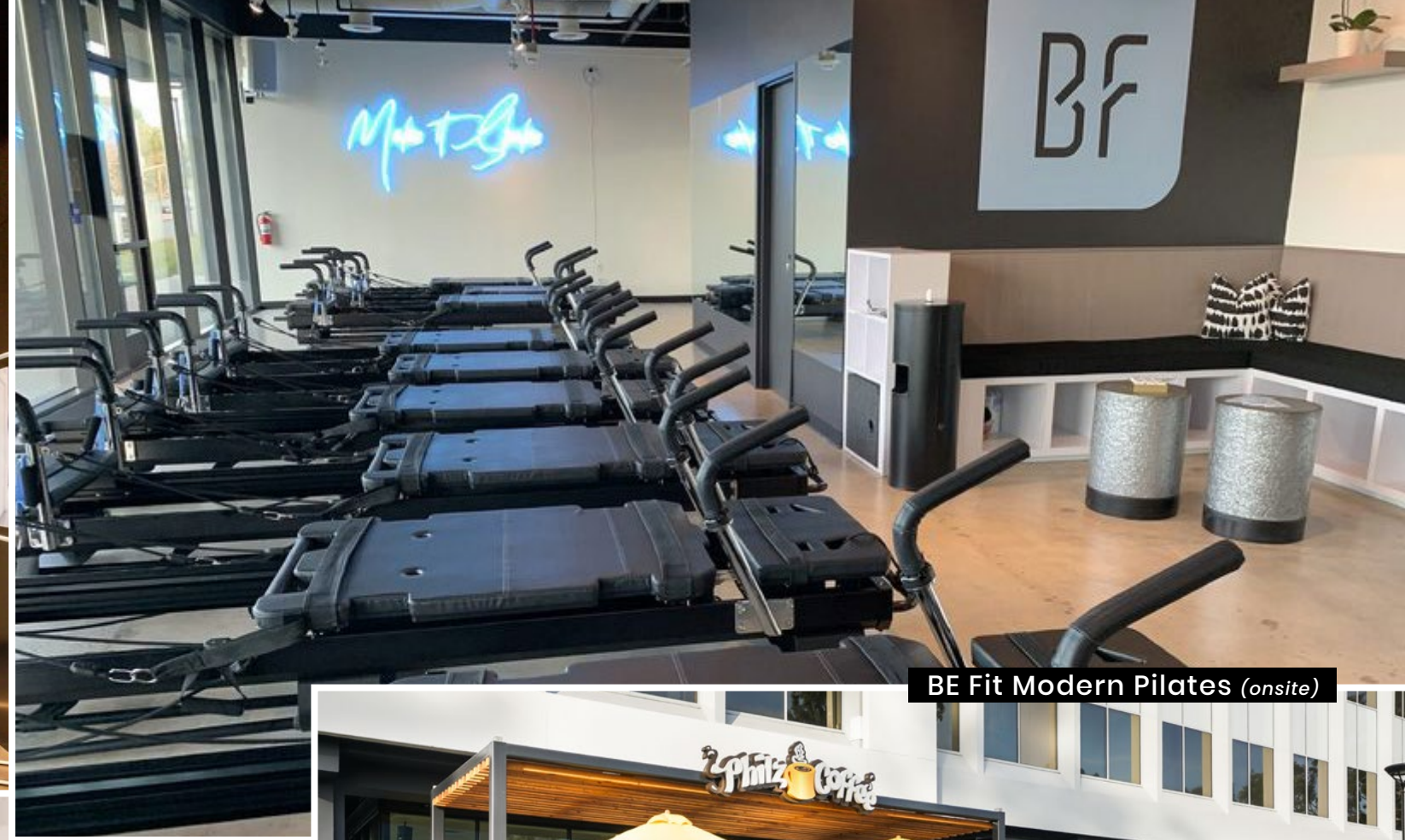
- » AnQi Bistro
- » Antonello Ristorante
- » Darya Fine Persian Cuisine
- » Hamamori Restaurant and Sushi Bar
- » Knife Pleat
- » Mah Jongs by Chef Mike
- » Morton's the Steakhouse
- » Petrossian at Tiffany
- » Quattro Café
- » Royal Khyber Fine Indian Cuisine
- » Seasons 52
- » The Capital Grille

On Campus

- | | |
|-------------------------------|----------------------------------|
| 1. Water Grill | 6. Verdant |
| 2. Outpost Kitchen | 7. Teatro Angelina (coming soon) |
| 3. Vaca | 8. Philz Coffee |
| 4. Leatherby's Café Rouge | |
| 5. Costa Contemporary Kitchen | |

SOUTH
COAST
PLAZA





BE Fit Modern Pilates (onsite)

Spaces for Connection

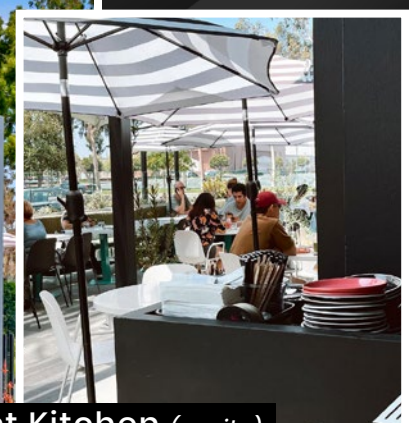
Indoor, outdoor, focused work, teambuilding, social gatherings - 3420 has a variety of spaces for interacting and being together.



Philz Coffee (onsite)



Outpost Kitchen (onsite)





For more information, please contact:

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