



THE MET
COSTA MESA



IT'S

Better

AT

THE MET



The MET, a completely re-imagined office campus for today's diverse and innovative workforce. A first-class, collaborative, amenity-rich workplace both indoors and out. This transformed office project offers a differentiated tenant experience and creates a sense of place unlike any other office campus today. With meticulously planned amenities and project-wide enhancements, The MET offers a balanced work and social experience, truly enhancing the daily lives of tenants and guests. The MET goes beyond the expectation of a traditional working environment; offering community, culture, entertainment, and an unmatched level of service for today's forward thinking businesses.

Located in Costa Mesa, The MET is integrated into one of Orange County's most authentic urban environments and is re-establishing itself as the coolest place to live, work and play. With numerous artisan restaurants, art galleries, shops and entertainment options, Costa Mesa is the cultural hub of Orange County.

535 / 555 / 575

A N T O N
COSTA MESA, CA
9 2 6 2 7



555 ANTON

535 ANTON

575 ANTON



CAMPUS LOUNGE



ENHANCED SKYLINE



MODERN LOBBIES



REIMAGINED COURTYARD



MODERN RESTROOMS



THE



CAMPUS PROMENADE



REC_ZONE



MODERN ENTRIES



SOCIAL LOUNGES



CAFE MET



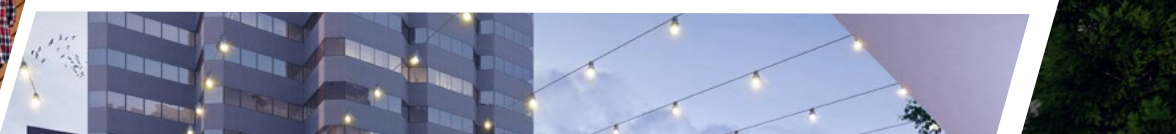
PRIVATE BALCONIES



BACKYARD



PRIVATE BALCONIES



IT'S *Better* AT THE MET

Property-wide Improvements > Modern Lobbies & Restrooms > Unique People Spaces > MC+ Our Best-In-Class Management Partnership



PRIVATE PATIOS



REC ZONE



CAMPUS LOUNGE



EVENT GREEN

< - FITNESS LOOP - >

WELLNESS AREA



THE BACKYARD



CAFE MET



PRIVATE BALCONIES



555 ANTON

535 ANTON

575 ANTON



CLUBHOUSE & LOCKER ROOMS



MODERN ENTRIES



SOCIAL LOUNGES

view from AVOCADO LOUNGE



NEW CONFERENCE PAVILION



CAMPUS PROMENADE



MODERN LOBBIES



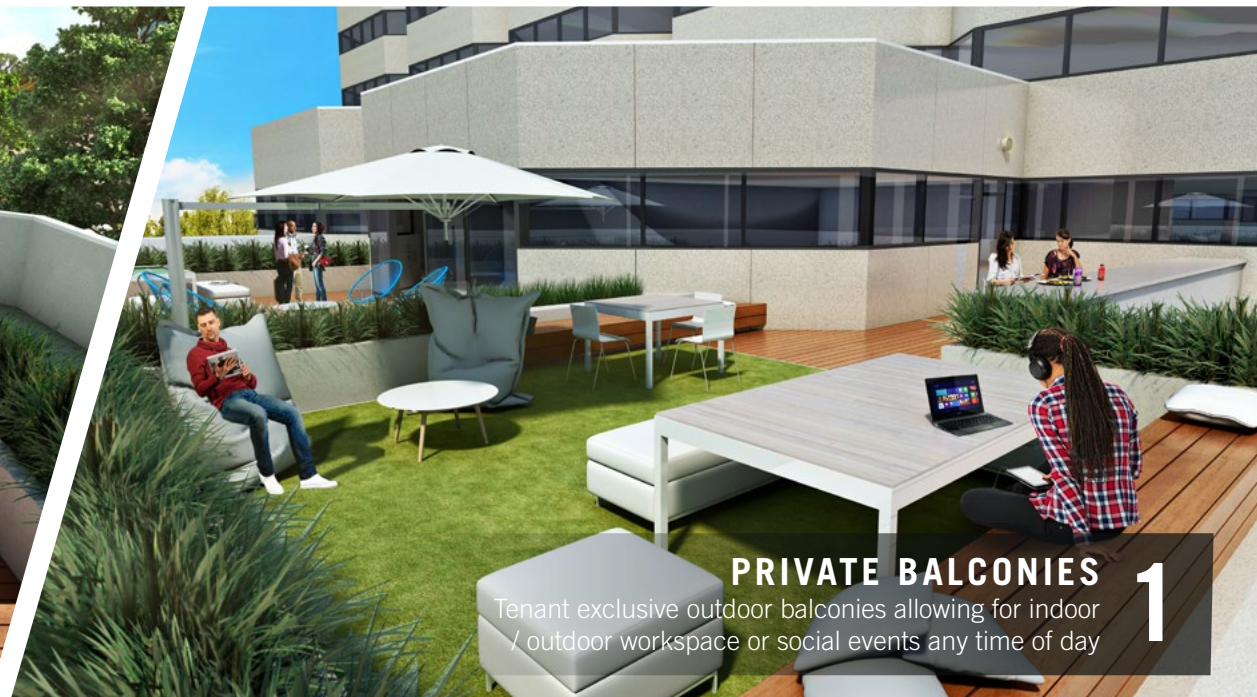
FOODTRUCK RUNWAY

Get Outside AT THE MET

Indoor & Outdoor Workspaces > Indoor & Outdoor Dining > Event Green > Outdoor Campus Lounge > Social & Recreation



PRIVATE BALCONIES 2
Tenant exclusive outdoor balconies allowing for indoor / outdoor workspace or social events any time of day



PRIVATE BALCONIES 1
Tenant exclusive outdoor balconies allowing for indoor / outdoor workspace or social events any time of day

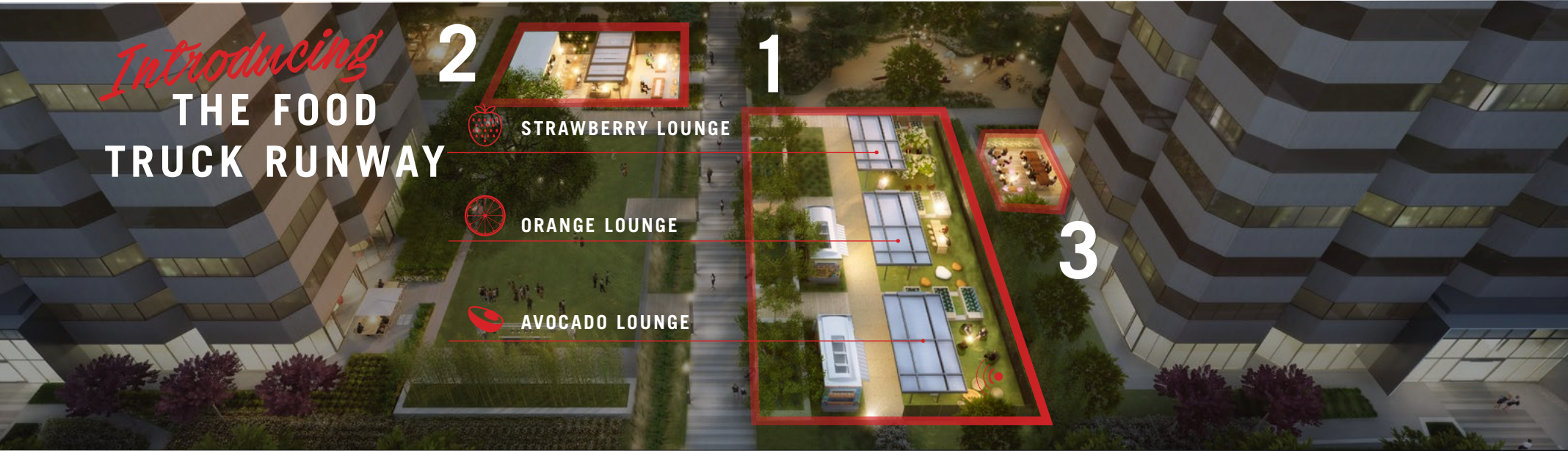
OUTDOOR WORKSPACE

CA NATIVE LANDSCAPE

PRIVATE BALCONIES

Chow Down AT THE MET

Food trucks are no longer an after thought - these culinary artisans have been thoughtfully integrated into The MET landscape, allowing tenants maximum convenience and variety. With a rotating schedule of foodie selections 5 days a week.



Introducing
THE FOOD TRUCK RUNWAY

- 2**  **STRAWBERRY LOUNGE**
-  **ORANGE LOUNGE**
-  **AVOCADO LOUNGE**



1 OF 3 SOCIAL LOUNGES
Three Individually designed authentic outdoor areas for meeting or eating.

1



CAMPUS LOUNGE DINING
Offering outdoor covered lounge areas for socializing or working - with bar, TV's, fire pits, and covered seating.

2



SMARTFOOD CAFE
Offering daily organic "farm-to-fork" menu items, various healthy food selections, craft beer, wine, and a unique outdoor garden patio.

3

STRAWBERRY LOUNGE

AVOCADO LOUNGE

ORANGE LOUNGE

Variety AT THE MET

Transformed from a traditional high-rise office environment, to an ecosystem of people-focused work and social areas. Designed to provide an array of indoor/ outdoor amenity options consistent with today's resort-like standards.



CAMPUS PROMENADE 1

Central access through the MET campus, providing a grand arrival and convenient circulation between buildings and outdoor areas.



EVENT GREEN 2

Offering athletic boot-camps, yoga classes, great speakers, team-building events and tenant social events with stage and grass meadow.



CAMPUS LOUNGE 3

Offering outdoor covered lounge areas for socializing, working, or private events.



THE BACKYARD 4

Naturally landscaped authentic outdoor retreat for relaxing social encounters or impromptu gathering.



SOCIAL RECREATION

AMENITY RICH

INDOOR / OUTDOOR

Handle Biz AT THE MET

State-of-the-art conference center, training facility and huddle areas with convenient access to outdoor workspace available for exclusive tenant reservation or impromptu meetings.



CONFERENCE TRAINING ROOMS 3
Two (2) state of the art conference rooms for meetings or training events accomodating between 35-70 people.



CONFERENCE PAVILION 1



OUTDOOR WORKSPACE 2

ONSITE BUSINESS SERVICES

OUTDOOR WORKSPACE

CAMPUS WIFI

Inspiration AT THE MET

Design-Focused enhancements throughout the campus, offering a uniquely authentic working environment unlike any other. Beauty inspires us all to be our best most innovative selves each day.



CLUBHOUSE LOUNGE 3



MODERN ENTRIES 1



MODERNIZED LOBBIES 2

CONTEMPORARY INTERIORS

CURATED ARTWORK

MODERN LOBBIES

Get Fit AT THE MET

Keep your body and mind healthy so that you and your work product are at their best. The MET offers a variety of fitness and wellness solutions, including our 50,000 sf (onsite) 24 Hour Fitness Super Sport Club, Fitness Loop, Electric Bike Share Program, Wellness areas, and First Class Locker Room and showers on campus.



24 HOUR FITNESS **3**



FITNESS LOOP **1**



SHARED BICYCLE PROGRAM **2**

FITNESS LOOP

WELLNESS AREA

SHARED BICYCLE PROGRAM

IT'S *Amenity Rich* IN COSTA MESA



- AIRPORT
- HOSPITAL
- UNIVERSITIES
- SEGERSTROM CENTER FOR THE ARTS
- SOUTH COAST REPERTORY/
SOUTH COAST CONCERT HALL
PACIFIC SYMPHONY

- HOTELS**
- 1** Avenue of the Arts Costa Mesa
 - 2** Costa Mesa Marriott
 - 3** Courtyard by Marriott
 - 4** Crowne Plaza Costa Mesa
 - 5** Doubletree by Hilton
 - 6** Residence Inn by Marriott
 - 7** The Westin South Coast Plaza

< - LOS ANGELES - 405 FREEWAY - SAN DIEGO - >

THE BEACH

- 1** Barley Forge Brewing Co.
- 2** **The CAMP**
Blackmarket Bakery
Cafecito Organico
East Borough
Ecco
Mesa
Milk + Honey
Native Foods
Old Vine Cafe
Taco Asylum
Umami Burger
Vitaly
Wine Lab
- 3** **DAX Gallery**
- 4** **The LAB**
Calipoki
The Gypsy Den Cafe
Habana
Seabirds Kitchen

- 5** **Memphis BBQ**
- 6** **Rooster Cafe**
- 7** **TK Burger**
- 8** **SOCO Collection / OC Mix**
ARC Food & Libations
Greenleaf
The Iron Press
The Guild Club
Pueblo
Restaurant Marin
St Patisserie
Susie Cakes
Surfas Culinary District
SOCO Farmers' Market
St Patisserie
Bistro Papillote
Birdie Bowl & Juicery
Farm & Culture
Portola Coffee
Shuck Oyster Bar

- 9** **3033 Bristol**
Capital Noodle
Northshore Poke
The Halal Guys
- 10** **Buffalo Wild Wings**
- 11** **Little Onion**
- 12** **Mastro's**
- 13** **The MET Onsite**
Starbucks
Fruitthies
Quizno's
Cafe MET

- 14** **Metro Pointe at South Coast**
Baja Fish Taco
Boiling Crab
Famous Dave's BBQ
George's Thai Bistro
Han's Homemade Ice Cream & Deli
- 15** **South Coast Plaza Village**
Arriba Baja Grill
Boudin SF
DK Cafe
Karl Strauss Brewing Company
- 16** **South Coast Plaza**
AnQi by Crustacean
Boudin SF
The Capital Grille
Champagne Bakery Cafe
Corner Bakery Cafe
Din Tai Fung
Hamamori Resta
Holstein's Shakes & Buns
Lawry's Carvery

- Cont. South Coast Plaza**
Maggiano's Little Italy
Marche Moderne
Nello Cucina
Pacific Whey Cafe
Quattro Caffe
Ruby's Diner
Seasons 52
Vie de France
Wahoo's Fish Taco
Wolfgang Puck Bistro
ZCafe
- 17** **Silver Trumpet**
- 18** **Two Hutton Center**
- 19** **Vaca**
- 20** **Water Grill**





IT'S *Cooler* IN COSTA MESA



SHOP AT THE LAB



SHOP HERITAGE



OPEN HOUSE CREATIVE



THE OC MIX @ SOCO

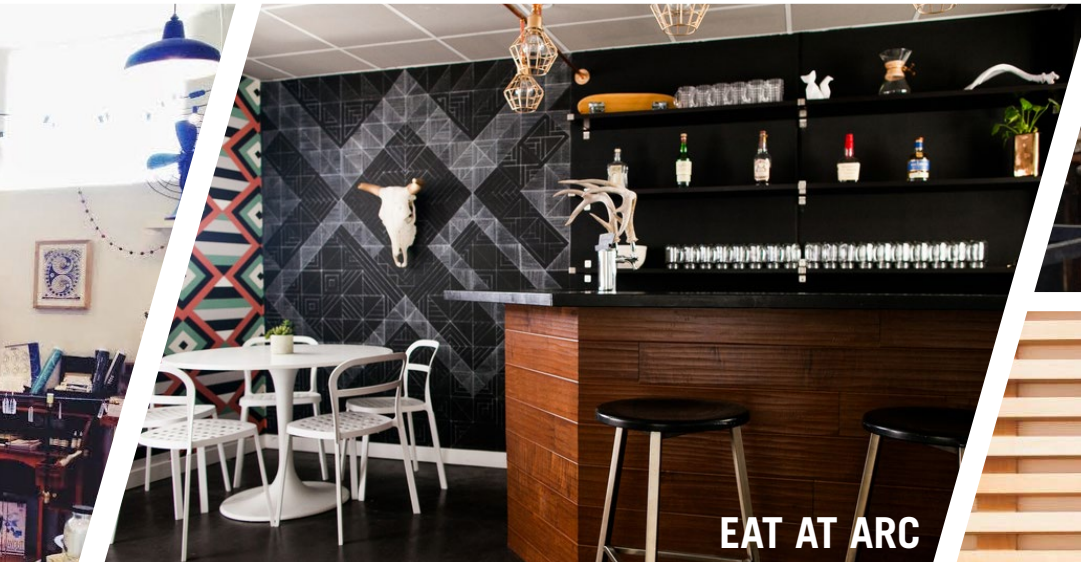
SEE DAX GALLERY



SHOP / EAT THE TRIANGLE



HART CONCRETE DESIGN



EAT AT ARC



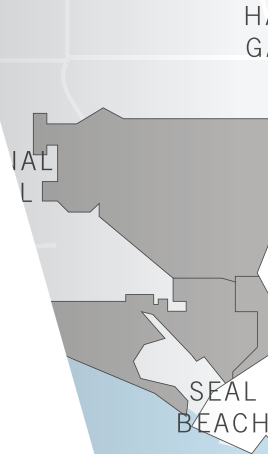
LISTEN AT THE OBSERVATORY

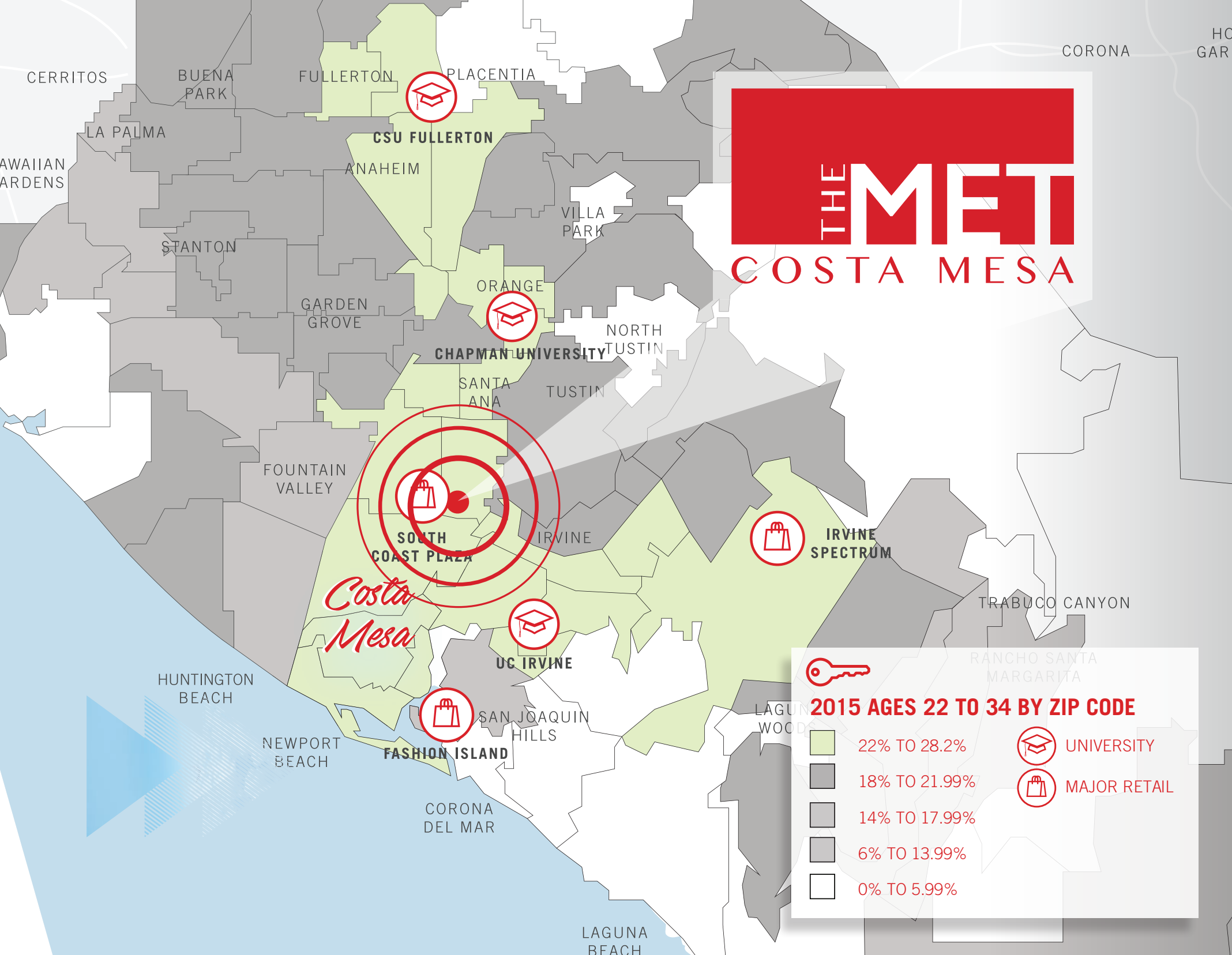


SHOP / EAT SOCO & THE OC MIX

IT'S *Millennial* AT THE MET

- BY 2025, **3 OUT OF EVERY 4 WORKERS GLOBALLY WILL BE MILLENNIALS.**
- 45% OF MILLENNIALS WILL CHOOSE **WORKPLACE FLEXIBILITY & ENVIRONMENT OVER PAY.**
- 89% OF MILLENNIALS WOULD **PREFER TO CHOOSE WHEN & WHERE THEY WORK** RATHER THAN BEING PLACED IN A 9-TO-5 POSITION.
- IN THE LAST 5 YEARS: **87% OF MILLENNIAL WORKERS TOOK ON MANAGEMENT ROLES,** VS 38% OF GEN X & JUST 19% OF BOOMERS.
- CURRENTLY THERE ARE OVER **40 MILLION MILLENNIALS IN THE WORKPLACE.**
- MILLENNIAL ARE THE **MOST EDUCATED GENERATION IN AMERICAN HISTORY WITH** 63% EARNING A BACHELORS DEGREE.





THE *Team* AT THE MET

McCARTHY • COOK

RELATIONSHIP DRIVEN EXPERIENCE

Founded in 1995, McCarthy Cook & Co. is an entrepreneurial real estate investment company with institutional backing and a proven operating platform. To date, MCC has completed over \$5 billion of office and mixed-use asset transactions encompassing over 11.2 million square feet. Current assets under management comprise 5.4 million square feet with approximately 1.5 million square feet of additional development potential. MCC's disciplined investment underwriting along with its ability to leverage its property construction management experience have enabled the firm to create outsized, risk-adjusted returns for the firm and its institutional partners. Its development philosophy remains centered around a focus on environmentally friendly, transit-oriented opportunities in its core markets. The firm's executives have over 80 years of combined real estate experience. The firm's Southern California offices are located in Los Angeles and Orange County, while MCC maintains a Northern California office in San Francisco as well. McCarthy Cook is proud of its hard earned reputation as an upstanding citizen and continues to dedicate resources to numerous local and global philanthropic organizations.

Gensler

Gensler is widely recognized as the world's leading collaborative design firm & architecture firm, not just the largest. The focus of Gensler is on serving our clients effectively wherever they need our services. Our one-firm firm ethos saves time, cuts costs and delivers innovation. We offer the design industry's deepest bench of expertise, matched with experience gained by working with our clients across the global economy. We bring that broad knowledge to bear on every project and location where we work. Successful buildings capture the spirit of their surroundings, even as they assert their own identity. Gensler architecture reflects our knowledge of how people and organizations use and experience place and space. We work collaboratively with clients, communities and end users to create buildings that work well on every level, inside and out. We deliver them across our global markets with a consistently high standard of service.



PGIM Real Estate is the real estate investment business of PGIM Inc., the global investment management businesses of Prudential Financial (NYSE: PRU). PGIM Real Estate has been a trusted participant in the global real estate community since 1970. With more than \$65 billion in gross assets under management in the United States, Latin America, Europe and Asia Pacific, PGIM Real Estate creates value for its investors by leveraging its 45-year track record, disciplined investment process and extensive local relationships to uncover attractive risk-adjusted investment opportunities in office, multifamily, industrial, retail, hotel, and specialized real estate, such as self storage and senior housing.



McCarthy Cook & Co. (in joint venture with PGIM Real Estate) is proud to present their newest office project in Orange County.. The MET, a completely re-imagined office campus for today's diverse and innovative workforce. This project is a first-class, collaborative, amenity-rich workplace both indoors and out. The transformed office project offers a differentiated tenant experience and creates a sense of place. With meticulously planned amenities and project-wide enhancements, The MET will offer an all in one office experience, truly enhancing the daily lives of tenants and guests. Located in Costa Mesa, The MET is integrated into one of Orange County's most authentic urban environments. Costa Mesa is re-establishing itself as the coolest place to live, work and play. With numerous artisan restaurants, art galleries, shops and entertainment options, Costa Mesa is the cultural hub of Orange County.



Signage

Signage

Stearns

Handle Big

AT THE MET



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