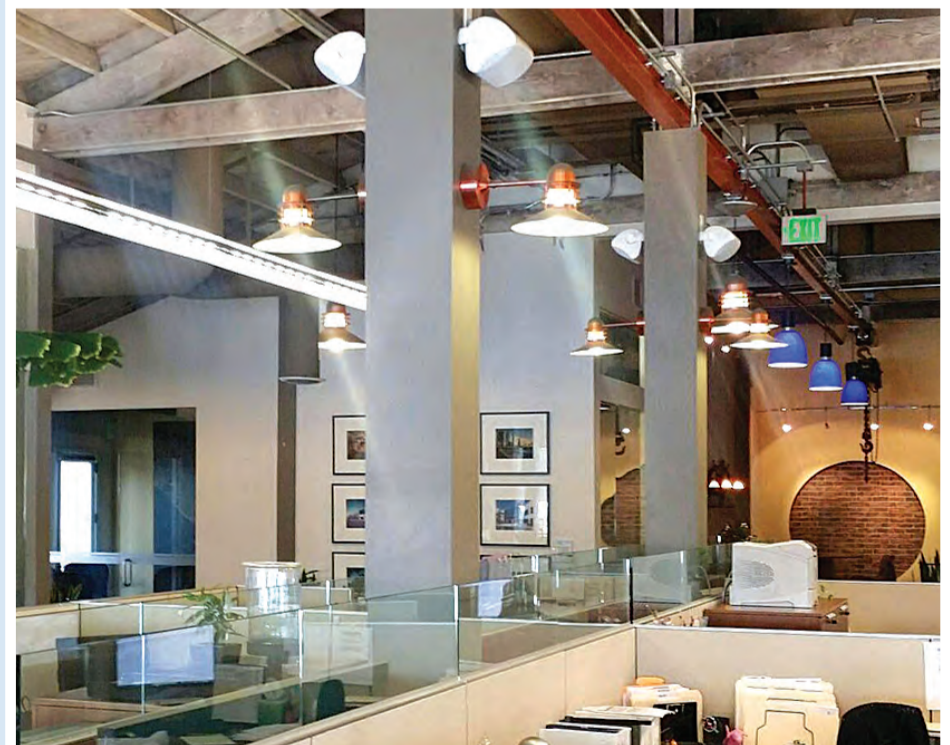


COOL SPACES

The Creative Work Environment



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The Workplace Ecosystem

Ten years ago, creative office space and highly amenitized office campuses were limited to the domain of the largest tech companies. Now these work environments serve as a baseline requirement to promote a productive work culture, hire and retain top talent, and enjoy a more fulfilling work day.

For developers, the evolution of progressive work environments, abundant capital flows, and a maturing real estate cycle have created new challenges in value add office investments. High value infill sites, particularly near the coast and desirable residential areas, have been bid up to the point where lower yields are the new norm. Conversely, secondary and tertiary locations with a lower going-in cost basis and the prospect of higher yields will backfire if local tenant demand only views rent as an expense.



The lower return environment is here to stay, and developers are working harder and smarter to find good opportunities to redesign and modernize dated office projects. To lessen the impact of yield compression in value add office, Bixby has sought projects in West Coast markets outside of California, most recently in Portland, OR.

We identified a two-building project there late last year that had many of the characteristics we seek in office campus redesigns – good location, strong submarket

demand, curable physical obsolescence, leasing upside, and an outdoor space that we could activate for tenants.

In this case, an expansive courtyard between the buildings was underutilized due to an outmoded design. Access to the area was shared with an adjacent building under separate ownership, leaving the onus of maintenance to fall between two parties. The outdoor space, for that matter the entire project, lacked identity and was confusing to access on foot.

We believed this could be resolved through design and by gaining control of the third building, which we did in July. The three-building assemblage now gives us a 250,000-square-foot office campus, plus the opportunity to drive value through the leasing of roughly 25 percent of the total project following the completion of an entirely new value proposition for tenants.

We're in development now with designs from IA Interior Architects and SERA Architects that bring a new energy to the project, which has been rebranded The Crossing at First.



Bixby is in development on The Crossing at First in Portland, OR

A pixed window pattern makes a bold design statement on approach to the project. A vibrant wayfinding scheme has been designed to simplify pedestrian access, punctuated with dense, eco-friendly landscaping.

The activated courtyard, or Bixby Retreat, will be a central hub that promotes a sense of community in a market attuned to connected environments. Warm IPE wood accents and custom benches will offer gathering points for tenants to relax or collaborate. We will be adding ample bike storage for Portland's cycling commuter lifestyle, a covered vestibule for auto passenger pick up and drop off in inclement weather, and an onsite café to promote a self-contained workplace.

In a scientific sense we are tasked with designing and building ecosystems, where communities of living organisms interact in conjunction with the nonliving components of their environment. Introducing smart designs to a workforce that values aesthetics and function produces a positive outcome; the successful office campus becomes an ecosystem in balance.

Getting there in today's competitive investment climate is increasingly challenging, though still well within reach.

Bill Halford is President and CEO of Bixby Land Company in Newport Beach, Calif. For more information, please contact Bixby Land Company at 949.336.7000.

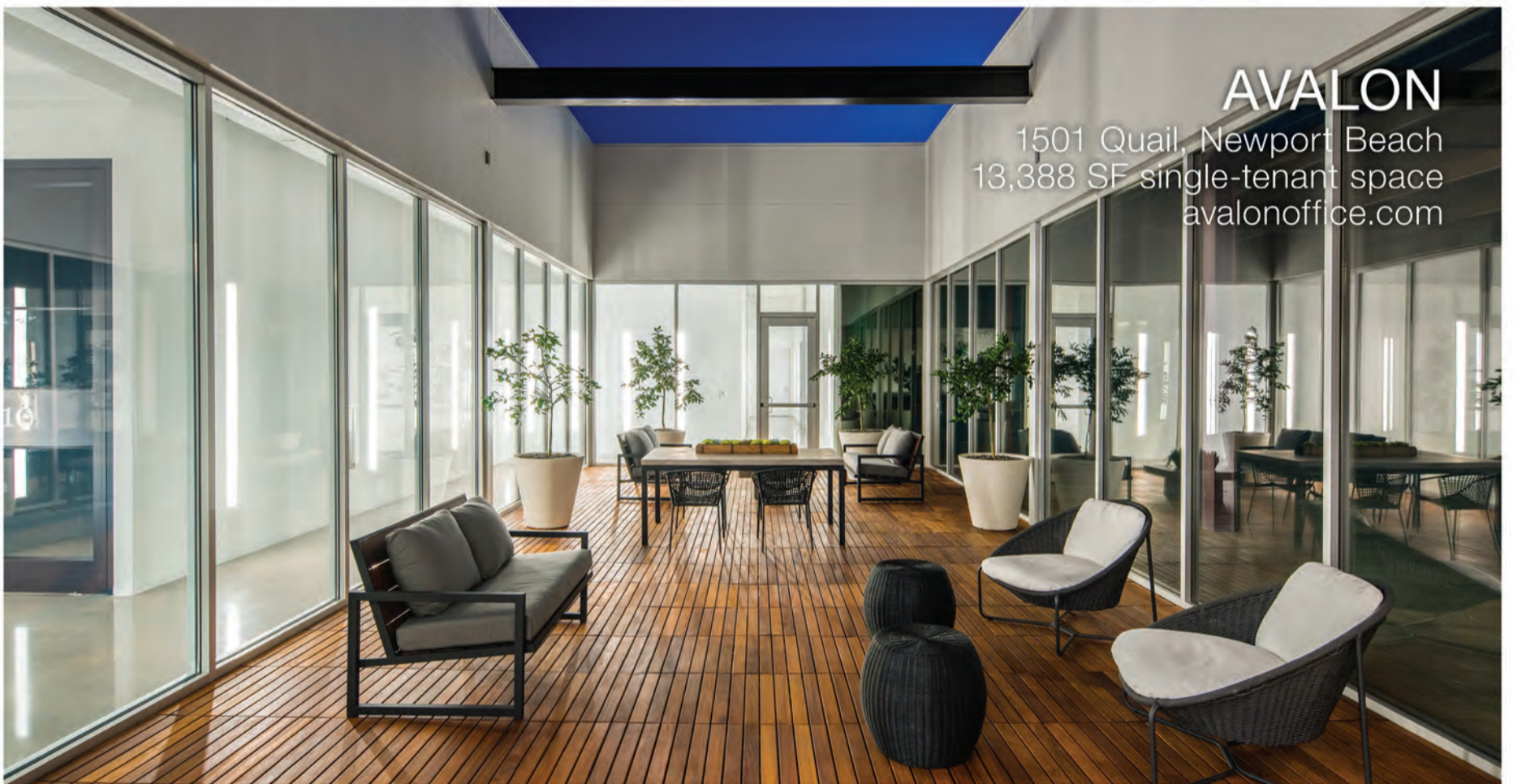
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INNOVATIVE WORKSPACES



Flexible but Functional Design is the Way Forward for Office Owners

Many clients today who are planning to build new workplaces, or renovate existing facilities, are asking deep questions on strategies and solutions for the design of the space, and there is no quick answer or specific solution. The vast variety of behaviors, needs, cultures and business parameters leads to many new and mostly hybrid designs in modern workplaces.

These designs must bring forward new ideas and materials, resulting in creative and cost-effective solutions. Trends evolve and develop, but the goal of improving the work environment remains. Productivity, easy collaboration and collision opportunities are a priority. Retention rate improvements have become a standard and workplace design is a huge contribution to increasing them. The upfront investment in office space will have increasing returns as the competition for talent becomes even more fierce.

Such movement in workplace design and functionality is not unique to start-up culture. Traditional industries are also embracing this shift, appealing to younger talent by opening opportunities to enhance the company's culture and brand. It is difficult for building owners to predict which job functions will

be performed in the spaces, so flexible design is imperative. Adaptable furniture options and common space and meeting area functionality will create appeal for a variety of companies, as will an office designed to adjust as companies grow and work styles change.

The qualities of light and openness reveal much about an organization. An open and differentiated workplace supports teamwork and morale, while providing an energetic environment. These include LED lighting, open office and break areas and frameless glass for conference room walls, allowing for natural light and transparency in the workplace and opening up the space to incorporate the great views.

The redevelopment project at 17901 Von Karman was an opportunity to do something innovative that contributes to both the operational efficiencies and value of the real estate.





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TechSpace is one of the industry's leading flexible "Office-as-a-Service" (OaaS) operators for small to mid-size businesses and progressive Fortune 500 companies. Our spaces are designed to promote productivity in a collaborative environment.

TechSpace solves a problem in the marketplace – long-term leases, inefficient designs and substandard services. TechSpace is a dynamic alternative to traditional office space for companies of any size. We offer the best customer experience, dynamic communities and world-class amenities. TechSpace provides smarter office space for the savvy businessperson who is "on-demand," completely flexible and scalable, at a price point that preserves capital while keeping overhead to a minimum.

TechSpace at a Glance

- ▶ Prime locations – nine locations nationwide and growing!
- ▶ TechSpace is one of the industry's leading "Office-as-a-Service" (OaaS) operators to a variety of customer types from startups to mid-size companies to Fortune 500s.
- ▶ Our customers are companies from any industry, needing to house between 1 and 60 people
- ▶ Flexible office sizes and configurations that can accommodate rapid expansion/contraction
- ▶ Concierge Services – outstanding customer experience
- ▶ Private and secure enterprise-grade technology services
- ▶ Conference rooms and event spaces on-demand

With nine locations nationwide and two in Orange County, having an office at TechSpace allows you to focus on growing your business while we take care of the rest.



For more information, visit www.techspace.com or contact one of our OC locations:

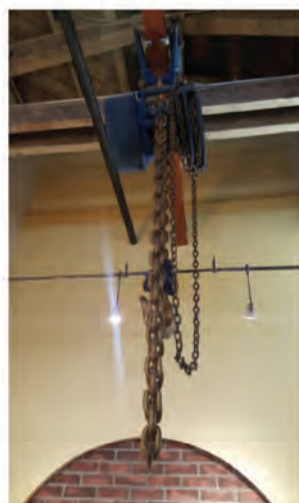
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Reuse verb

Transformation of product or building into a higher use. Also known as upcycling.

"Adaptive reuse is changing Orange County as we know it"



DBaC, Inc. occupies a building that was used to build PT boats in the WWII effort. In our opinion, there is no higher use. We keep the winch as a reminder of the deep, patriotic history of the Lido Peninsula. General Contractors serving Orange County since 1992.

101 Shipyard Way, Suite A Newport Beach Ca 92663

949-723-0147 | www.dbacinc.com Lic #637651



Bridging the Gap Between Ideal and the Real

Caliber Construction is Leading the Creative Spaces Charge with 'Collaborative Open Spaces' that Bring a Company's 'Brand DNA' to Life



Vans Headquarters



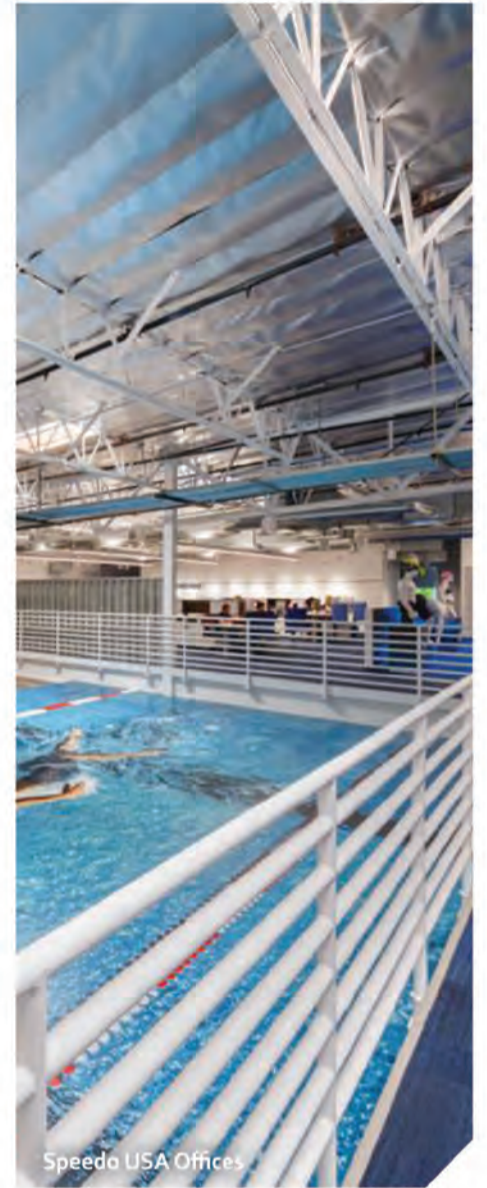
Curse Headquarters

Vans At this 110,000 sf office space, finished within four weeks of permitting, creative features like a skate bowl, inspiration boards and action murals embolden staff to thrive. This "beyond creative" campus allows their staff to easily meet and gives the company with "off the wall" spirit a competitive advantage.

Speedo If creative spaces inspire people to come to work, Caliber's transformation of Speedo's 64,000 sf space from a high-tech data center to an imaginative powerhouse with indoor pool is categorically motivating. With a raised access floor for easy reconfigurations and a mix of collaborative clusters, offices and vast gathering areas, it meets wide ranging needs and is an icon for contemporary office flexibility.

Murad's 41,400 sf corporate headquarters is a nod to the human side of the people who work there and a setting for these skincare innovators to "help everyone achieve a happier, healthier, rewarding lifestyle." The open floor plan, with vivid sub brand colors, includes a running track and exercise equipment and reflects the ethos that it's not life vs work, it is life and work.

Curse Irvine Spectrum's 20-story high-rise now hosts Caliber's finished space for gaming leader Curse and gives them a space with the "right aesthetics and function that reflect a healthy work-life balance." With contemporary design and vibrant colors, their headquarters allows them to recruit and retain a workforce that reflects their culture and passions.



Speedo USA Offices



Murad Corporate Offices



Siemens Raised flooring and collaborative workspaces bundle with traditional features to accommodate all working styles.

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Caliber

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The Creative Office Evolution

Creative office space evolved as a progressive alternative to traditional space, enhancing corporate culture and identity, and offering exciting recruitment opportunities for creative businesses.

However, its physical definition (typically an open plan with concrete floors, open ceilings, unfinished walls) belies its true meaning and potential. Moreover, creative space is often counterproductive if not precisely delivered to meet businesses' and employees' needs.

Numerous workplace studies show that the physical attributes of an office space have a huge positive or negative impact on not just creativity, but productivity, performance, well-being, and recruitment, and most businesses still blindly overlook this. As workspaces, and how businesses utilize them, evolve, so does the scientific understanding of how work environments impact human activity. Thus, the true definition of "creative office" is now being realized as businesses understand the benefits of investing in space as well as people.



A successful creative office space transcends its obvious physical attributes, focusing on function before form. The office space should be an organic, dynamic product, formed from the collective and individual needs of the people and technologies it accommodates, not based solely on a superficial vision of what we think it should look like.

The visual attributes of a space are important in terms of how they are viewed by the employee and customer. But first, it's essential to consider critical factors, including temperature, natural light and views, colors, noise control, ergonomics, choice, employee engagement, human behavioral traits, communication, workflow and schedules, and well-being. A recent study by Warwick University found happy employees are 12% more productive, and unhappy employees are 10% less productive. That's a 22% variance in performance!

The statistics are endless and continually reinforced by numerous clients of mine. Gigasavvy, a creative marketing agency in Irvine, developed a highly functional creative office space in a historic building, which improved company culture, productivity and morale, and recruitment; proof again that office space is evolving from an inconvenient cost of doing business, to an asset that, if tailored thoughtfully to the needs of people, can deliver a significant



Gigasavvy's creative office space

competitive advantage.

The more a space is customized towards its ultimate purpose, the more successful and efficient the business it accommodates will be. It's ultimately about the people. And creative office space in the original and real sense of the word, is what the workforce of the future wants.

Stefan Rogers

Stefan Rogers is a Senior Vice President and Partner at Voit Real Estate Services, specializing in workspace consulting and occupier services. For advice on creative office space solutions and real estate strategies for your business, contact Stefan at 949.263.5362 or via email at srogers@voitco.com.





Voit Real Estate Services is honored to be listed as one of the

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Premier Business Centers

Premier Business Centers' Michelson Drive Executive Suites offers private contemporary workspaces with well-appointed amenities as more than just affordable workplace solutions for many of today's business men and women. This professionally managed property offers the complete package, from elegant spaces to friendly faces.

Located at 2082 Michelson in Irvine, this four-story office building, just steps from John Wayne Airport, has recently completed a renovation with a unique and eye-catching design. This property offers 81 private offices, as well as mini-suites perfect for one or more people with both individual office and team space options available. On top of flexible-term, full-time office space, Premier offers part-time memberships and virtual office plans for businesses looking for an Irvine presence. Our on-site conference rooms offer the perfect solutions for intimate meetings, large training sessions and anything in-between. Experience the distinction of a corporate atmosphere with no capital investment at Michelson Drive, and find out why Premier Business Centers is a leader in executive office suites.



2082 Michelson parking lot entrance

Premier Business Centers has been in the shared workspace industry for more than 15 years. In that time, it has grown to 80+ locations, including more than 20 in Orange County alone. Offering the flexibility of customized work spaces and value-added services to suit individual needs, Premier has been making business professionals satisfied from Honolulu to Washington DC.

Reach out to Zack Rowland, General Manager, at 949.955.1505 to schedule a tour of our unique space, learn more about our shared workspace plans and how Premier can help your business grow. www.pbcenters.com



DBaC Is Proud to Call the Historic 101 Shipyard Home

In the late 1930s and early 1940s, 101 Shipyard and the rest of the Lido Peninsula was owned by Superior Oil Company. In 1944, Consolidated Steel Corporation purchased the peninsula and in the mid 1940s, moved Ackerman Boat Works into the building. 101 Shipyard was a beehive of activity during World War II when it was part of the war effort, building wooden yard tugs, mine sweepers and rescue boats to aid the Allies. Ackerman Boat Works built approximately 35 boats for the U.S. Army and U.S. Navy in the early 1940s, many of them in 101 Shipyard.



Eventually, the building was converted to office use, and now houses DBaC Inc. The winch used to load PT boats and other vessels being worked on out to the bay remains in the building, along with the steel support beam. We at DBaC are proud to call a building that has such a patriotic and important history home. To us, the reuse of the building represents the progress of the region we have helped, in our own little way, to grow Orange County from an agriculture- and manufacturing-based county to the current economic powerhouse charging towards new challenges.

For more information, call 949.723.0147 or visit www.dbacinc.com.






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2

OC LOCATIONS

9

NATION-WIDE

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In the thriving tech area of South Orange County
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COME SEE WHY SO MANY OC BUSINESSES CALL TECHSPACE HOME!

TechSpace at a Glance:

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