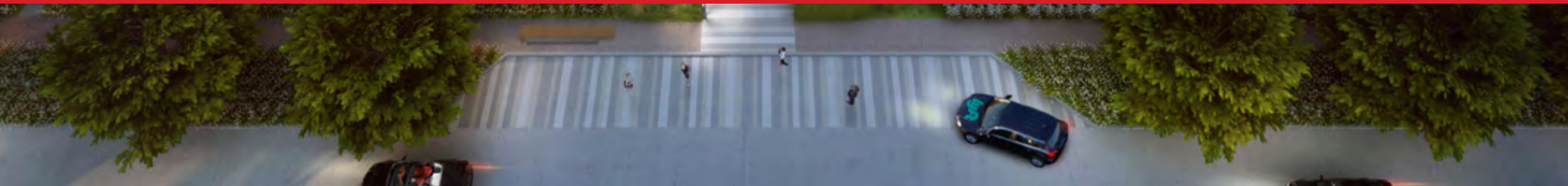




THE MET
COSTA MESA



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
C O S T A M E S A , C A
9 2 6 2 7



CAMPUS LOUNGE



CAMPUS PROMENADE



REC ZONE



ENHANCED SKYLINE



MODERN ENTRIES



MODERN LOBBIES



SOCIAL LOUNGES



CAFE MET



REIMAGINED COURTYARD



PRIVATE BALCONIES



MODERN RESTROOMS



THE 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



MODERN LOBBIES



PRIVATE BALCONIES



CAMPUS LOUNGE



EVENT GREEN



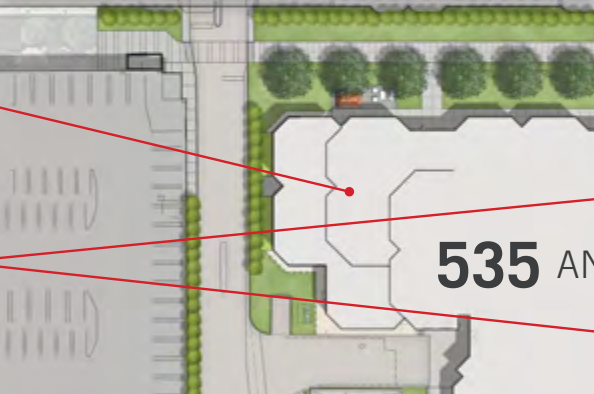
MODERN ENTRIES



NEW CONFERENCE PAVILION



REC ZONE



< - FITNESS LOOP - >



CAMPUS PROMENADE



WELLNESS AREA



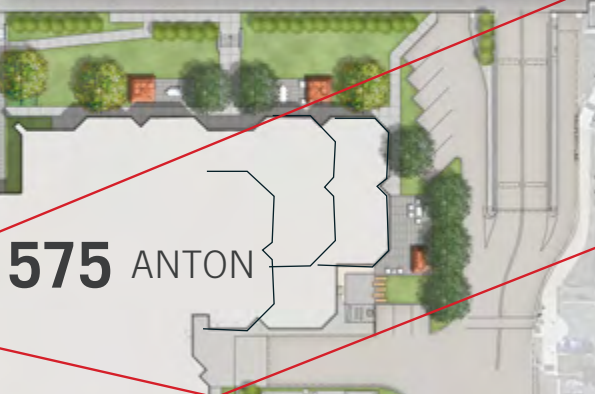
THE BACKYARD



SOCIAL LOUNGES



PRIVATE PATIOS



CLUBHOUSE & LOCKER ROOMS



view from AVOCADO LOUNGE



CAFE MET



CLUBHOUSE & LOCKER ROOMS



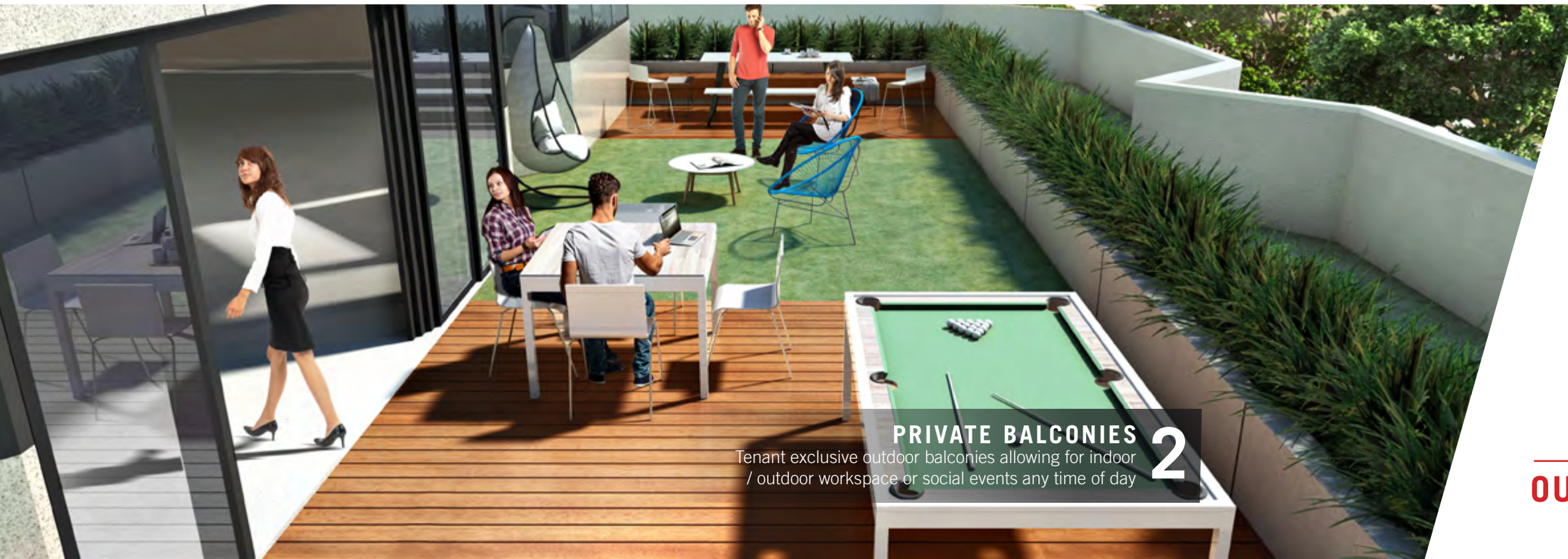
FOODTRUCK RUNWAY





PRIVATE BALCONIES 1

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



PRIVATE BALCONIES 2

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

Get Outside **AT THE MET**



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

OUTDOOR WORKSPACE

CA NATIVE LANDSCAPE

PRIVATE BALCONIES



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

1

Chow Down AT THE MET



2
STRAWBERRY LOUNGE

ORANGE LOUNGE

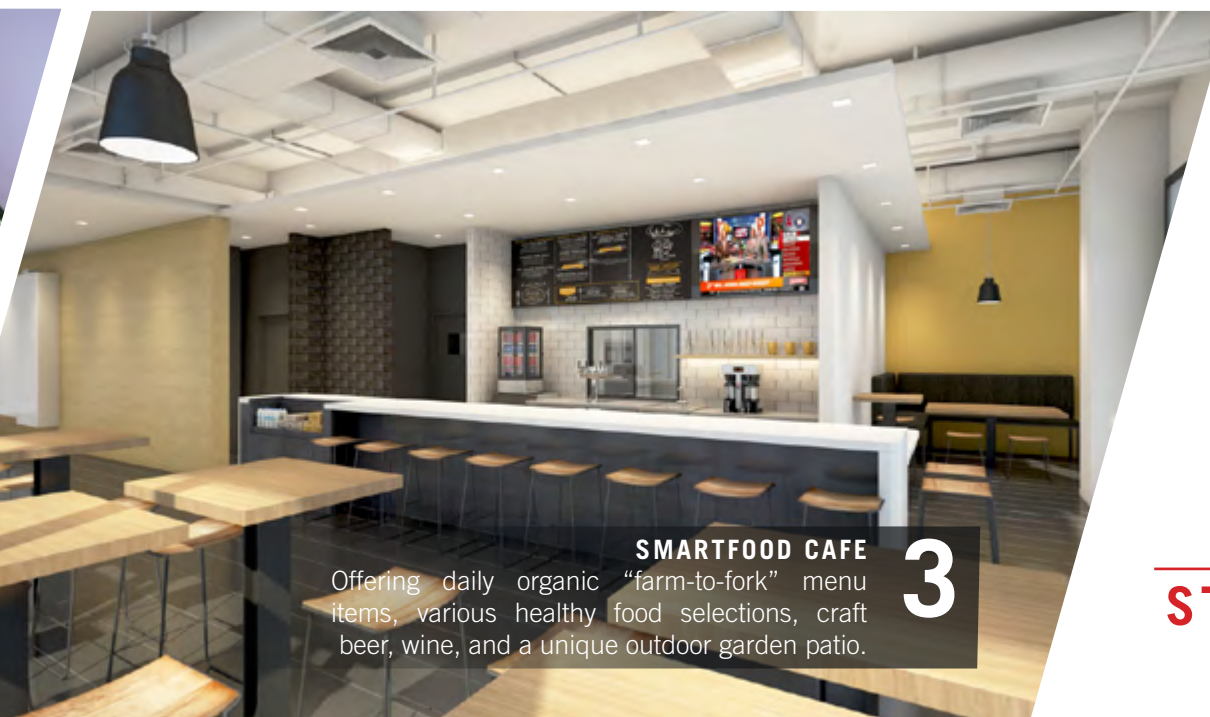
AVOCADO LOUNGE

3



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

Introducing THE FOOD TRUCK RUNWAY

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.

STRAWBERRY LOUNGE

AVOCADO LOUNGE

ORANGE LOUNGE

Variety AT THE MET



CAMPUS LOUNGE 3
Offering outdoor covered lounge areas for socializing, working, or private events.



CAMPUS PROMENADE 1
Central access through the MET campus, providing a grand arrival and convenient circulation between buildings and outdoor areas.



THE BACKYARD 4
Naturally landscaped authentic outdoor retreat for relaxing social encounters or impromptu gathering.



EVENT GREEN 2
Offering athletic boot-camps, yoga classes, great speakers, team-building events and tenant social events with stage and grass meadow.



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.

SOCIAL RECREATION AMENITY RICH INDOOR / OUTDOOR

Handle Biz AT THE MET



CONFERENCE PAVILION 1



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



OUTDOOR WORKSPACE 2

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.

ONSITE BUSINESS SERVICES

OUTDOOR WORKSPACE

CAMPUS WIFI

Inspiration AT THE MET



MODERN ENTRIES

1



CLUBHOUSE LOUNGE

3



MODERNIZED LOBBIES

2

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.

CONTEMPORARY INTERIORS

CURATED ARTWORK

MODERN LOBBIES



FITNESS LOOP 1



SHARED BICYCLE PROGRAM 2

Get Fit AT THE MET



24 HOUR FITNESS 3

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.

FITNESS LOOP

WELLNESS AREA

SHARED BICYCLE PROGRAM

IT'S *Amenity Rich* IN COSTA MESA

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

Cont. SOCO / OC Mix

Bistro Papillote
Birdie Bowl & Juicery
Farm & Culture
Portola Coffee
Shuck Oyster Bar
St Chocolat
Taco Maria
Temakira
The Cheese Shop
The Mixing Glass
We Olive Wine 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
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

HOTELS

1 Avenue of the Arts Costa Mesa

2 Costa Mesa Marriott

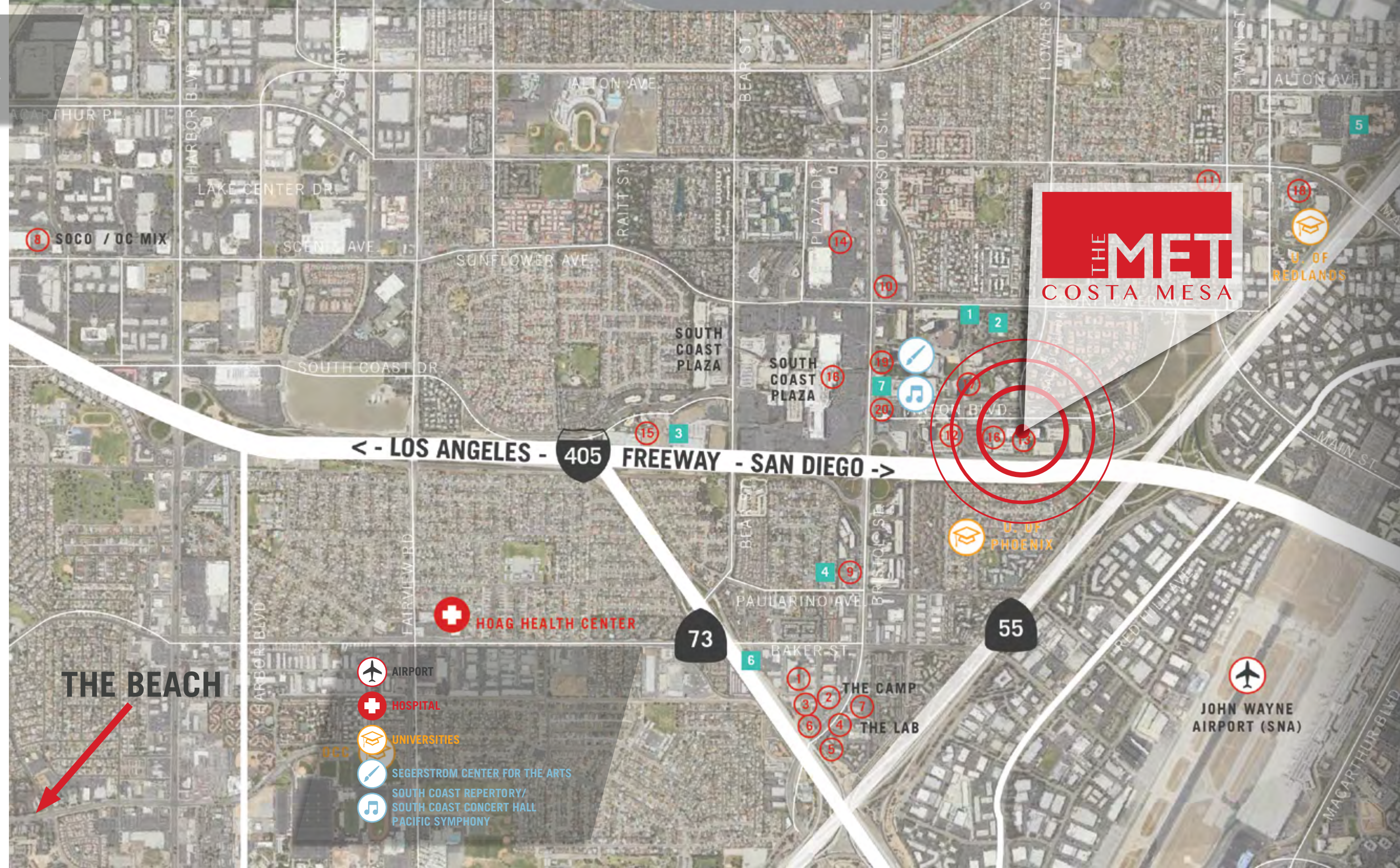
3 Courtyard by Marriott

4 Crowne Plaza Costa Mesa

5 Doubletree by Hilton

6 Residence Inn by Marriott

7 The Westin South Coast Plaza





IT'S

Cooler

IN COSTA MESA

SEE DAX GALLERY



SHOP / EAT THE TRIANGLE



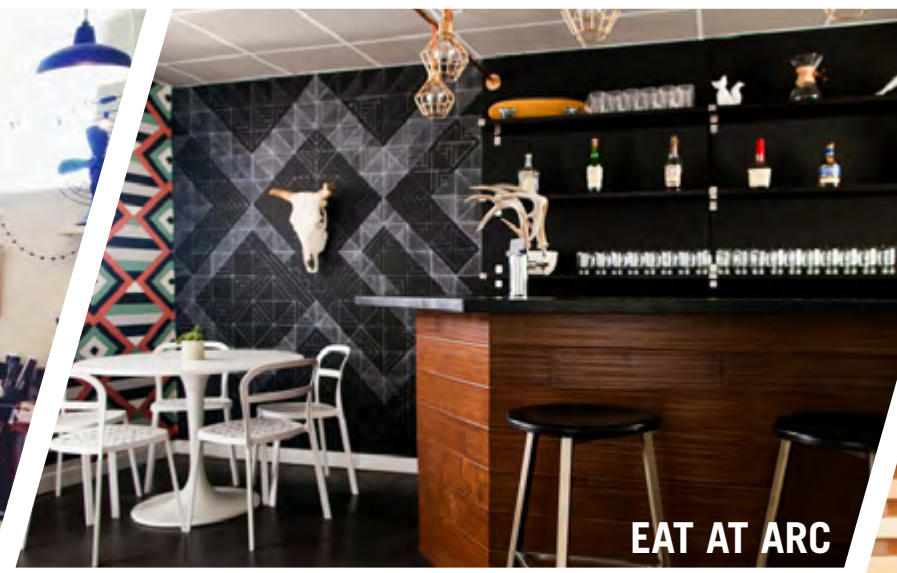
HART CONCRETE DESIGN



SHOP AT THE LAB



SHOP HERITAGE



EAT AT ARC



SHOP / EAT SOCO & THE OC MIX



OPEN HOUSE CREATIVE



THE OC MIX @ SOCO

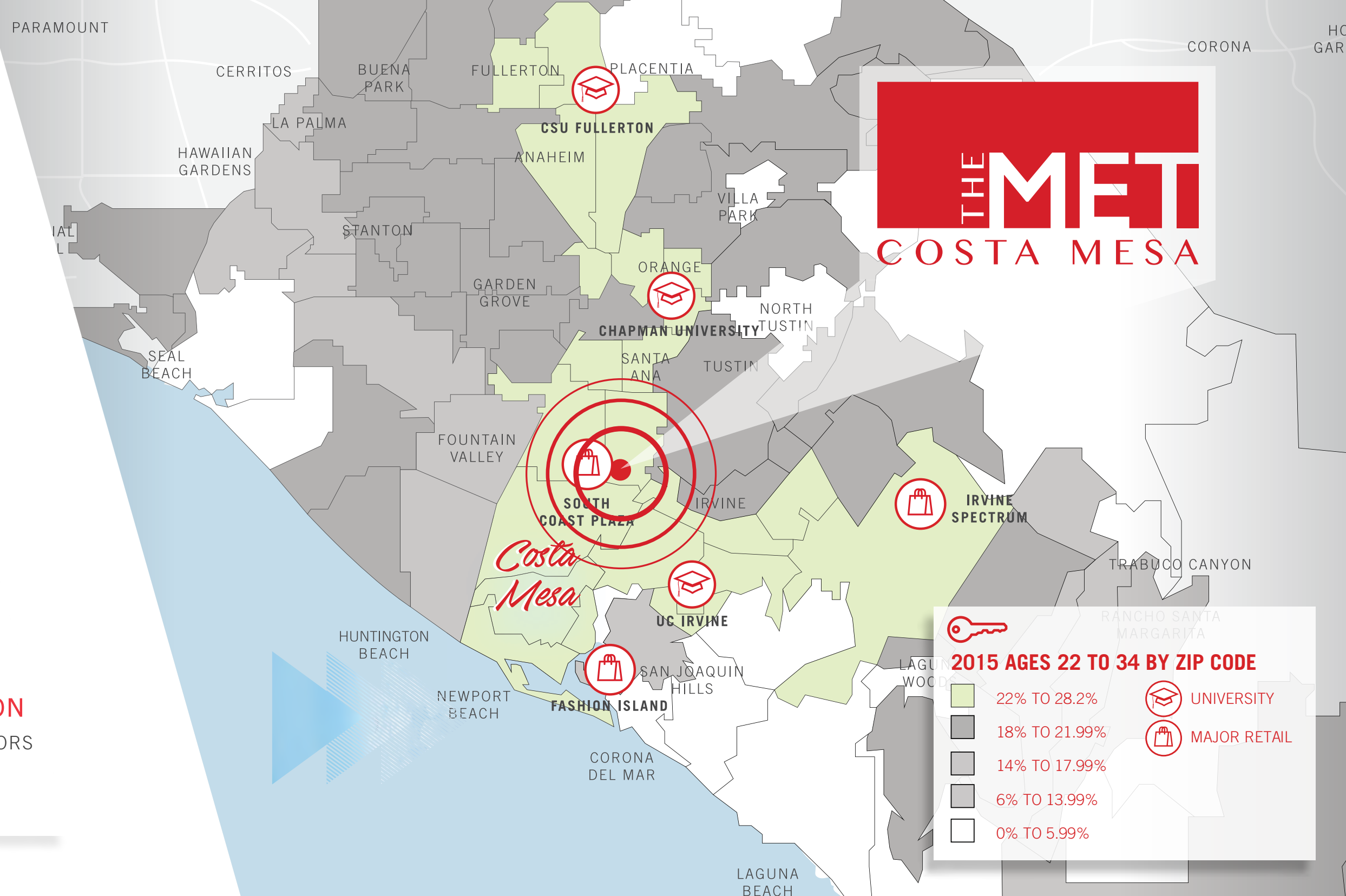


LISTEN AT THE OBSERVATORY



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.



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.

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.



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.



Handmade Big

AT THE MET



THEMETCOSTAMESA.COM

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A N T O N
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