



# A FIRST-OF-A-KIND OFFICE DEVELOPMENT



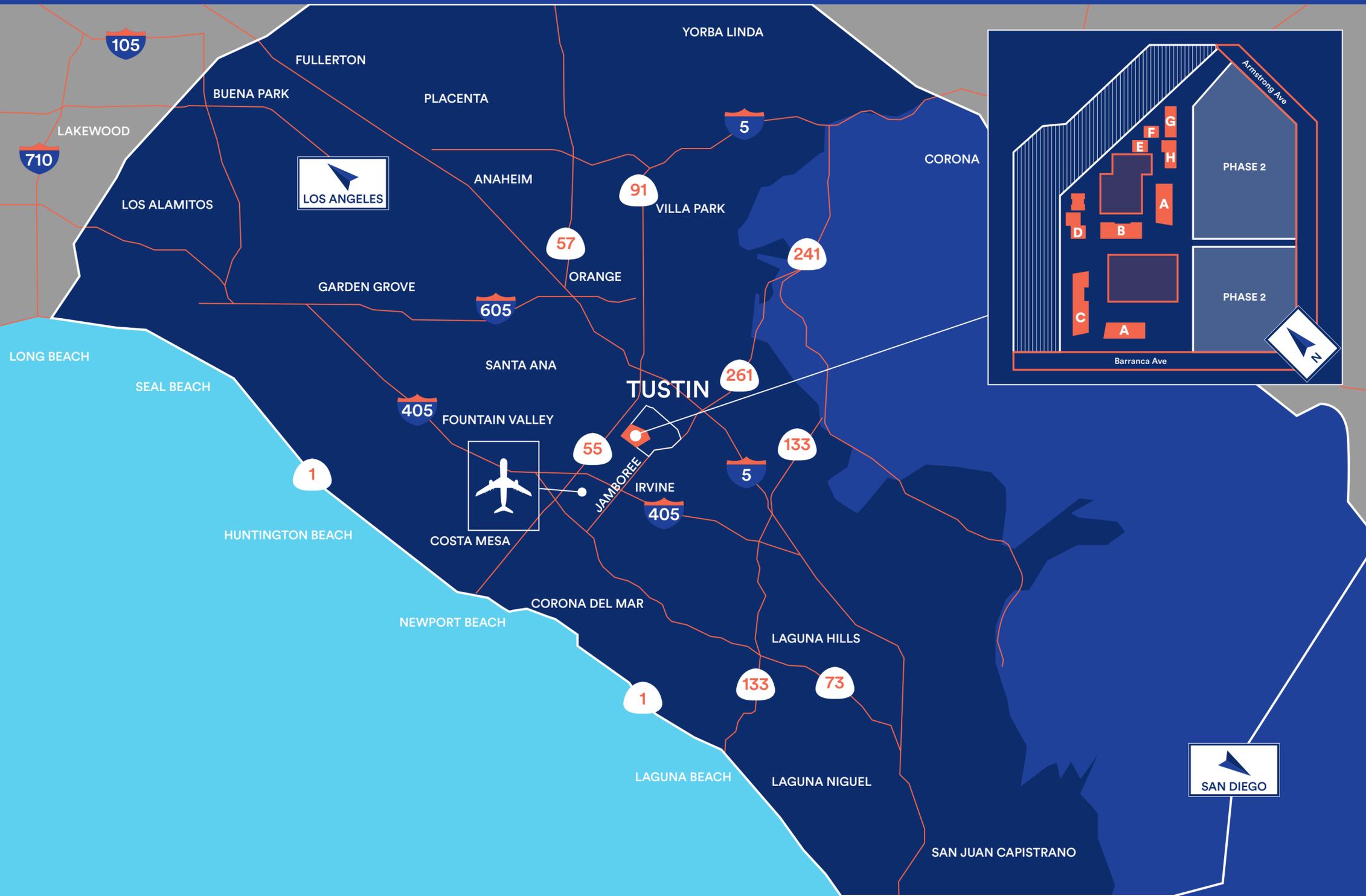
# ORANGE COUNTY'S FIRST PURPOSE-BUILT CREATIVE OFFICE CAMPUS

Every detail of this two-phased, 870,000 sq. ft. mixed-use campus has been painstakingly designed with the goal of providing the highest quality, most efficient and most revolutionary office project that Southern California has ever seen.

Your office space defines your company's identity, character and brand. **FLIGHT** at Tustin Legacy has been created in an effort to empower its tenants to define themselves as cutting edge and best in class, to attract and retain the highest quality employees, and to provide an unparalleled working environment that will improve productivity and inspire those who call it home.



# CENTRALLY LOCATED TO EVERYTHING, LOCATED CENTRALLY TO EVERYONE.



## In the heart of Orange County, In the geographic center of Southern California

- Strategically located in the Greater Airport Area office submarket.
- 3 miles from John Wayne Airport which means less than a 5-minute drive. Convenient for out of town visitors or a quick business trip.
- New and future housing developments within walking distance of **FLIGHT**.
- Minutes from the Pacific Ocean & Orange County's exquisite coastline.
- **FLIGHT** offers a multitude of access options via all major area freeways and local surface streets.
- Proximate and (future) direct connectivity to Tustin Metrolink Station and other public transportation connection points. Rail travel is a growing option for daily commuters.
- Nearby connections to all major freeways which provide path of travel to coastal cities and suburbs, offering a wide mix of housing options.
- Multiple major regional malls within a short drive offering unlimited shopping and dining options.
- Centrally located to effectively access San Diego, Inland Empire and Los Angeles employee bases.

## HALLMARKS OF FLIGHT



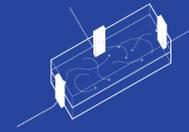
### Architecture

FLIGHT's groundbreaking design seeks to inspire, energize and motivate through its beauty, form and function.



### 14 ft. True Ceiling Height

FLIGHT features above standard 14' true ceiling heights, plus expansive deck-to-deck heights from 28' to more than 37' on upper floors.



### Decentralized Core

This progressive design feature allows for efficient space planning, unobstructed views and collaboration within the space. Imagine a 360-degree window view from your desk or break area.



### Amenities

Neighborhood like retail amenities including a chef-driven food hall, indoor and outdoor meeting facilities, indoor and outdoor fitness areas, on-site conference facilities and more.



### Environment

The campus offers multiple and dynamic indoor and outdoor work environments designed to stimulate productivity via great workplace settings, and connect tenants to the beautiful climate of Southern California and its weather.



### Branding Opportunities

Let FLIGHT be an extension of your brand. Leverage a variety of on-site branding opportunities and showcase your company.



### Direct To Space Access

Instead of walking into a common office lobby, imagine being able to walk directly into your space from the exterior of the building. You are no longer defined by the typical generic building lobby.



### Art

Art is an important part of the FLIGHT experience. The site will feature full scale murals and curated imagery all juxtaposed against the projects natural scenery and historic military structures.

# ON-SITE AMENITIES

Thoughtfully designed, FLIGHT's work environment offers versatility and convenience at every step. Your company will benefit from access to endless on-site amenities, which support your ability to recruit and retain best in class talent.

- 1 Mess Hall Market:** Featuring coffee, 3-meal-a-day food service, catering and a full service bar.
- 2 Conferencing center** featuring indoor & outdoor meeting spaces and flexible break-out rooms that will house 10 to 200 people.
- 3 Outdoor recreation,** groupthink and fellowship space.
- 4 Custom designed outdoor exercise equipment and yoga +** exercise class spaces.
- 5 Building specific outdoor meeting spaces and communal areas.**
- 6 Bike paths & passive walking trails** that weave through the campus.
- 7 Bike share program.**
- 8 On-site property management.**
- 9 Adjacency and connectivity to Tustin Legacy Park, a 26 acre park** that will offer trails and open space areas, and eventually connect to the metrolink station (at Jamboree and Edinger avenue).
- 10 Immediate access to extensive retail, dining & entertainment options:** Whole Foods, Target, Amc Tustin 14, Bowlmor Lanes, The Winery, Costco + 60 other dining, personal service, retail and entertainment options.
- 11 On site limited-water use car wash service.**
- 12 Strong campus-wide wifi & connectivity.**
- 13 EV/car charging stations.**



# MESS HALL MARKET

Mess Hall Market is FLIGHT's chef-driven market food hall, offering a wide assortment of mouthwatering food and beverage options.

Start your day with gourmet coffee and an invigorating breakfast, and finish it with a drink (or fresh squeezed juice) and dinner from our full service bar and culinary shops. In between, make the most of your lunch break by stopping in for a quick bite or a working lunch with coworkers and friends in our one of a kind dining environment.



## BUILDING FEATURES

### Building Type A (89,500 SF)

A beautifully designed four-level, 89,500 sq. ft. office building with typical floor plates of 25,600 sq. ft. (full) and 20,500 sq. ft. (partial), Building A offers a revolutionary open floor plate with unobstructed side-to-side views, the ability to stack a truly unique two-level working space with 27' – 37' clear height ceiling volume, and operable sliding glass and glazed garagedoors which allow you to take full advantage of this truly unparalleled working environment.



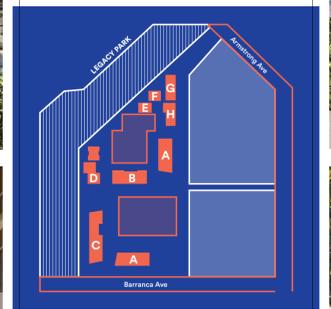
A

### Building Type B (93,000 SF)

This thoughtfully crafted four-level, 93,000 sq. ft. office building with typical floor plates of 25,200 sq. ft. (full) and 20,400 sq. ft. (partial) offers a revolutionary “open side-to-side and open-to-below” floor plate with unobstructed side-to-side views and extraordinary space planning efficiency opportunities, and uses sustainability-focused design features such as perforated metal panels, high performance dual-glazed low-e glass, and reflective roofing to diffuse heat gain, which allows the building to take advantage of its dramatic area views while remaining highly efficient.



B



C

### Building Type C (145,400 SF)

Offering the largest floor plate at FLIGHT, Building C is a 145,400 sq. ft., four-level building that will appeal to the tenant who desires one large, efficient floor plate (39,400 sq. ft. or 34,000 sq. ft.) or to the tenant who will take advantage of inter-connectivity to stack and combine two partial floors into one large harmonious working environment. Plus, ceiling volumes up to 37', inspiring design, indoor/outdoor exclusive and collaborative workspaces and a multitude of sustainability-related features.

### Platform Campus

Truly one of a kind, the Platform Campus consists of four custom built and modern butler-style buildings. Building Type E & F are highly efficient 6,500 sq. ft. standalone buildings (including 1,400 sq. ft. of unique floating mezzanine space) with exclusive outdoor patios and amazing indoor/outdoor workspaces. Building Type G & H are 13,000 sq. ft. per building (including 3,300 sq. ft. of floating mezz) with up to 32' ceiling height volume and operable doors and windows.



E-H

# Contact

[flight-tustin.com](http://flight-tustin.com)

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