

144 N. Glassell Street

# The Plaza – Historic Orange

A CREATIVE QUARTER

±6,086 SF Available

**AO**  
Architecture.  
Design.  
Relationships.

OPTOMETRY

PROVISIONS



## THE PLACE

## A HISTORIC DISTRICT

# Work Inside History

Few cities in Southern California offer what Old Towne Orange does: a genuinely intact historic district where the built environment hasn't been erased and rebuilt. 144 N. Glassell sits at its center — creative space inside a neighborhood that has been continuously alive for over a century.

Old Towne Orange is one square walkable mile anchored by The Plaza — the original town center — and ringed by preserved architecture, independent businesses, and streets that predate the freeway era. Chapman University is steps away. Michelin-recognized restaurants are neighbors. This is not a corridor that activates at lunch and empties by six.

Most creative office is isolated. You arrive, you work, you leave. Here, the neighborhood is the amenity. Coffee shops, record stores, and chef-driven dining are woven into the daily rhythm — not as perks to advertise, but as the actual texture of the place.

For a creative practice that values authenticity, context, and the energy of a real neighborhood — this is a rare find in Orange County.

*“Work is no longer something you go to. Here, it’s somewhere you belong.”*



**HISTORIC CHARM**  
Timeless character in the heart of Orange



**WALKABLE DISTRICT**  
Shops, dining, and culture steps from your door



**CREATIVE COMMUNITY**  
Work surrounded by inspiration and history



**EVERYDAY ENERGY**  
A neighborhood that stays active all day



# Two Floors. One Place. Two Streets

Old Towne Orange is organized around The Plaza — a circular intersection that has anchored the town since 1886. This creative quarter sits at its edge, across two distinct spaces, each with its own character and its own mode of work.

**The Loft** — Second Level, 144 N. Glassell · 1916 brick, high-ceiling, generous windows over Glassell Street. The social floor — built for collaboration, client work, and the kind of thinking that needs air and light. **±3,426 SF**

**The Studio** — Basement Level, 144 N. Glassell · High ceilings, modern buildout, fully blackout-capable. Private, controlled, immersive. The deep-focus floor where production happens without distraction. **±2,660 SF**



Available individually or as a creative complex — **±6,086 SF total.**

Available October 2026 · Rent quoted upon request ·  
Abundant public and street parking

The Loft



The Studio



#### HISTORIC CHARACTER

Original brick, arched windows, and timeless craftsmanship.



#### IMPRESSIVE VOLUME

High ceilings and open proportions create light, air, and inspiration.



#### BUILT TO LAST

Quality materials and construction from 1916 that stand the test of time.



#### PRIME LOCATION

In the heart of Old Towne Orange on historic Glassell Street.

**±6,086 SF**  
AVAILABLE



#### AVAILABLE OCTOBER 2026

Rent quoted upon request  
Abundant public and street parking.

THE LOFT – SECOND LEVEL

# Historic Office Space Character and Volume.

The original materials are still here. Brick laid in 1916, arched windows, ceiling heights that remind you this building was built to last. Nothing has been smoothed over or neutralized — the space has texture, scale, and a presence that no new construction can replicate.

*This is The Loft. ±3,426 SF on Glassell Street. Yours to shape.*



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ONE QUARTER

# TWO SPACES

## THE SPACES

- The Loft:  $\pm 3,426$  SF, Second Level
- The Studio:  $\pm 2,660$  SF, Basement Level
- Combined:  $\pm 6,087$  SF

## BUILDING

- Historic brick construction
- Circa 1916
- Mixed-use zoning

## LOCATION

- Steps from The Plaza
- Adjacent to Chapman University
- Walkable to Dining, Retail and Coffee
- Near Metrolink, Orange Train Station



## The Loft

*Where ideas meet daylight*



2<sup>ND</sup>  
LEVEL

1916 brick and timber bones. Exposed structure, historic reveals, generous windows overlooking Glassell Street below. The social, client-facing, inspired floor — built for the kind of thinking that needs air and light.

**3,426**  
SQ FT

HISTORIC CHARACTER · 144 N. GLASSELL · VIEWS

## The Studio

*Focus by design*



BASE  
MENT

Private. Controlled. Immersive. High ceilings with modern creative buildout layered against vintage material. Blackout-capable for production, post, or experiential work — the deep-focus floor. Craft without distraction.

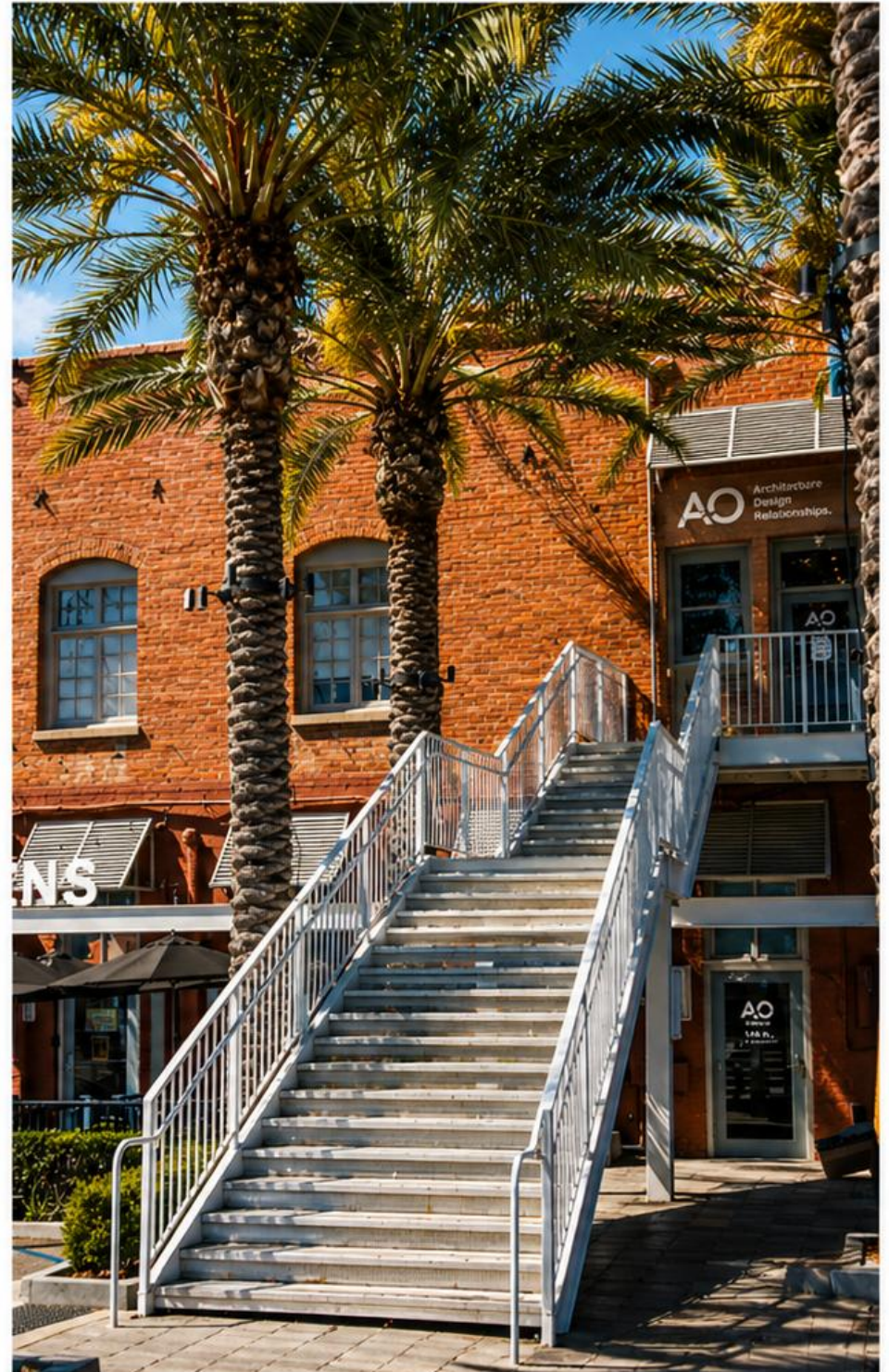
**2,660**  
SQ FT

EMERSIVE · FOCUS WORK · 144 N. GLASSELL ST.

TOTAL

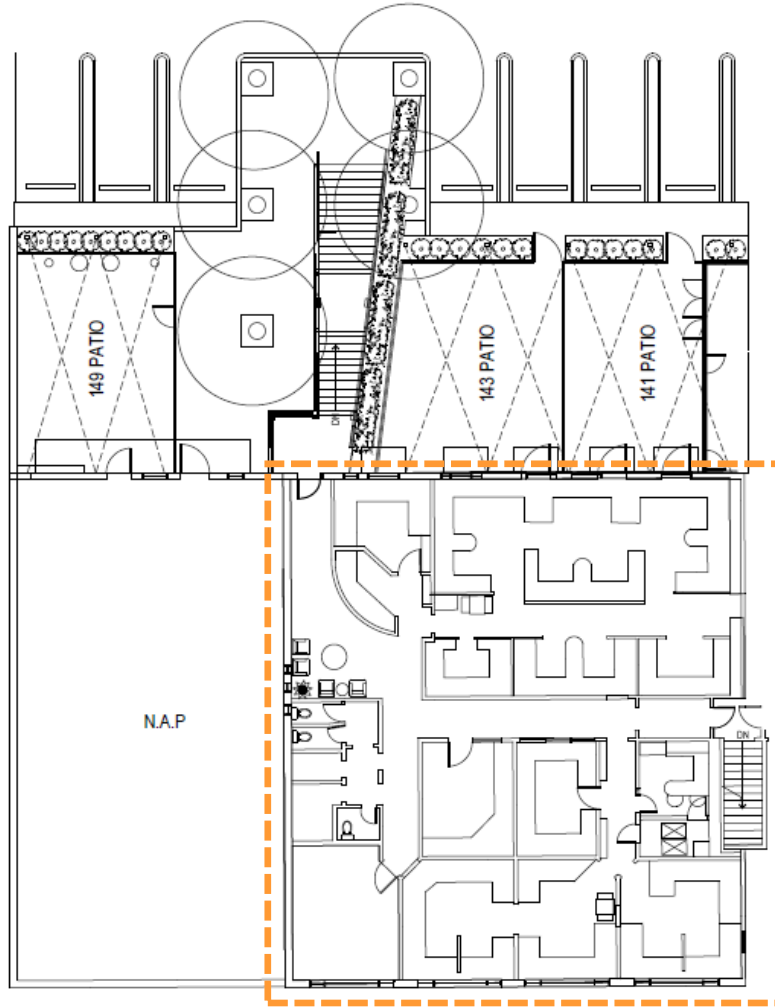
**6,086 SF**

AVAILABLE TOGETHER  
OR SEPERATE

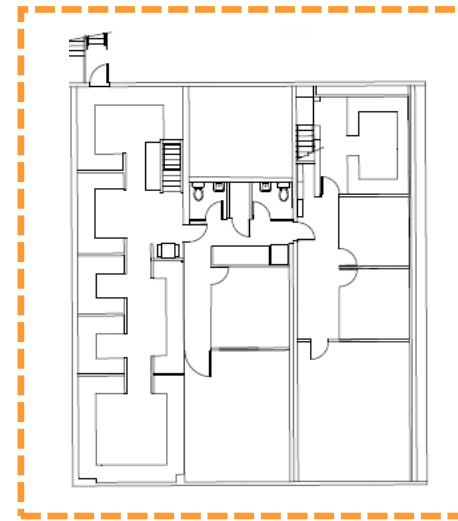


TOTALING **6,086** SF

**THE LOFT (+/- 3,426 SF)**  
(SECOND LEVEL)



**THE STUDIO (+/- 2,660 SF)**  
(BASEMENT LEVEL)



BOUTIQUE CREATIVE QUARTER



THE  
PLAZA

THE LOFT  
(+/- 3,426 SF)  
SECOND LEVEL

THE STUDIO  
(+/- 2,660 SF)  
BASEMENT LEVEL

PUBLIC  
PARKING

PUBLIC  
PARKING

MAIN STREET

MAPLE STREET

## BOUTIQUE CREATIVE QUARTER

THE LOFT · THE STUDIO

## Every Mode of Work

Some teams need to be seen — by clients, by the street, by each other. Others need to disappear into the work. Most need both, at different times.

The Loft sits above Glassell Street — open, light-filled, built for collaboration and client-facing days.

The Studio sits below — private, controlled, production-ready.

Two spaces. Two completely different environments. One street, one creative quarter.

For a practice that operates in more than one mode — or a cluster of complementary businesses that want to share a neighborhood without sharing a floor — this is a rare configuration to find anywhere in Orange County.



BOUTIQUE  
CREATIVE QUARTER



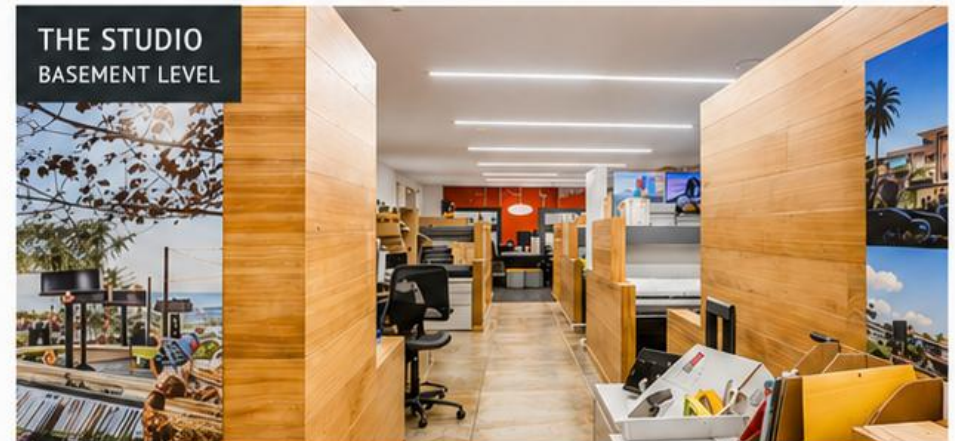
PRIVATE PATIOS  
& NATURAL LIGHT



HISTORIC CHARACTER  
MODERN FUNCTION



FLEXIBLE SPACES  
INSPIRING ENVIRONMENT



## BOUTIQUE CREATIVE QUARTER

A BETTER WAY

A BETTER WAY TO

## WORK

Most office environments are designed for efficiency. Very few are designed for engagement.

Here, the experience of work extends beyond the walls of the office. Daily routines shift from isolated commutes and internal breakrooms to something more alive — coffee meetings on Glassell, client lunches steps from The Plaza, informal collaboration woven into a neighborhood that has been continuously active for over a century.

The character of the spaces reinforces all of this. Brick, volume, natural light, and architectural detail that took a hundred years to accumulate — creating an environment that shapes how people collaborate, how clients experience the business, and how the company presents itself.

This is not simply a place to occupy.

**It is a place that improves how work happens.**



BOUTIQUE  
CREATIVE QUARTER



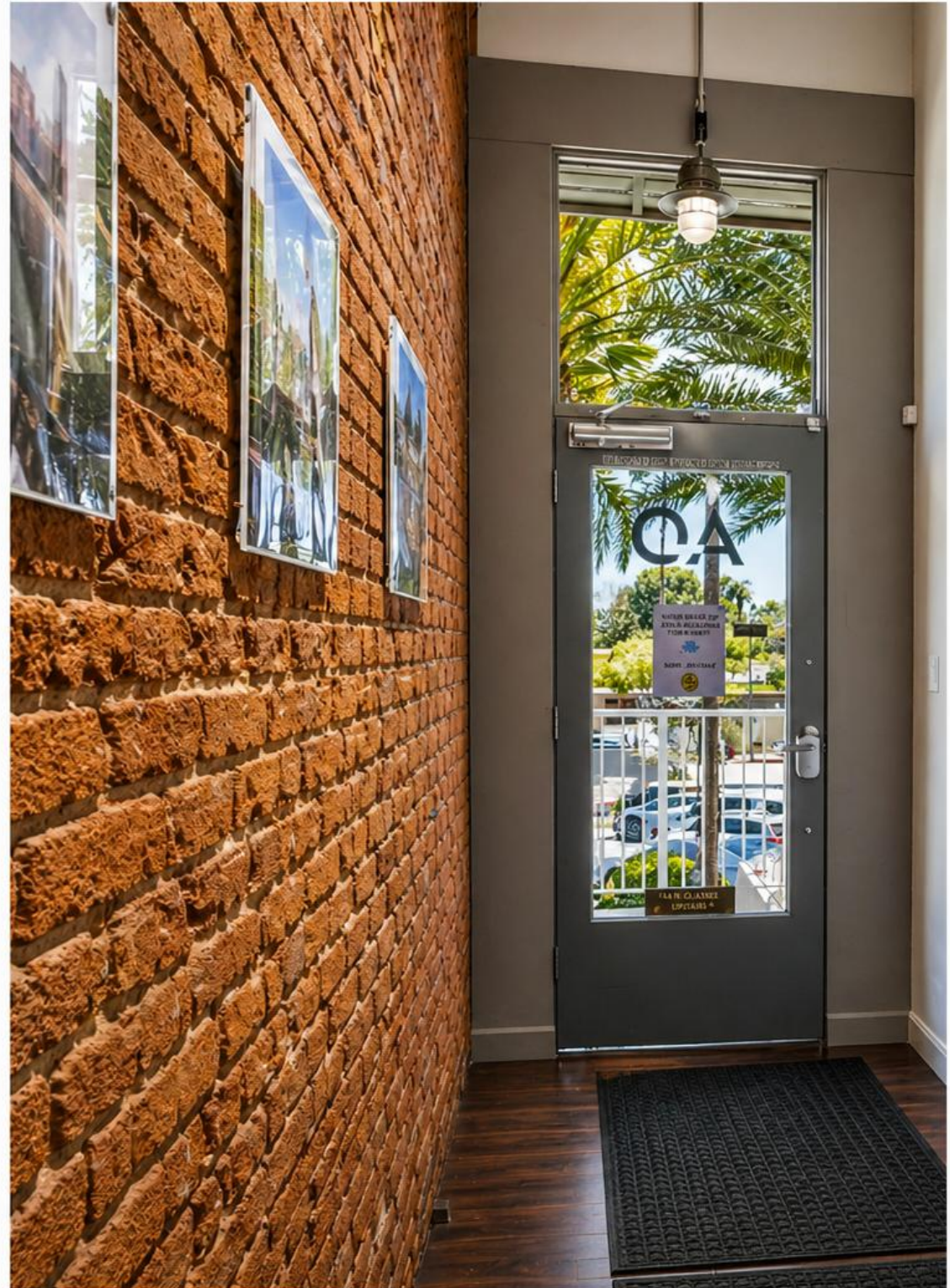
PRIVATE PATIOS  
& NATURAL LIGHT



HISTORIC CHARACTER  
MODERN FUNCTION



FLEXIBLE SPACES  
INSPIRING ENVIRONMENT



# GENERAL AREA MAP

144 N. GLASSELL ST.



## QUICK FACTS



**Walkable Historic District**

The Plaza - walkable historic district environment



**Chapman University Nearby**

Adjacent to Chapman University (8,000+ students)



**Metrolink Access**

Access to Orange Metrolink Station



**Retail & Dining**

Surrounded by established retail and dining



**One-Square-Mile Historic Core**

Located within a one-square-mile historic core



**Orange County Location**

Positioned within affluent Orange County community

*Connected to the Best of Old towne Orange.*

# Why Old Towne Orange?

TIMELESS CHARM. STRONG FUNDAMENTALS. ENDURING APPEAL.

Old Towne Orange blends historic character with a vibrant, connected community and a dynamic day-to-night economy. Its walkability, cultural assets, and strong demographics continue to attract visitors, residents, and businesses—driving long-term value and investment confidence.



## WALKABLE & INVITING

Historic streets, local shops, and gathering places at every turn.



## VIBRANT DAY & NIGHT

A thriving mix of dining, entertainment, and boutique retail.



## RICH HERITAGE & CULTURE

Deep historic roots and a strong sense of community pride.



## CONNECTED & ACCESSIBLE

Metrolink access and major freeways connect Orange to it all.

## A PROVEN DESTINATION



**150K+**

Daytime Population  
Employees, residents  
and students



**\$135K+**

Average Household Income  
Well-educated, affluent  
consumer base



**1.3M+**

Annual Visitors  
Strong tourism and  
local draw



**300+**

Local Businesses  
Independent retailers,  
restaurants & services



**80+**

Annual Events  
Year-round community  
engagement



**Prime Location**

At the heart of Orange  
County with unmatched  
accessibility

“

Old Towne Orange offers a rare combination of historic charm, economic vitality, and future upside—making it one of Orange County’s most desirable places to invest, own, and do business.



CONNECTED TO THE BEST OF **OLD TOWNE ORANGE.**

# Old Towne Orange — *where the neighborhood is the amenity.*



Historic charm and community pride



Local coffee and neighborhood favorites



Walkable streets lined with local shops



Places to gather, eat, and connect



Steps from Chapman University



Events and markets in the heart of town



Public art that tells our story



Parks, plazas, and a strong sense of place



Local wineries, distilleries, and craft experiences



**WALKABLE**  
Everything you need is close by.



**LOCAL FLAVOR**  
Independent shops, cafés, and restaurants.



**ART & CULTURE**  
Public art, history, and local events.



**EDUCATION**  
Chapman University in your backyard.



**OUTDOOR LIVING**  
Parks, plazas, and open spaces.



**CRAFT & CULTURE**  
Wineries, breweries, and local makers.

— For Additional Information, Please Contact: —

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## WALKABLE HISTORIC DISTRICT

The Plaza – walkable historic district environment



## CHAPMAN UNIVERSITY NEARBY

Adjacent to Chapman University (8,000+ students)



## METROLINK ACCESS

Access to Orange Metrolink Station



## RETAIL & DINING

Surrounded by established retail and dining



## ONE-SQUARE-MILE HISTORIC CORE

Located within a one-square-mile historic core



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