

DisplayWorks Considers IE, Decides to Remain in OC

Office Condos Planned Near Tustin Legacy Complex; Homebuilder Gets Into Office Market

COMMERCIAL

Mice DisplayWorks in Irvine is bucking the trend of Orange County companies moving their distribution and warehouse operations to the Inland Empire.

The designer and builder of high-end trade show exhibits has renewed its lease for two buildings in the Irvine Spectrum's Oak Canyon Business Center. It is one of the largest South County industrial deals this year.

The two buildings, at 6489 and 6485 Oak Canyon Road, total about 205,000 square feet and are owned by **The Irvine Company**. They house production and warehouse operations for the company, which is known as

DisplayWorks. It also has some office space at the site.

DisplayWorks, a unit of Britain's Mice Group PLC, also has operations in San Mateo and Portland. About 140 of the company's 200 employees work here in Irvine.

The 10-year lease was for about \$16 million, according to Kevin Turner, senior vice president for the Irvine office of **Colliers International Inc.**, which represented the tenant. Sue Lyle represented the Irvine Co.

DisplayWorks had been in the space the

past 10 years after moving from Costa Mesa. It was exploring its options before renewing the lease, said Herb Hite, the company's president.

As with many OC-based companies that need big chunks of industrial space, the Inland Empire was given major consideration, said Colliers' Turner.

In the end, OC's labor pool and proximity to clients and suppliers outweighed any moving-related cost savings.

DisplayWorks' clients include Irvine-based chipmaker Broadcom Corp., Huntington Beach-based surfwear maker Quiksilver Inc., Irvine-based heart valve maker Edward Lifesciences Corp. and Japan's Toshiba Corp., which has several North American units

based in OC.

Other clients include Cisco Systems Inc. and Walt Disney Co.'s ESPN.

Tustin Gets Office Condos

Russ Werdin, one of the first developers to target small buildings for sale in OC, still sees strong demand in the local office condominium market.

Newport Beach-based **Werdin Corp.** and its partner, **Saunders Properties**, are planning one of the first for-sale office condo projects near the Tustin Legacy mixed-use complex.

The company just announced the development of Pacific Office Plaza, a 66,472-square-foot office condo project in Tustin at 1422 and 1432 Edinger Ave. The project is



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Mark Mueller