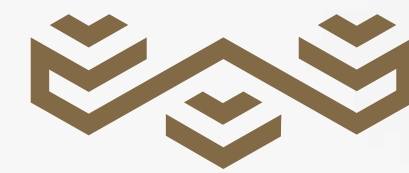




CENTERVIEW
AT IRVINE CONCOURSE



THE NEW GOLD STANDARD

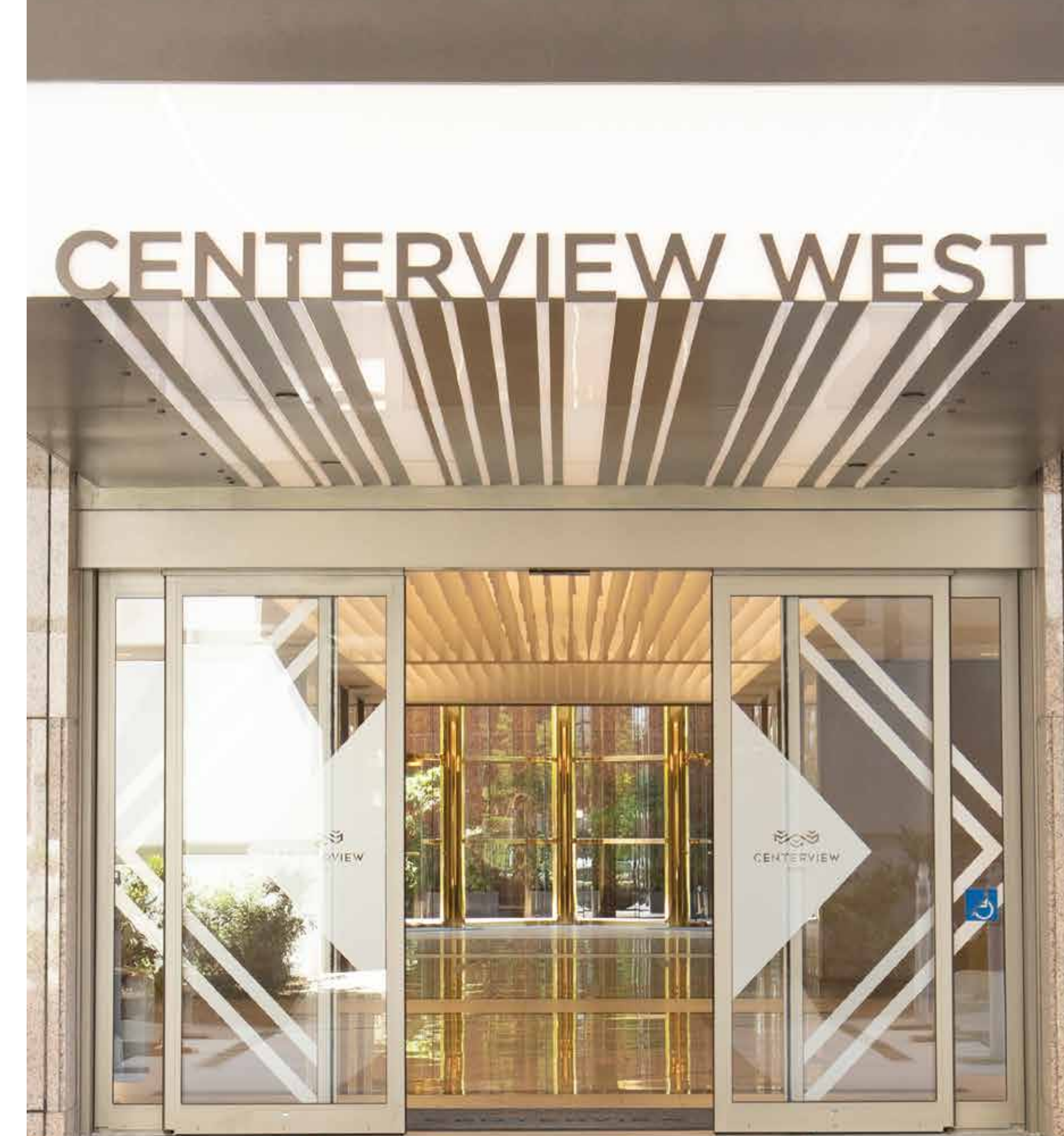
WELCOME TO THE NEWLY IMAGINED CENTERVIEW AT THE IRVINE CONCOURSE.

With collaboration, connection and community in mind, the newly remodeled Centerview welcomes customers with an artful mix of classic and contemporary Class A office space and unmatched on-site amenities.

Step outside and find lush greenery and waterscapes that surround popular dining destinations and places to connect.

Centerview delivers an environment focused on employee well-being and retention, and remains one of the best located office developments in the Orange County office market.

Designed for you.





FEATURES

- COVETED IRVINE CONCOURSE LOCATION
- TWIN 12 STORY BUILDINGS
- 600,000 RSF OF OFFICE SPACE
- 4:1 PARKING RATIO
- WATERSCAPED PLAZA MEETING AREA
- 9 CORNER OFFICES PER FLOOR
- PRIVATE DECK + PATIO SPACES
- ON-SITE STORAGE
- HIGH GLASS LINE RATIO
- DIRECT COVERED ACCESS FROM PARKING GARAGE INTO LOBBY
- ON-SITE DINING DESTINATIONS
- FUNCTIONAL FLOOR PLANS



BEST-IN-CLASS AMENITIES

- ON-SITE SECURITY, MANAGEMENT & ENGINEERING
- STYLIZED LOUNGE WITH KITCHENETTE
- CONFERENCE CENTER (SEATS 60)
- BOARDROOM (SEATS 16)
- SECURE BIKE ROOM STORAGE
- PARCEL LOCKERS
- HEALTHY VENDING
- AUTO DETAILING SERVICES
- EV CHARGING STATIONS
- FOOD TRUCKS + WEEKLY FARMERS MARKET
- EQUINOX SPORTS CLUB IRVINE
- WYNDHAM HOTEL & EMBASSY SUITES (CONFERENCE FACILITIES & RESTAURANTS)



LOCATION

Centerview is situated in the **48-acre Irvine Concourse master planned development**. The property is located in the heart of the area submarket of Irvine, California offering excellent visibility and immediate access to the I-405 Freeway, easy connections to the 55 and 73 freeways, and is minutes from the John Wayne Airport.

W

WEST



CENTERVIEW

- 1

JAMBOREE ROAD
- 

CORONA DEL MAR FWY
- 3

JOHN WAYNE AIRPORT
- 4

VON KARMAN AVE
- 5

MACARTHUR BLVD
- 

SAN DIEGO FWY
- 7

MJ'S CAFE
- 8

AMBROSIA CAFE
- 9

WYNDHAM HOTEL
- 10

PEET'S COFFEE
- 11

O-LIVE TREE MEDITERRANEAN

E

EAST



CENTERVIEW

- 12

SPECIALTY'S CAFE & BAKERY
- 13

NEW RESTAURANT & BAR COMING SOON
- 14

EMBASSY SUITES HOTEL
- 15


STARBUCKS
- 16


EQUINOX SPORTS CLUB
- 17

EL TORITO GRILL
- 18

AUTO DETAIL
- 19

THE SQUARE SHOPPING CENTER
- 20

RESTAURANTS COMING SOON
- 

WELLS FARGO - 2030 MAIN
- 

SUNWEST BANK - 2050 MAIN





CENTERVIEW HAS ACHIEVED LEED PLATINUM CERTIFICATION.
THIS IS THE HIGHEST POSSIBLE GREEN RATING ACHIEVABLE
THROUGH THE U.S. GREEN BUILDING COUNCIL.



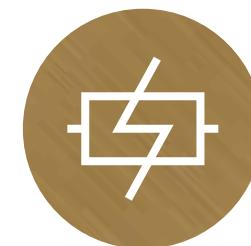
**SUSTAINABILITY
EFFORTS INCLUDE:**

- › Modernized elevators
- › New cooling tower
- › Upgraded HVAC
- › LED lighting
- › Advanced lighting controls
- › Electric vehicle charging
- › Thermal energy storage



HEALTHY SPACES

Optimization of heath and well-being



ENERGY SAVINGS

Lower operating costs



GREEN BUILDINGS

Increased productivity, retention, sustainability & recruitment

LEASING INFORMATION

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