

CENTERVIEW

1920 & 2010 MAIN STREET
IRVINE, CA 92614





A NEW POINT OF VIEW.

1920 & 2010 Main Street / Irvine / CA 92614

THE WORKPLACE HAS EVOLVED. WE HAVE EVOLVED WITH IT.

The office landscape has changed, and we have changed with it. Introducing the new and improved Centerview. Designed with you, the customer, in mind.

Centerview was thoughtfully re-envisioned to accommodate the modern workforce. Featuring cultivated amenities and infrastructure that facilitate collaboration, creativity, connectivity, and convenience.

Centerview has a dynamic on-site culture in one of Orange County's premier locations, and a workplace that your team, customers and clients will all want to immerse themselves in.

**Your Business.
Front & Center.**



AT CENTERVIEW, YOU ARE PART OF THE EMMES ADVANTAGE.

What is the EMMES advantage? A different approach to the landlord tenant relationship. We see our tenants as customers and create workplaces designed with their changing needs in mind.

EMMES is an advocate for your business. Our nimble platform, streamlined decision making, and customer-first mindset make working with EMMES a true partnership.

Our expansive network of strategic partnerships, preferred pricing, discount programs, and relationships with retailers and restaurants are also yours. EMMES wants tenants of any size to benefit from our expansive platform.



ANOTHER
EMMES[®]
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ADVANTAGE



YOUR ADVANTAGE.

**Your Peace of Mind.
Front & Center.**





Wellness matters, really.

Healthy people are happy people and employees are no different. By adding health-centric amenities, the EMMES Advantage not only encourages health, but provides on-site locker rooms, bicycles, a tenant lounge, preferred pricing to Equinox, and other fitness centers.



Dining at Centerview.

Centerview offers a curated blend of culinary experiences that offers something for everyone. From fast casual to upscale dining, Centerview offers premium culinary variety within steps of your office.

Featuring:

KIT Coffee
Porch & Swing
SOL Mexican Cocina
The Trough
Izakaya Osen
The Goldfinch
Maldon's Bistro



The EMMES Advantage.

Our nimble platform, on-site management, streamlined decision making, and customer-first mindset is focused on creating lasting partnerships and helping customers achieve their goals.



Blending hospitality and workplace.

Here, lifestyle services come standard. Centerview offers 24 hour security, on-site property management, janitorial services, and engineers, as well as our best-in-class concierge services. Your comfort and security is our top priority. We also offer EV charging stations, Tesla Superchargers, and Tesla Destination Chargers that are available 24 hours per day, seven days per week. Valet service is available for a convenient dining experience at our on-site restaurants. High speed WiFi is provided throughout the project including our outdoor workspaces so you can be productive all while enjoying Southern California's year-round sunshine.

**Your Amenities.
Front & Center.**





Re-defining connectivity.

Work is much more than sitting at a desk. As the world changes, we too are adapting to a tech-centric connected workplace. In addition to EV Charging, Centerview features versatile outdoor device power stations and shaded spaces with complimentary WiFi that allow increased productivity through accessible outdoor work experiences. Integrated building management systems give our customers more control and customization within their office. We have also re-designed common outdoor workspaces to promote human connection.



Flexibility in an ever-changing world.

We understand that a customer's needs today might not be the same as tomorrow. Our diverse range of available suites, helpful leasing team, and solution oriented approach give customers the confidence to know they are making the best decision for their company. Whether it is for growth or right-sizing, we are here to work with you.



A true workplace community.

We are focused on encouraging a sense of community at Centerview. An authentic, inspiring environment that fosters meaningful interactions not just within a company but within an office ecosystem.



Saving you time, plain and simple.

Time is money and time is precious. We have added several additional lifestyle amenities to bring convenience to the workday, giving people more time to do the things that matter most. Visit our farmers market and skip a trip to the grocery store, or a quick bite to eat at one of our on-site food trucks, so you can get back to doing your best work.

**Your Convenience.
Front & Center.**



Centerview offers a multitude of dining options, from grab-and-go to gourmet.

Porch & Swing brings indoor and outdoor dining to another level. An invigorating ambiance that flows into electric happy hours and night life. Porch & Swing is just one of the many craft dining experiences on-site. From fast casual dining options for daily enjoyment to KIT Coffee, one of OC's best coffee shops, Centerview offers it all within a few steps.





Porch & Swing



The Trough



Izakaya Osen



Maldon's Bistro

From early morning bites and caffeine, to unique client lunch experiences unavailable elsewhere, to rejuvenating cocktails and snacks connecting you with associates, to dinner celebrating a special event with your loved ones.



SOL Mexican Cocina

**Your Appetite.
Front & Center.**





Porch & Swing

Our on-site dining options add convenience but equally, they add a buzz and infectious energy to the property. At Centerview, the workday can seamlessly blend from early morning bites and caffination into a productive working lunch, or a laid back happy hour amongst co-workers.



SOL Mexican Cocina



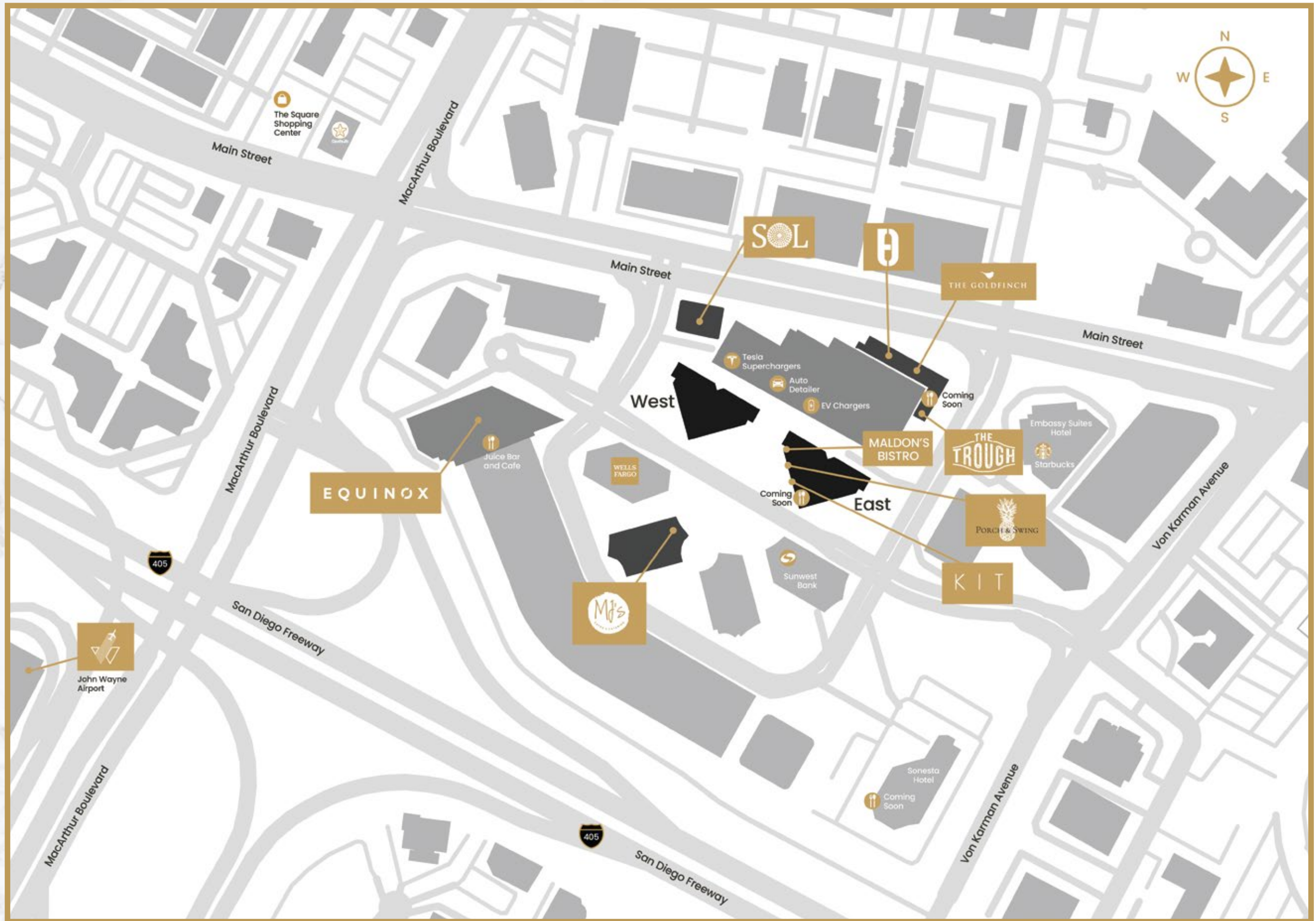
KIT Coffee



The Goldfinch

**Your Amenities.
Front & Center.**







From inside to out, we have thoughtfully re-tooled Centerview. We have upgraded our air filtration systems with MERV 13 ratings at all air handlers. To accommodate the modern workforce we have upgraded critical building systems like elevators, chillers, and mechanical equipment. Additionally, Centerview features aesthetic upgrades throughout such as high-end finishes, contemporary artwork, and designer furniture. Centerview upholds the environmentally conscious initiatives of its LEED Platinum designation.



**Style & Utility.
Front & Center.**





Meticulously designed indoor and outdoor areas with shaded coverings allow our customers to enjoy a versatile workplace. Our resort-style locker rooms and restrooms add class and convenience to the workday. Abundant parking, a convenient location, easy ingress/egress, and clear way-finding make going to and from work a breeze. Our high glass lines allow panoramic views of the beauty of Southern California. It is these little details that make working at Centerview a uniquely special customer-first experience.



ALSO FEATURING

Premium Location

High Glass Line

Upscale Restrooms

4/1,000 Parking

Resort-Style Locker Rooms

9 Corner offices per floor

On-site Storage

Private Deck and Patio Spaces

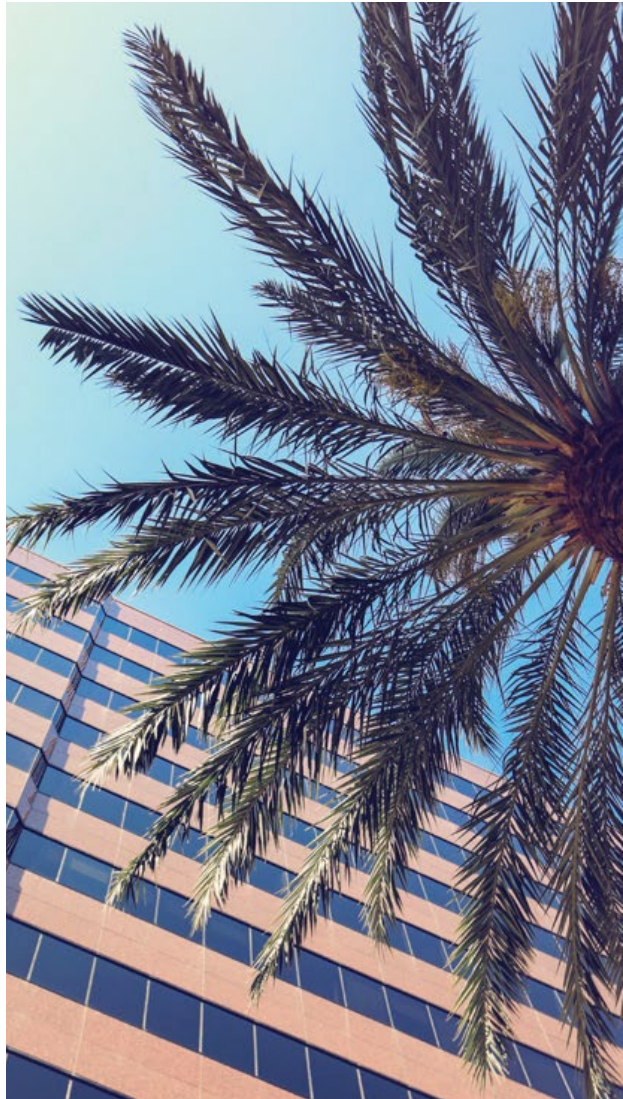
Parcel Lockers

Valet

Auto Detailing

**Function & Design.
Front & Center.**





Where you choose to work can say a lot about your company. Locating your business in a sustainable building makes a bold statement that your company cares about the environment. Certified “LEED Platinum” Centerview is engineered to meet the highest qualifications of building efficiency.



FEATURING

- LEED Platinum
- Upgraded Air Filtration Systems
- MERV 13 Ratings At All Air Handlers
- Drought-Tolerant Plants
- Energy Efficient Lighting Systems
- EPA Energy Star Partner
- EV Chargers
- Tesla Superchargers & Destination Chargers
- Thermal Energy Storage
- Low-Flow, Motion-Controlled Restroom Fixtures & Faucets
- Complimentary Bike Racks & Rentals
- Green Cleaning, Organic Waste & Recycling Program



Sustainability.
Front & Center.





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