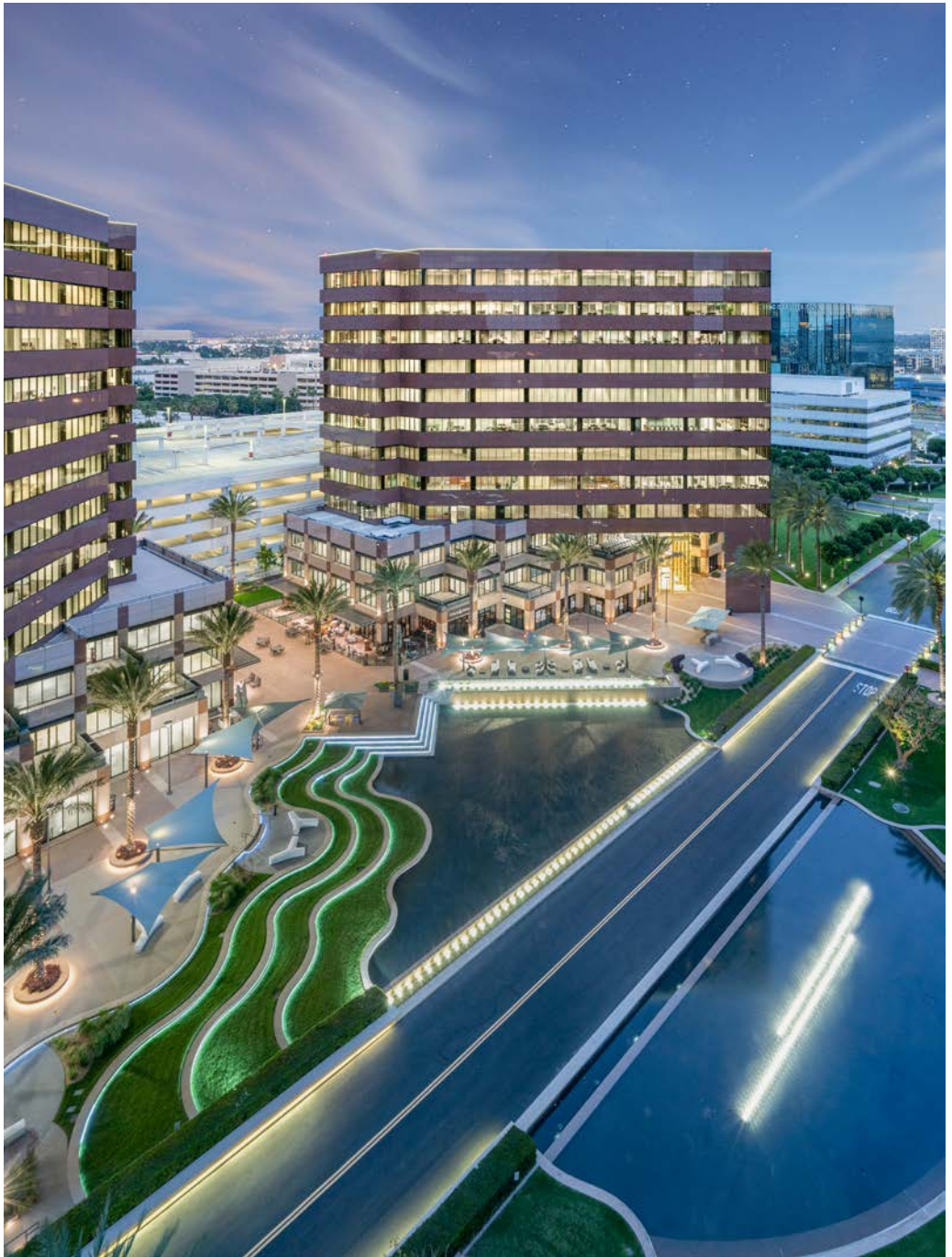


FACT SHEET



centerviewirvine.com



CENTERVIEW
AT IRVINE CONCOURSE

EMMES /  **OAKTREE**

 **ORION** PROPERTY PARTNERS jayc@oppre.com / 949 721 6981

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CENTERVIEW CONSISTS OF TWO 12-STORY, AWARD WINNING CLASS A OFFICE BUILDINGS TOTALING APPROXIMATELY 600,000 SQUARE FEET, AN ADJACENT SIX-LEVEL PARKING STRUCTURE WITH 1,934 PARKING STALLS, RENOVATED OUTDOOR PLAZA, AND SEVERAL RESTAURANTS LOCATED IN THE HEART OF THE ORANGE COUNTY AIRPORT AREA SUBMARKET IN IRVINE, CALIFORNIA.

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| <ul style="list-style-type: none"> • Year Built: 1987-1988 • Developer: The Koll Company • Architect: Langdon, Wilson, Mumper Architects • Acres: 8.4 AC • Dedicated six level parking structure providing 4.1/1,000 parking ratio <ul style="list-style-type: none"> - Covered walkways to the building - Direct covered access from parking garage into lobby - Direct entry off Main Street - LEED Platinum and Energy Star rated | <ul style="list-style-type: none"> • Part of The Irvine Concourse, a ~3.0 million SF, 48 acre association <ul style="list-style-type: none"> - Centerview is the largest participant with 20.6% interest • Full Floors: ~25,500 rsf, multi tenant / full floor loss factors are 17.35%/11.2% • Ceiling Heights: <ul style="list-style-type: none"> - Floor 1 and 12: 11' 0" - Floors 2 – 11: 9' 0" • Slab to Slab Heights: <ul style="list-style-type: none"> - Floor 1: ~14' 6" - Floors 2 – 11: 13' 4" - Floor 12: ~16' 0 " | <ul style="list-style-type: none"> • Mullion Spacing: 3'4" • Column Spacing: Typically 23.5' • Bay Depths: Typically 38' – 40' • Bay Size: Typically 1,075 rsf • On-site dining options provided by Ambrosia Café, SOL Mexican Cocina, KIT Coffee, Food Trucks, MJ's Café, Oliver Café and Lounge, Porch & Swing, Starbucks at Embassy Suites Hotel, The Copper Chef Kitchen & Bar, Vibrante SoCal Kitchen & Bar and weekly Farmers Market. |
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