

Centerview at Irvine Concourse



Green Scorecard & ESG Initiatives



EMMES /  OAKTREE

NEWMARK

949 608 2012



EFFICIENCY FEATURES

- 40 Tesla superchargers and 44 Level 2 Chargers
- Various mechanical upgrades such as elevator modernization, cooling tower replacement, parking automation upgrades and chiller overhaul
- Utilization of MERV-13 heating and cooling air filtration
- On-demand digital HVAC controls
- Thermal energy storage for peak load management
- Building automation system
- Variable frequency drives ("VFD") on mechanical equipment
- Advanced lighting control systems with occupancy and daylight harvesting sensors
- Energy efficient fixtures
- Low-flow and motion-controlled restroom fixtures and faucets

ACTIVE & NATURAL FEATURES

- Newly renovated outdoor plaza with seating creating outdoor workspaces
- Collaborative lobby with tenant lounge
- Equinox Sports Club Orange County
- Bike racks and rentals
- Lockers with showers and restrooms
- Private balconies located on the 2nd, 3rd and 4th floors
- Seasonal fitness events
- Weekly farmers market
- Large windows and column-free spacing allow for abundant, natural light

OPERATING FEATURES

- Green cleaning program
- Recycling program which includes paper, glass, aluminum, plastic and cardboard
- Electronic waste recycling program
- Green construction standards including low-VOC products & demolition waste recycling
- Native, drought-tolerant and irrigation-free synthetic landscaping
- Online tenant handbook and tenant service request program
- Annual earth hour and earth day events



AFFILIATIONS

- Gold Member of U.S. Green Building Council
- EPA ENERGY STAR® Partner
- U.S. Department of Energy's Better Buildings Challenge
- Green Lease Leader™