

LEASING BROCHURE

ONE MAINPLACE





Work In – Harmony

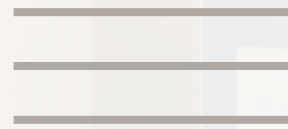
Built with today's agile workplace in mind, One MainPlace sets a new bar for flexible, collaborative space, combining the focused atmosphere needed to keep teams achieving their best, with a thriving mixed-use community steps away to keep the work/life balance intact.



PROJECT AT A GLANCE

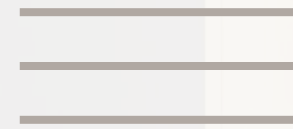
145k

SQ FEET OF OFFICE SPACE



27,000

SQ FEET OF LARGE AND COLUMN FREE FLOORPLATES



5

FLOORS AND ENTIRE BUILDING AVAILABLE



13'

FLOOR TO FLOOR

600k

SQ FEET OF ADDITIONAL OFFICE EXPANSION

4/1,000

PARKING RATIO

ONE MAINPLACE





Wellness and Sustainability Focused Design

Floor to ceiling glass, outdoor spaces, and integrated living wall elements bring an innovative biophilic atmosphere to spaces, supporting health and increasing productivity.



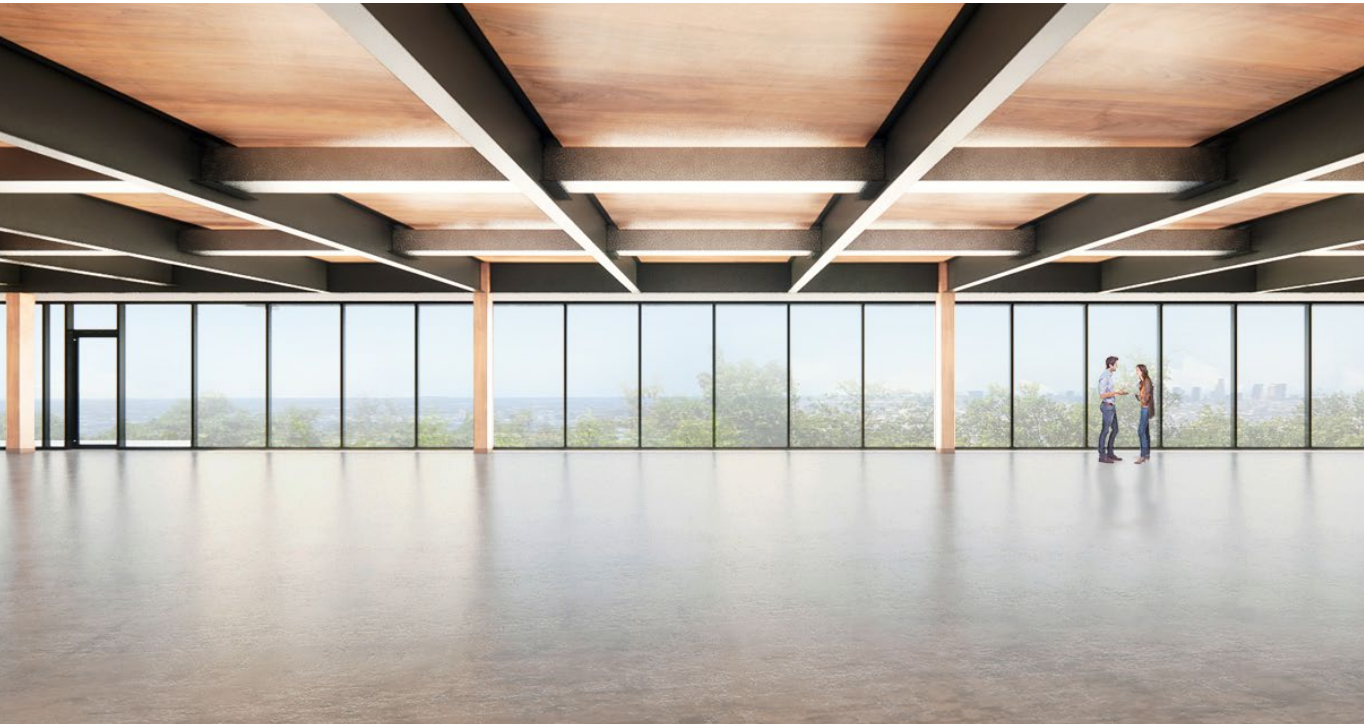
With a design that meets LEED Gold and FitWel standards, One MainPlace is at the forefront of health and sustainability.

Featuring ample natural light, a mass-timber construction method and easily accessible outdoor spaces on each floor, the building brings teams all the benefits of a modern biophilic work space.



Floorplates Designed for Scalability & Versatility

Large column free floorplates with minimal structural interruption allow you to customize space plans to any need and offer the ability for businesses to scale in place, allowing your office to ebb and flow with ever-changing needs of the market.



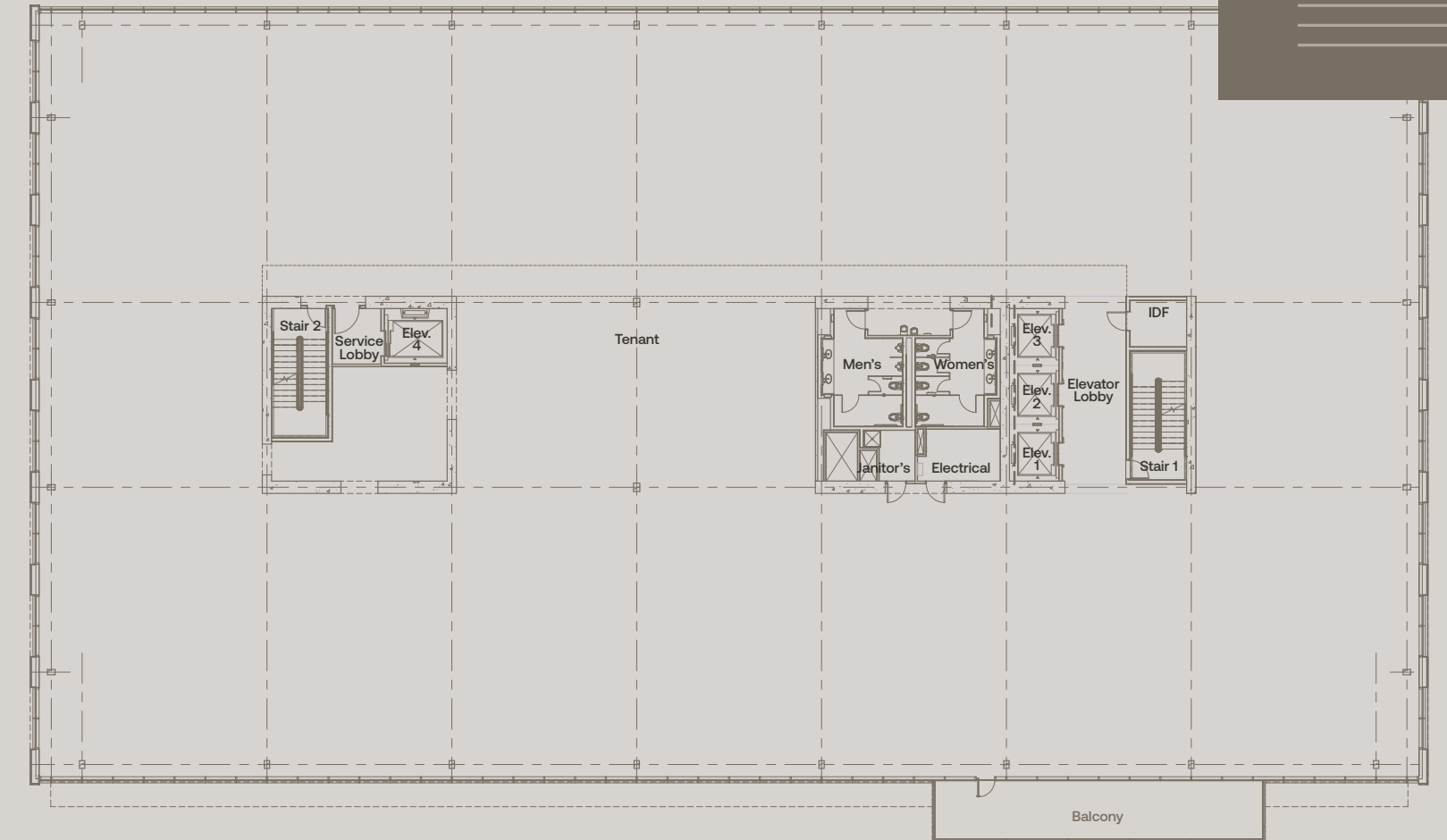
SUSTAINABLE
MASS-TIMBER
CONSTRUCTION

LARGE, VERSATILE
FLOORPLATES

OUTDOOR SPACE
AVAILABLE ON
EACH FLOOR

FLOOR TO CEILING
GLASS WINDOWS

ONE
MAINPLACE



27,000+
SQUARE FEET
OF COLUMN FREE
FLOORPLATES

Levels 2-5
Floor Plan

Indoor Area: 27,762 Sq. Ft
Outdoor Area: 30,700 Sq. Ft

Floor to Floor: 13 Ft
360° Floor to Ceiling Windows



Lobby Space Opens to Lush Landscaped Plaza

Biophilic design and an adaptable space plan bring warmth, humanity, and functionality to the lobby experience at One MainPlace.

SEAMLESS
INDOOR/OUTDOOR
CONNECTIONS



ORGANIC MATERIALS
COUPLED WITH A
REFINED AESTHETIC



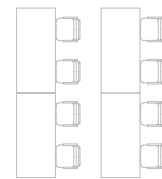
LOBBY OPENS TO
LANDSCAPED PLAZA
AND NEW MAINPLACE



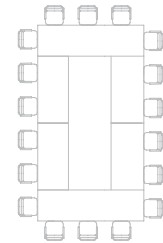
Flexible Lobby Event Space

With connections to an exterior deck and the lobby lounge, our adaptable communal lobby space accommodates any need from **large meetings and presentations, to social events and team building**, allowing teams an agile event space for entertaining, work and growth.

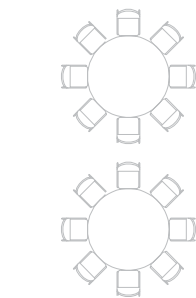
TEAM BUILDING
LEARNING +
EDUCATION



LARGE FORMAT
MEETING

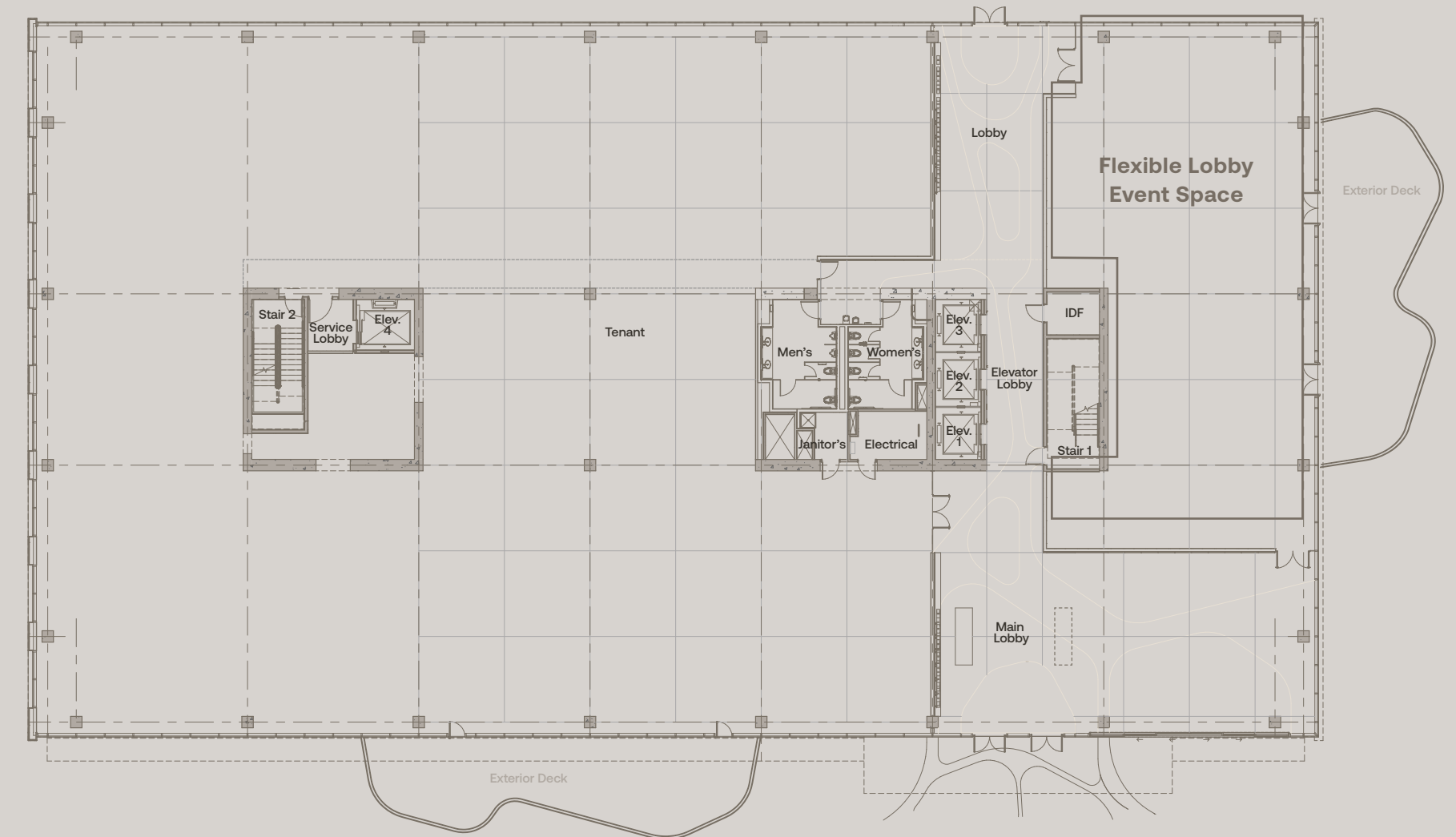


LARGE SCALE
PRESENTATION



CELEBRATIONS &
SOCIAL EVENTS

ONE MAINPLACE



Level 1 Floor Plan

Indoor Area: 27,762 Sq. Ft
Outdoor Area: 510 Sq. Ft

Ceiling Height: 10 Ft
360° Floor to Ceiling Windows



ONE
MAINPLACE



Part of MainPlace, Santa Ana's Newest Mixed-Use Destination

As a part of Orange County's newest mixed-use destination, One MainPlace allows for focused days at work, and convenient access to the dynamic music, culinary, wellness and cultural offerings of MainPlace when you're off the clock.



Connected to the Many Amenities of the Newly Redeveloped MainPlace

An ingrained part of MainPlace, One MainPlace offers tenants unrivaled access to a culturally-rich, walkable community. With wellness, leisure and daily needs a walk away, tenants get back the thing we all need most, time.

ONE MAINPLACE



45k
SQ FEET OF
FOOD + BEVERAGE

A wide variety of crafted food and beverage options to serve your daily needs for breakfast, lunch, or fun after hours.



1,900
MULTIFAMILY
UNITS

Upscale living options within walkable distance to the food, shopping and entertainment of the new MainPlace.



Healthy Living

Fitness studios serving the community 24/7, and healthy food options that make living well a convenient part of your daily grind.



492k
SQ FEET OF
SHOPPING
+ RETAIL

Sought after brands and boutique retail bring a host of new shopping offerings to the Santa Ana area.

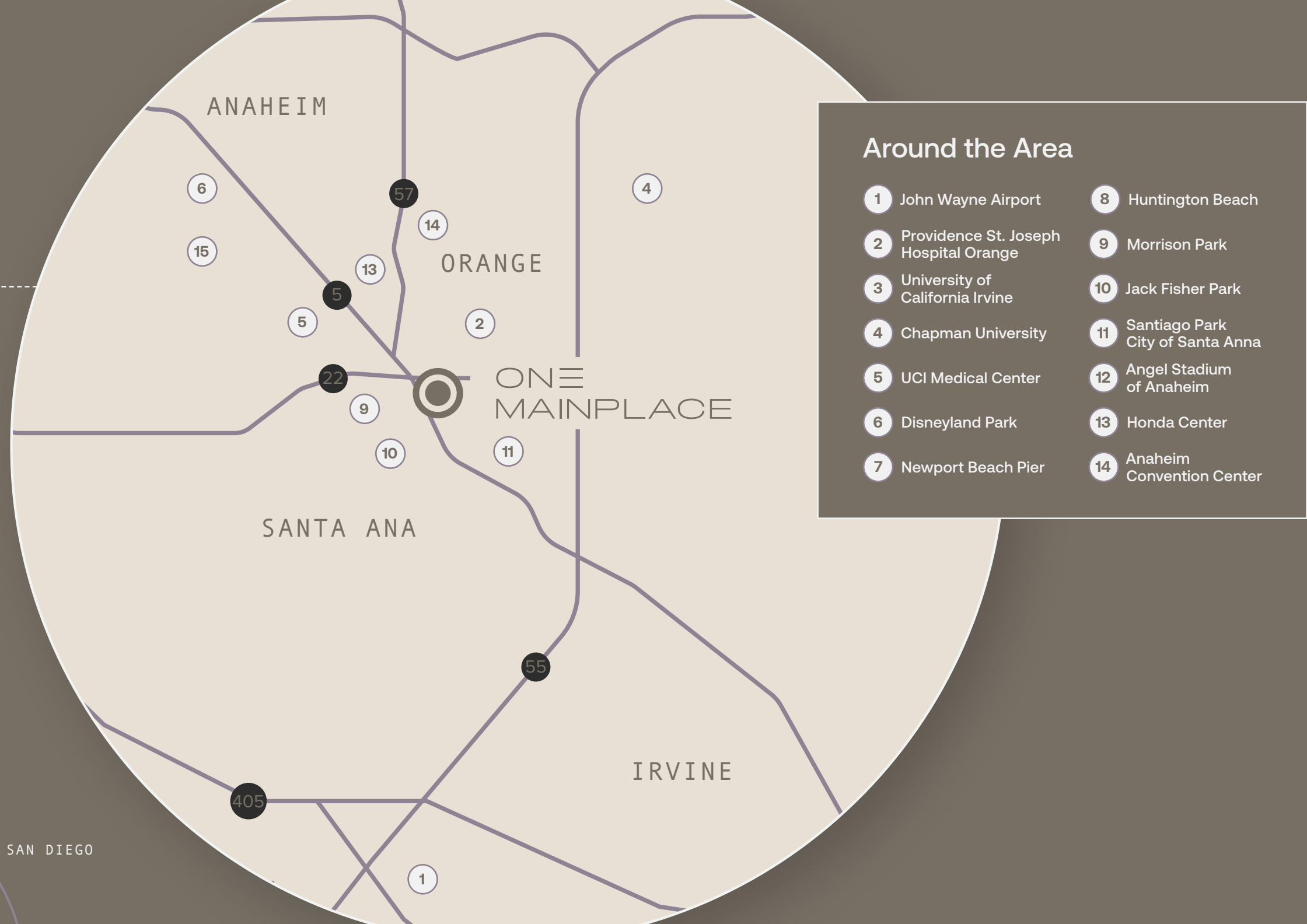
Central Location & Easy Accessibility

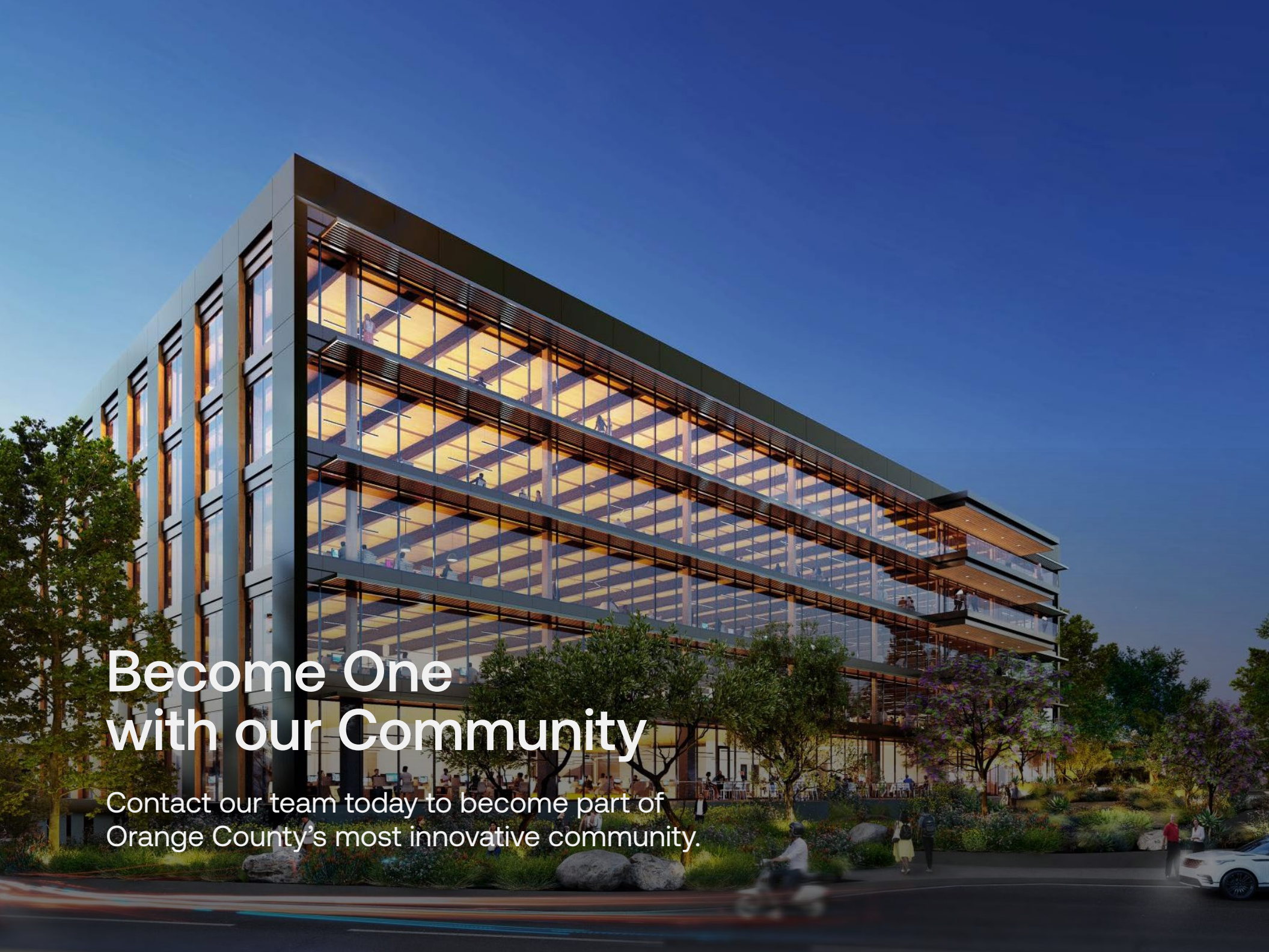
ADJACENT TO RETAIL,
RESIDENTIAL +
CULTURAL OFFERINGS

IDEAL PROXIMITY TO
JOHN WAYNE AIRPORT

PRIME FREEWAY
VISIBILITY WITH
629K CARS PER DAY

WALKABLE TO ORANGE
COUNTY'S LARGEST
HEALTHCARE CAMPUSES





Become One with our Community

Contact our team today to become part of
Orange County's most innovative community.



JOIN THE COMMUNITY

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ONE MAINPLACE



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