

2151
MICHELSON DR · IRVINE · CA



WWW.2151MICHELSON.COM

CBRE

OFFICE SPACE IN THE HEART OF THE AIRPORT AREA

2151 Michelson just completed a full building renovation in 2020. The 2-story office building consists of 93,000 SD centrally located in the heart of the Airport Area in Irvine. The building has direct access to the San Diego (405) Freeway, immediate proximity to the Costa Mesa (55) Freeway, 73 Toll Road and is one block from John Wayne Airport.

HIGHLIGHTS

- New building renovations designed by 1:9 architecture
- Collaborative open atrium with WIFI enabled individual or group focus areas
- Newly renovated surface parking lot with reserved covered parking available
- TRADE Food hall directly adjacent which features 7 chef-driven lunch concepts and numerous retail and business service amenities within walking distance
- Responsive, local property management
- Project is fiber ready for immediate connectivity via AT&T and Cox Cable Fiber Networks





RECONNECT WITH NATURE

Welcome to a working environment that incorporates the natural elements that we instinctively feel most comfortable with. These include daylight, fresh air, plants and water features. 2151 Michelson offers an unrivaled connection to the outdoors. Since 1994 the water feature at 2151 has been free of chemicals, the water cleansed by the plants that intersect with the flow of the streams.

Whether taking a break or working in solitude alongside one of the streams, in the near future you will enjoy the variety of new WIFI enabled seating and rest areas. Unparalleled in Orange County office environments, 2151 strikes a new kind of campus life designed to make your workday more productive and enjoyable. Reconnect.





THRIVE

Humans are mammals, programmed over millennia to respond to the natural world. Most of the time we live in man-made environments, but we don't thrive in them. We may have adjusted to lives spent under artificial light, for example, but connecting to the outdoors matches our evolutionary adaptation where we see, hear and feel the things that we are programmed to respond to.

Enter the concept of biophilic design - the practice of creating a working environment incorporating natural elements that include daylight, fresh air, plants, water and wildlife. Sense the calm, refresh yourself with deep breathing and make your day at work more enjoyable.



AMENITIES

TRADE FOOD HALL

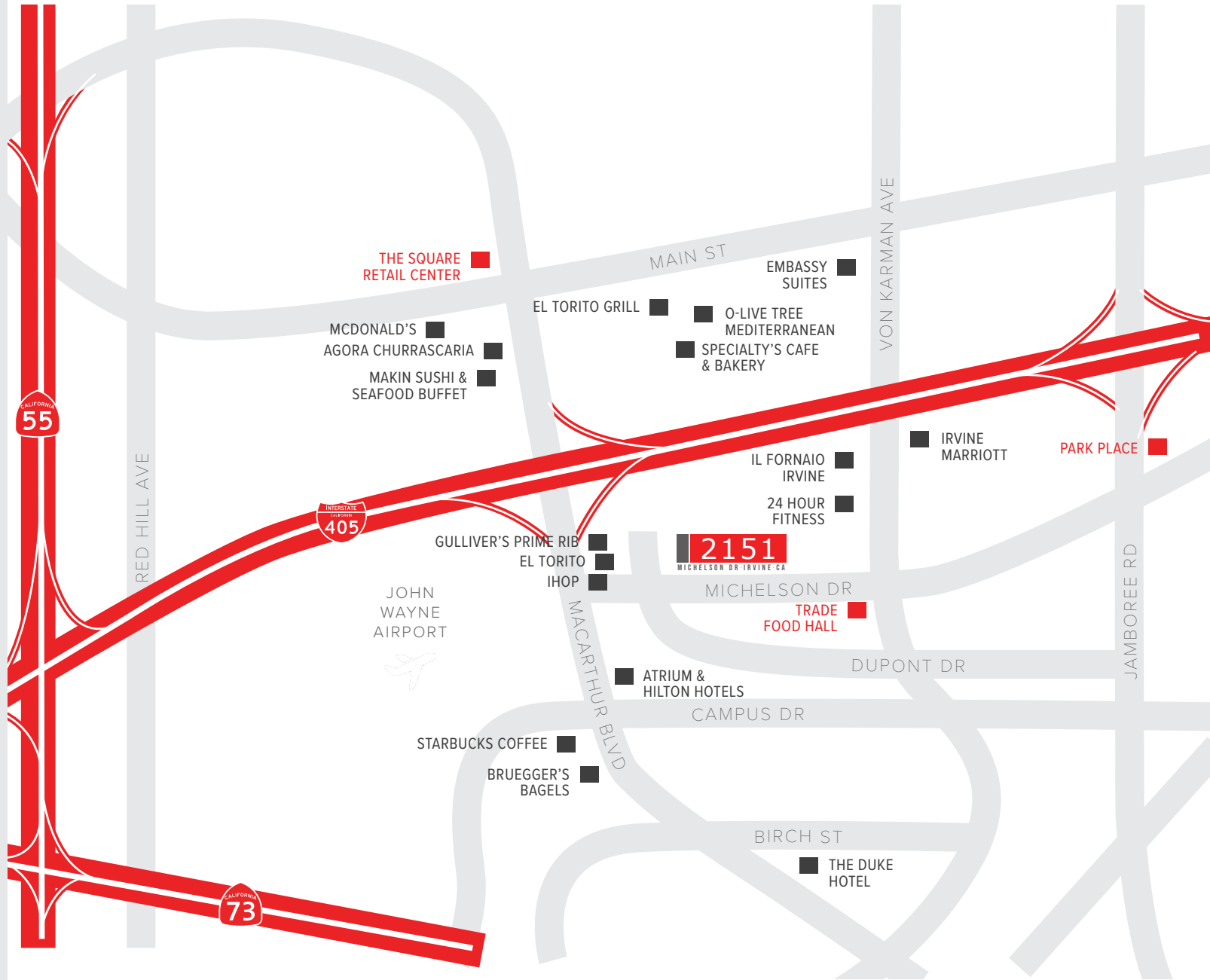
- Butterleaf
- Center Hub
- Dos Chinos
- Gyro King
- HiroNori Craft Ramen
- Krisp Fresh Living
- Megadon
- Pig Pen Delicacy
- Portside
- Sweet Comforts
- Two Birds
- Ootoro Sushi

THE SQUARE

- 7-Eleven
- Carl's Jr.
- Croutons
- The Flame Broiler
- Flippin' Pizza
- Jersey Mike's Subs
- Mediterrania Grill
- Nekter Juice Bar
- Poke Dot
- Starbucks Coffee
- Tokio Grill

PARK PLACE

- North Italia
- Houston's Restaurant
- Ruth's Chris Steak House
- Panini Cafe
- Market Cafe
- Wahoo's Fish Taco
- Lemonade
- Which Wich?
- The Counter
- Lady M
- Puesto (Coming Soon)
- Fatty Tuna (Coming Soon)
- Mother's Market
- LA Fitness



AVAILABILITIES

SUITE	RSF	AVAILABLE	SUITE DESCRIPTION
100	5,860	Immediate	Large conference room, 9 offices, 2 call rooms, break room, and open space for workstations.
125	1,486	Immediate	Move-in ready suite ideal for law firm with dedicated reception, conference room, and 5 offices.
136	2,387	Immediate	4 offices, open space, break area, and IT room.
125/136	3,873	Immediate	Contiguous space.
168	1,505	Immediate	Reception area, conference room, 3 private offices, and break room.
170	2,339	Immediate	Reception area, conference room, 4 private offices, break room, storage closet, and open area.
168/170	3,844	Immediate	Contiguous space.
182	1,868	Immediate	Reception area, 4 private offices, conference room, break room, large open workspace and courtyard views.
188	2,048	Immediate	Move-in ready spec suite with conference room, private patio, 4 offices on window line with 4ft. sidelights, break room, and open space.
205	1,648	Immediate	Move-in ready spec suite with reception area, 5 private offices with 4ft sidelights, storage room and open area.
225	2,315	Immediate	Double door entry, 4 private offices, conference room, break room, large open workspace, and courtyard views.
230	2,565	Immediate	Move-in ready spec suite with 3 offices, conference room, break room, and open space.
231	2,720	Immediate	Move-in ready spec suite with 6 offices, large open space and break room.
230/231	5,285	Immediate	Contiguous space.
235	1,935	Immediate	4 offices, open space, and break room.
262	1,550	Immediate	Conference room, 2 offices, break room and open space.
265	782	4/1/24	2 private offices and open space for workstations.
285	1,544	Immediate	Reception area, 3 private offices, break room, and open area.



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