

400 SPECTRUM CENTER DRIVE: PROFESSIONAL FIRM



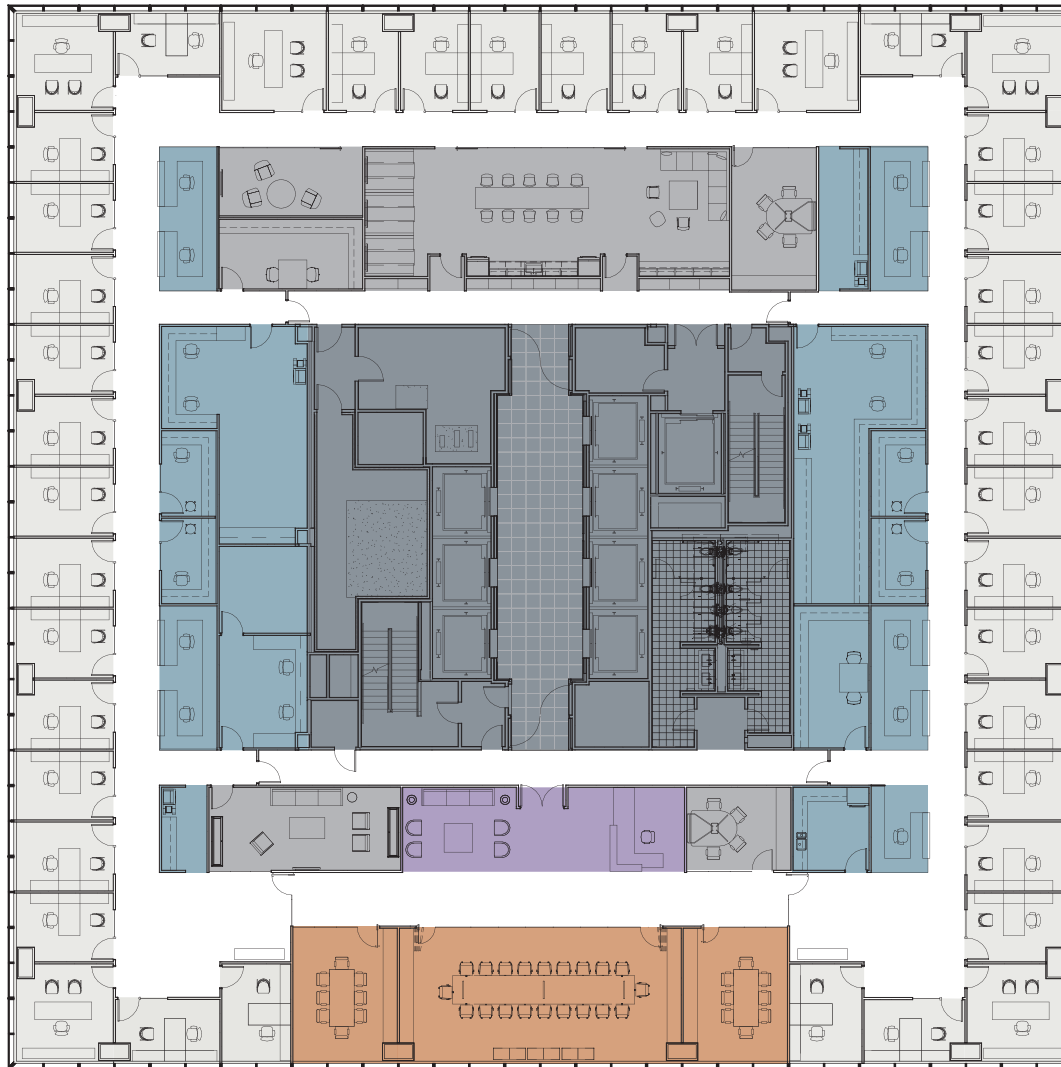
Artist's renderings are based on current development concepts are subject to change without notice and are sole property of The Irvine Company LLC.

400 SPECTRUM CENTER DRIVE: PROFESSIONAL FIRM



Artist's renderings are based on current development concepts are subject to change without notice and are sole property of The Irvine Company LLC.

400 SPECTRUM CENTER DRIVE: LAW FIRM SPACE PLAN



HYPOTHETICAL CONTEMPORARY LAW FIRM FLOOR PLAN

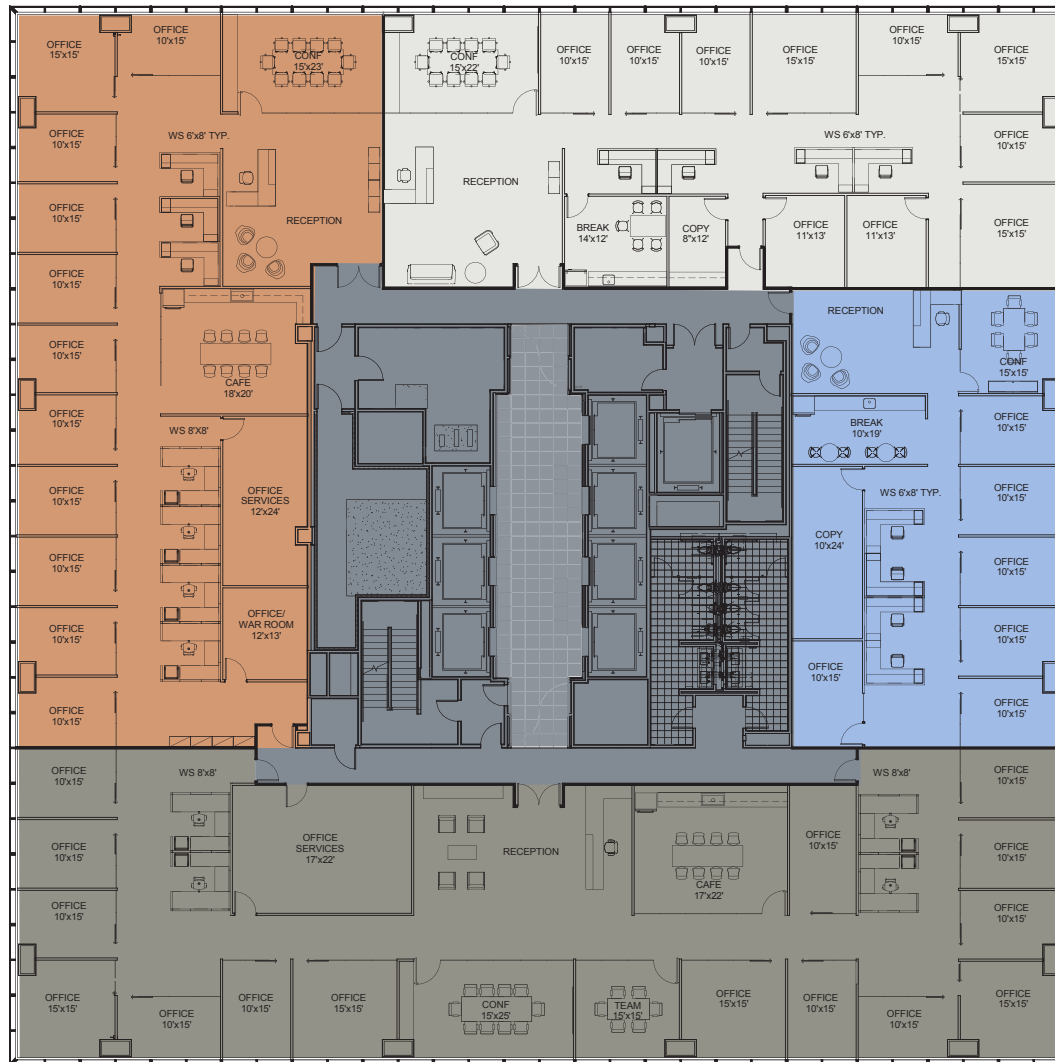
SCALE: 1/16" = 1'-0"

- Core
- Reception
- Conference Rooms
- Private Offices
- Admin Support/Office Services
- Collaboration

PROGRAM

Attorney Offices	38
Paralegal Offices & Interior	4
Secretaries	8
IT Staff	2
Copy-Satellite	4
Cafe/Lounge	1
Records Room	1
Print Copy	1
Office Services/Server	1
Collaboration/Project/Team	3
Galley	1
Lounge	1
Conference	3
Total Occupancy	52
RSF:	22,209

400 SPECTRUM CENTER DRIVE: HYPOTHETICAL MULTI-TENANT SPACE PLAN



HYPOTHETICAL MULTI-TENANT FLOOR PLAN

SCALE: 1/16" = 1'-0"

PROGRAM

SUITE A

Reception	1
Offices	12
6'x8' Workstations	3
8'x8' Workstations	3
Conference Room	1
Cafe	1
Office Services	1
Total Occupancy	19
RSF:	6073

SUITE B

Reception	1
Offices	10
6'x8' Workstations	4
Conference Room	1
Break Room	1
Copy Room	1
Total Occupancy	14
RSF:	4915

SUITE C

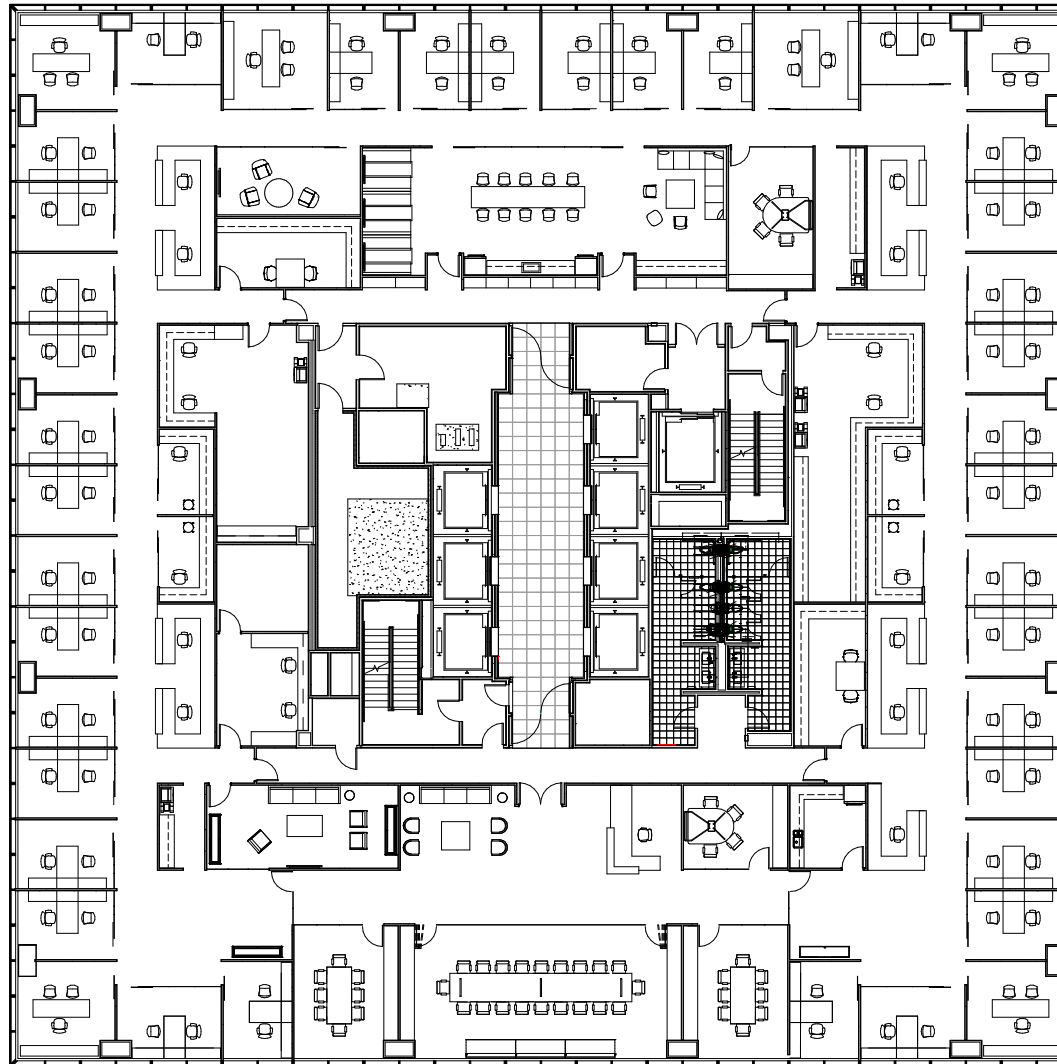
Reception	1
Offices	6
6'x8' Workstations	4
Break Room	1
Copy	1
Total Occupancy	11
RSF:	3213

SUITE D

Reception	1
Offices	15
8'x8' Workstations	4
Conference Room	1
Team Room	1
Cafe	1
Office Services	1
Total Occupancy	20
RSF:	7945

*RSF CALCULATIONS ARE APPROXIMATE.

400 SPECTRUM CENTER DRIVE: LAW FIRM SPACE PLAN



PROGRAM SUMMARY:

PARTNER OFFICES:	6
ASSOCIATE OFFICES:	36
PARALEGAL OFFICES:	4
SECRETARIES:	9
RECEPTION:	1
CONFERENCE ROOMS:	3
COLLABORATION/MEDIA:	2
CAFE/LOUNGE:	1
GALLEY:	1
SATELITE COPY/PRINT:	1
RECORDS:	1
OFFICE SERVICES:	1
SERVER:	1
I.T.:	1
PROJECT CASE ROOMS:	2
INFORMAL MEETING:	1