



Twenty20

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2 0 2 0 M A I N S T R E E T , I R V I N E , C A



PROJECT FEATURES



271,106 square foot, twelve-story, Class A office building in the Irvine Concourse



The site offers easy access to Orange County's business and residential areas and is within minutes of Fashion Island, South Coast Plaza and University of California, Irvine



Surrounded by beautifully landscaped common areas, palm tree lined entryways and water features



On-site property management and engineering personnel



Collaborative exterior people space with complimentary Wi-Fi



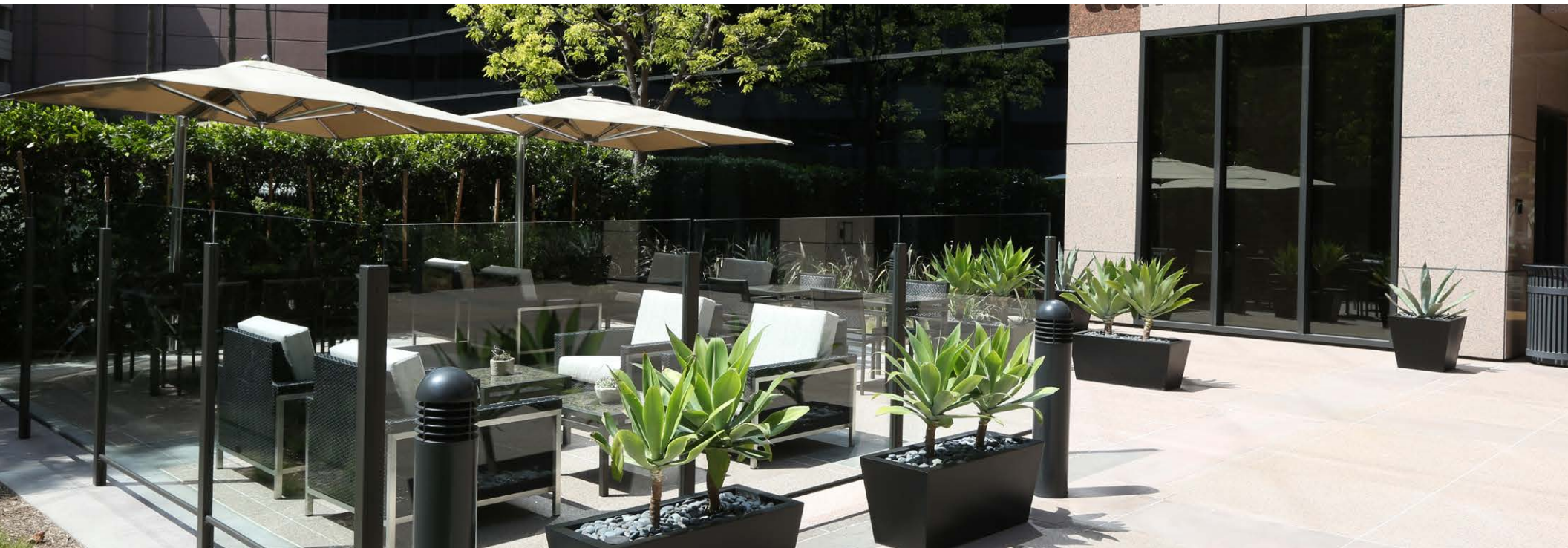
USGBC LEED Gold Certified, BOMA 360 and Energy Star Certified



Conveniently located along the San Diego (I-405) Freeway near John Wayne Airport



Awarded a Fitwel 1 Star Rating due to design and operations that support the physical, mental and social health of tenants
[>>For more information<<](#)





**VIEW THE
TWENTY20 MAIN
EXPERIENCE**



Tenants of the building can take advantage of the free Fitness Center and amenity space Monday through Friday 6:00 am - 8:00 pm.

- Executive conference center and boardroom located on the 2nd Floor featuring a kitchen and serving area
- State-of-the-art Technogym equipment including a **Peloton bikes and treadmills** and three elliptical machines all with touchscreen TV's, internet connectivity, basic cable TV and iPod/iPhone capabilities
- Plurima multi-station leg press/calf machine and Plurima multi-station tower which includes the core/leg extension/curl; press & overhead press; and high & low pull
- A 60" flat screen TV
- Water and towel service, and personal code lockers
- Private shower rooms with shampoo, conditioner, and body wash
- Lunch from a different restaurant Monday - Friday provided by "Fooda"



SAFETY & WELLNESS BENEFITS

- Highest standards in HVAC filtration, cleaning and sanitation services are implemented throughout the project to maintain the latest government recommended guidelines
- Automatic lobby entry doors provide for "touch-less" entry into the building
- Large outdoor areas provide a fresh-air option to work and hold meetings
- Onsite security to assist with elevator use during peak business hours



IRVINE CONCOURSE





The master-planned Irvine Concourse development is the most amenity rich environment in the area, creating an excellent environment for companies and their employees. It currently includes nine office buildings, two hotels, the 130,000 square foot Equinox sports club, and several restaurants and services including the lively destination, **Eighteen Main:**

- Equinox Sports Club Irvine
- Sol Mexican Cocina
- KIT Coffee
- The Trough
- Izakaya Osen
- The Goldfinch
- Maldon's B
- Monaco
- Haven Point Provisions
- MJ's Cafe
- The Copper Chef Kitchen & Bar
- Weekly Farmer's Market
- Wells Fargo ATM & Sunwest Bank ATM
- Equinox Sports Club
- Auto Detailer

AMENITIES



Twenty 20

THE SQUARE

Sol Mexican Cocina
KIT Coffee
The Trough Izakaya
Osen
The Goldfinch
Maldon's B
Monaco

MJ's 2030 Main

The Copper Chef & Kitchen 17940 Von Karman

Weekly Farmer's Market Thurs. 10 a.m.-2 p.m.

Sunwest Bank ATM 2050 Main

Wells Fargo ATM 2030 Main

Equinox Sports Club Irvine

Auto Detailer 1970 Main

405

261

THE DISTRICT (PARTIAL LIST)

Petsmart
Mendocino Farms
Massage Envy
Target
Lowe's
Costco
Michael's
T.J. Maxx / Home Goods
Whole Foods
Chick-Fil-A
In-N-Out
AMC Tustin 14
Bowlmore Lanes
Five Guys Burgers
Lucille's Smokehouse BBQ
Prego Ristorante
JT Schmid's Restaurant
Pei Wei Asian Diner
RA Sushi
Wells Fargo
The Winery Restaurant

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
Nektar Juice Bar
Poke Dot
Starbucks
Tokio Grill

VON KARMAN PLAZA

Panda Express
The Habit Burger Grill
Taco Bell
Walmart
JOANN Fabrics
Jersey Mike's Subs
Chase Bank
Pasta Fresh
Apola Gyro Grill
Mag's Donut & Bagel
Starbucks

PARK PLACE

North Italia
Houston's Restaurant
Ruth's Chris Steak House
Panini Cafe
Market Cafe
LA Fitness
Lemonade
Which Wich?
AC Hotel by Marriott
Puesto
Fatty Tuna

HARVARD PLACE

The Coffee Bean & Tea Leaf
Jamba Juice
CVS
Rubio's Coastal Grill
Einstein Bros. Bagels
Corner Bakery Cafe
Chase Bank
Pick Up Stix
Shell Gas Station
Del Taco
Jiffy Lube Oil
Union Bank

DIAMOND JAMBOREE

Tokyo Table
Capital Seafood Restaurant
Meet Fresh
Chef Hung Taiwanese Beef Noodle
85C Bakery Cafe
Kura Revolving Sushi
Ajisen Ramen
Paper Lantern Dumpling House
The Kickin' Crab
Urban Seoul Restaurant
Kona Loa Coffee
BCD Tofu House
Plush

AVAILABILITIES			
SUITE	SIZE (RSF)	Available	DESCRIPTION
200	14,166	Immediate	Double door reception area with high-end finishes, 22 window offices, 2 interior offices, large conference room, small conference room, large break room , small break room, copy storage areas, server room, and open workspace.
250	1,458	Immediate	Three offices, designated reception area, kitchen, and IT/Storage room
270	2,153	Immediate	Corner glass line with private office, conference room or executive office, and open workspace.
200/270	16,319	Immediate	Contiguous large block space.
310	1,340	Immediate	Spec Suite with 2 offices and large open workspace
320	1,824	Immediate	Dedicated reception area, large conference room, kitchen/break room and open area for workstations.
340	3,385	Immediate	Double door entrance featuring reception, 4 private offices, large conference / dedicated training area, break / work room, and large open work area.
360	2,779	Immediate	Dedicated reception, 4 private offices, large conference, breakroom, IT closet.
650	3,380	Immediate	Corner space with ample window line, 2 private window offices, kitchen, storage/work room and large open work area.
660	2,178	Immediate	3 perimeter offices, conference room and open area.
675	2,147	Immediate	Double door entry, enclosed reception and open workspace.
650/660/675	7,705	Immediate	Contiguous space.
770	2,450	Immediate	Corner space with spectacular airport views, 3 window offices, conference room, kitchen, work/storage/IT room, small open area.
800	10,272	Immediate	Double door entry off elevator lobby featuring dedicated reception, multiple large conference rooms, private office, break room, work/copy room, file room, IT closet and open area.
1120	3,147	Immediate	Conference room, 2 window offices, 3 small satellite work rooms, work room, kitchen and large open work area.
1140	5,434	Immediate	Suite with Great Views of John Wayne Airport, 10 glass line offices, 2 interior offices, large printing/storage room, conference room and kitchen.
1120/1140	8,581	Immediate	Contiguous space.



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