

THE NEW  
SPECTRUM SKYLINE.

400 | SPECTRUM  
CENTER 





# ENVISION YOUR FUTURE ON THE NEW SPECTRUM SKYLINE.

Rising above the area's dining, shopping, apartment homes, bike paths, hotels and multimodal transportation, the Spectrum Skyline is a vibrant workplace community. For forward-thinking companies, the buildings' sleek, smart design, outdoor workspaces and responsive service teams create the foundation for breakthrough business growth.

100 Spectrum Center

20 Pacifica

40 Pacifica

200 Spectrum Center

300 Spectrum Center

400 Spectrum Center







# A MODERN, INTEGRATED CAMPUS.

## 400 | SPECTRUM CENTER

- » 21-story office building with 40' column-to-column, uninterrupted window line showcase views of the surrounding lifestyle
- » **Connect and collaborate at The Commons**, an open-air gathering area with everything needed to work, meet, dine, and relax with colleagues and community
- » **COMING SOON:** At the onsite cafe, employees can re-energize with **specialty menu items, grab-and-go snacks and crafted coffee creations**
- » **Energize mind and body at KINETIC™**, a workplace fitness and wellness movement featuring modern equipment and wellness content
- » Targeting **LEED Gold Certification** by U.S. Green Building Council and powered by **Tesla's advanced energy storage systems**
- » **Google Fiber** connectivity with speeds up to 1000 Mbps means unprecedented global access for your team
- » Steps to a vibrant blend of **shopping, dining and entertainment** at Irvine Spectrum Center®
- » Commute with ease via **iShuttle connecting throughout Irvine Spectrum® and to Irvine Station**, serving Amtrak and Metrolink



# WELCOME TO GROWTH READY.

The ideal office space for start-ups, innovators, corporations seeking satellite space or companies who need a quick and easy move-in process. With its simplified leasing process and flexible terms, ReadyNow Offices eliminate the angst typically associated with an office move.

- » Progressive design and business-ready infrastructure
- » Prepared for immediate action or use
- » High-quality, move-in ready office solutions
- » Completely finished with flexible lease terms



**ReadyNow**<sup>®</sup>

CRAFTED BY IRVINE COMPANY

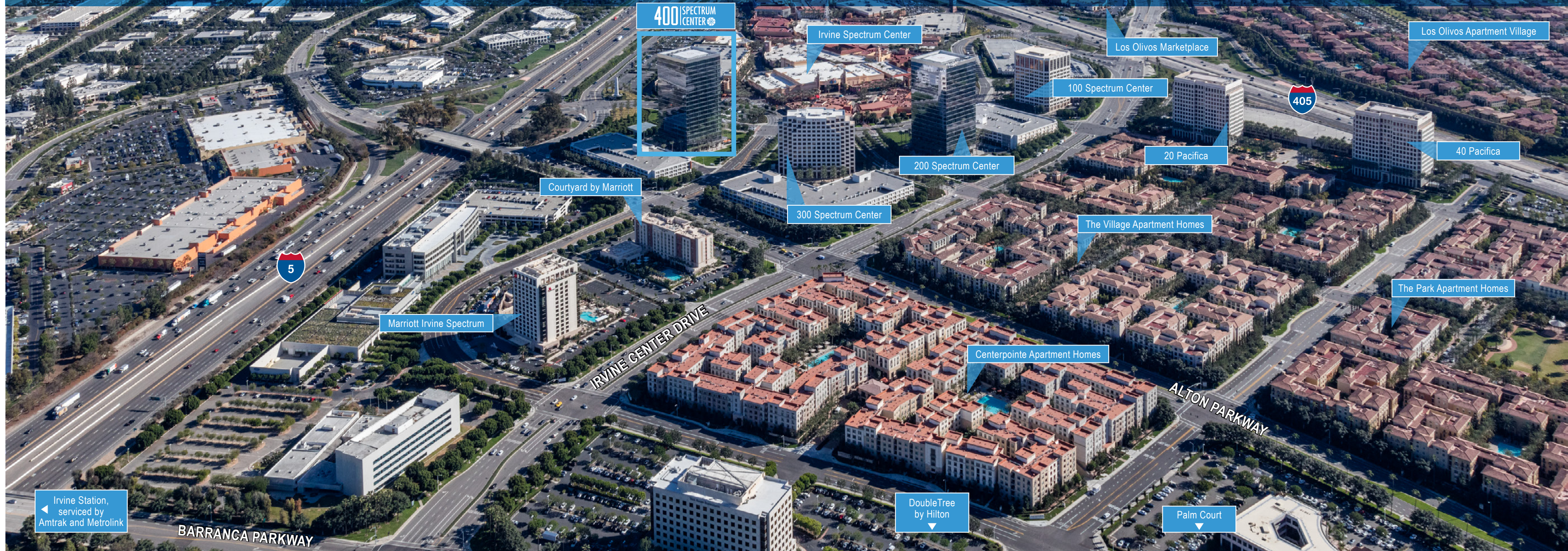




# ENHANCED VISIBILITY. ELEVATED EXPOSURE.

## OFFICE WITH GROWING & SUCCESSFUL COMPANIES

Business here has horsepower. Smart and agile companies gain momentum from the connectivity and collaboration that only Irvine Spectrum can deliver. With more than 80,000 employees and 3,500 businesses, Irvine Spectrum has evolved through thoughtful planning and design to become a diverse, energetic community. Home to Fortune 500 companies and cutting-edge start-ups, including Amazon, Mazda, CoreLogic, KPMG, Cylance, Blizzard Entertainment, Asics, Verizon, AutoGravity and Taco Bell.





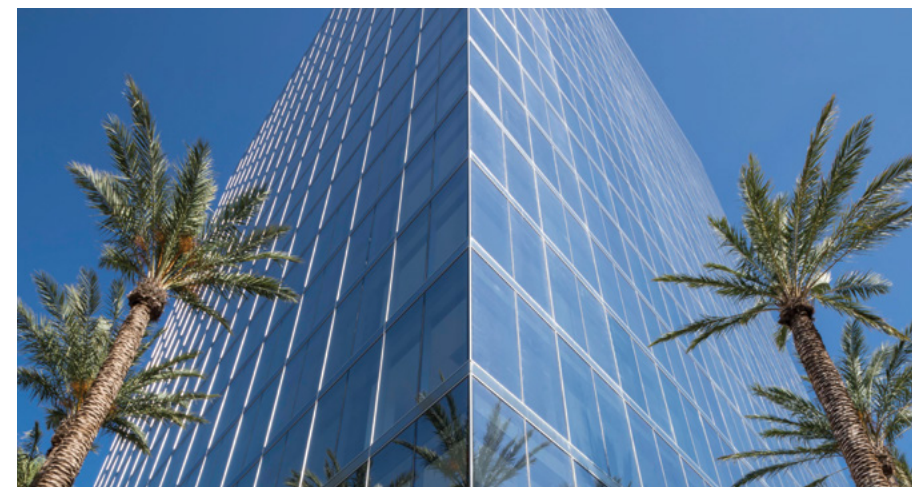


## REDEFINING THE MODERN WORKPLACE

- » 400 Spectrum Center brings a sleek, contemporary style to the Irvine Spectrum office
- » Clad in modern, linen-finished stainless steel and high-performance 10' floor-to-ceiling glass
- » Sleek design finishes and an engaging, grand media wall create a welcoming and impressive entry alongside lobby concierge
- » Efficient elevator systems provide employees, visitors, and guests a fast, but smooth and comfortable ride to their destination
- » Discover luxury with indoor features designed by award-winning New York architecture firm, Pei Cobb Freed & Partners



MAKE A MODERN  
FIRST IMPRESSION.





Stepping away from one's traditional office setting improves productivity and inspires creativity, making work more efficient and enjoyable:

- » Connect and collaborate with colleagues in a WiFi-powered, oasis escape with soft seating and outdoor heaters
- » Re-energize and build better work-life balance
- » COMING SOON: New onsite cafe will provide an unforgettable dining experience with breakfast and lunch entrées, smoothies, cold pressed juice and full-service espresso bar with seamless connectivity to outdoor seating and the conference center



CONNECT. REFRESH.  
COLLABORATE.







# ENERGIZE MIND, BODY, AND BUSINESS.

- Get fit, stay healthy and be connected to the workplace community.
- » Conveniently located on-site to help build a regular routine
- » Features a private gym with cardio and strength training equipment
- » Boost confidence and well-being, promoting better work-life balance for employees
- » On Demand fitness classes offer a variety of workout routines
- » Wellness and health services offered by St. Joseph Hoag Health Wellness Corner at The Village Apartment Homes







The upcoming revitalization of Irvine Spectrum Center will include newly planned boutiques and restaurants.



Planned and designed as a living, vibrant community, Irvine Spectrum defines the mixed-use community, helping you recruit and retain the best workers in the business.

# RECRUIT AND RETAIN TOP TALENT.



Marriott Irvine Spectrum



The Park at Irvine Spectrum Center

## A SPECTRUM OF OPPORTUNITIES

Here you can live, work, play and connect, without ever getting in your car.

- » **250+ restaurants and specialty retail stores** such as Nordstrom, Target and the Apple Store at Irvine Spectrum Center
- » **5,500 apartment homes** and **50+ residential neighborhoods**, as well as an additional 26,000 residences planned within a 5 mile radius area
- » **Four hotels** uniquely designed for Irvine Spectrum, with a new 15 story, 250 room, full service Marriott
- » Access to hundreds of miles of **hiking and biking trails**



# IRVINE SPECTRUM CENTER

- » Designed to meet the needs of nearby office workers, residents and visitors
- » A vibrant blend of **shopping, dining and entertainment** to help companies **retain and attract top talent** and keep them engaged
- » Featuring Nordstrom, Target, Irvine Improv, and an IMAX screen movie theater, along with **more than 130 stores and restaurants**
- » The **variety of guest services** - including mobile texting concierge service, mobile device chargers and theme park ticket purchasing - help make the shopping and dining experience more convenient and efficient
- » Recent nearby additions include: CREAM, Pressed Juicery, BRIO Tuscan Grille, Umami Burger, TLT Food, and Habana Cuban Restaurant

[SHOPIRVINESPECTRUMCENTER.COM](http://SHOPIRVINESPECTRUMCENTER.COM)

## EVERYTHING YOU NEED. EVERY DAY.





FOR THE 13TH YEAR, IRVINE IS AMONG THE NATION'S SAFEST CITIES



Centerpointe Apartment Homes



The City of Irvine ranked 6th by Forbes with the Happiest Young Professionals based on work-life balance, work environment, job resources, compensation and growth opportunities.

WHERE YOUR TOP  
TALENT WANTS TO LIVE.

## APARTMENT HOMES AND RESIDENTIAL COMMUNITIES

Irvine is home to nationally-acclaimed school districts, universities and breathtaking natural beauty. Apartment Homes and Residential Communities offer the greatest selection of living options on The Irvine Ranch® with stunning architecture and resort-style amenities for a truly unique living experience.

[IRVINECOMPANYAPARTMENTS.COM](http://IRVINECOMPANYAPARTMENTS.COM)  
[VILLAGESOFIRVINE.COM](http://VILLAGESOFIRVINE.COM)



# AREA MAP.



## EXCEPTIONAL TODAY. EVEN BETTER TOMORROW.™

WHAT SETS IRVINE COMPANY® APART?  
WE'RE IN IT FOR THE LONG HAUL.

Our valued customers invest in something much more than an office. At your **Vibrant Workplace Community®**, what's exceptional today is only the beginning. Your business will be **uniquely positioned** to achieve unprecedented levels of success. Irvine Company's commitment to **long-term ownership** and **continuous reinvestment** means your business' home will only get better throughout the life of your lease.

Our promise to you?

**An even better tomorrow.**



# 400 | SPECTRUM CENTER

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 **IRVINE COMPANY**

For Leasing Information  
[SpectrumSkyline.com](http://SpectrumSkyline.com)  
949.720.2550