

DEVELOPMENT OVERVIEW

400 | SPECTRUM
CENTER 

DYNAMIC WORKPLACE COMMUNITY:

- A fully-connected environment where our customers' workforce will thrive
- An innovative workplace designed for the modern workforce fosters employee collaboration and productivity
- Signature collection of on-site customer experiences integrate business and life, enabling the customers to achieve unprecedented levels of success
- Central location and walkable daytime-to-evening experiences attract and retain top talent
- Immediate access to restaurants, shopping, and entertainment at Irvine Spectrum Center®
- Luxury living at nearby apartment communities
- Convenient multimodal transportation

IDEAL LOCATION:

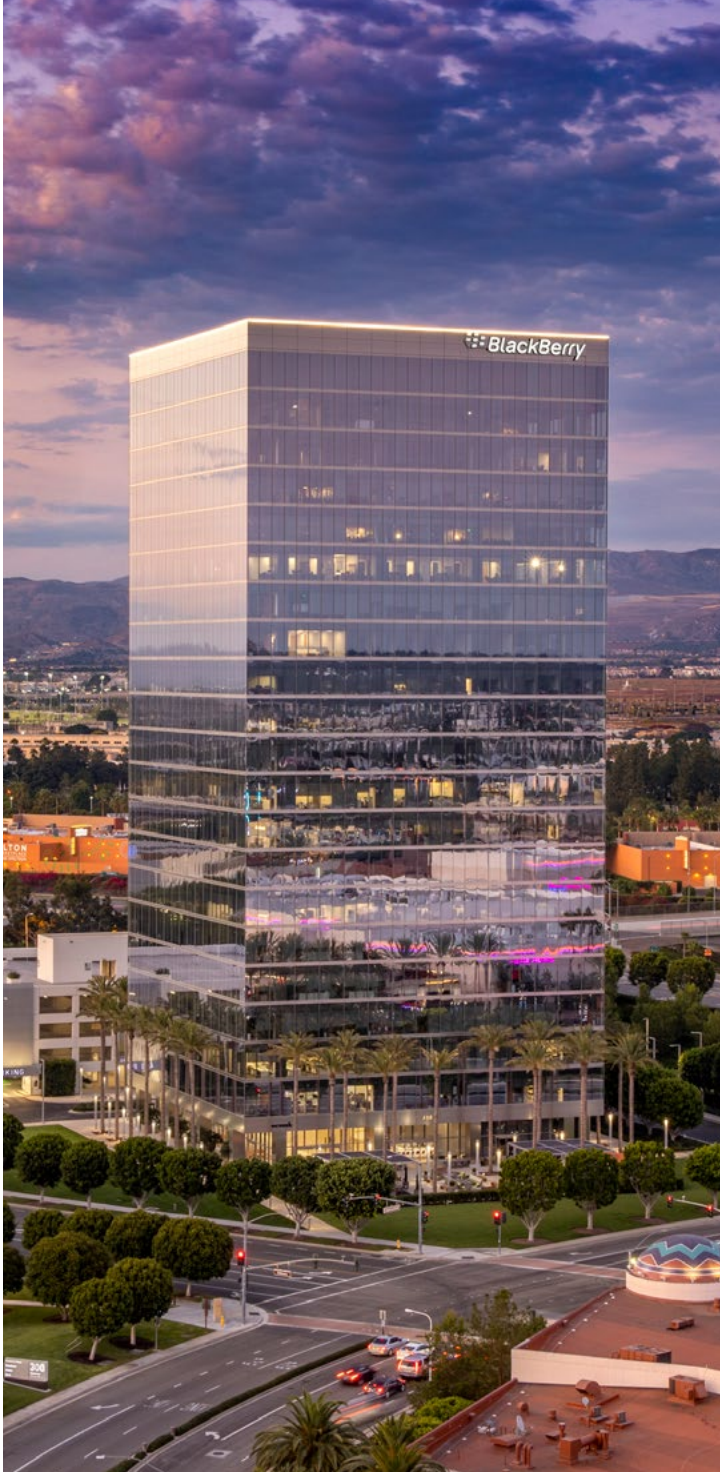
- Located between Alton Parkway and Spectrum Center Drive
- Adjacent structure parking, conveniently accessible via Spectrum Center Drive and Gateway
- Easy access to the I-405 and I-5
- Minutes to Highways 133 and 241

SIGNATURE COLLECTION OF OFFERINGS:

- Spectrum Kitchen, a versatile, dynamic dining experience offering contemporary Coastal California cuisine, grab & go items, Swell Coffee Co. coffee, signature craft cocktails, and beer and wine for happy hour
- Conference center featuring the latest in video conferencing technology with immediate connectivity to Spectrum Kitchen and The Commons
- The Commons, an open-air gathering area featuring fire pit, plush soft seating, complimentary WiFi, and dining area - everything needed to work, meet, dine, connect, and relax with colleagues and community
- KINETIC™, a workplace wellness movement features fitness center, studio room, and custom mobile app
- Parking Structure features showers and lockers, bicycle storage lockers, and EV charging stations

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BUILDING FEATURES & SPECIFICATIONS:

- 21 stories offering 428,000 sq. ft. of modern workspace
- Dimensions: 150' L x 150' W x 323'-4" H
- Building exterior:
 - Wrapped in modern, linen-finish stainless steel
 - High-performance, floor-to-ceiling Viracon Glass, same glass used for the new One World Trade Center building
 - Increased daylighting from the floor-to-ceiling glass provides 30% more natural light and 20% more energy efficiency vs. competitive buildings
- Main lobby features:
 - Elegant Taj Mahal quartzite floors and base with White Oak wood walls
 - Electronic touchscreen building directory system
 - Lobby concierge
 - Engaging, grand media wall (9'-6" x 16')
- Floor/ceiling heights:
 - Ground: 23'-4" (17'-5" finished ceiling)
 - Typical: 14'-6" (10' finished ceiling)
 - Penthouse: 17'-8" (11' finished ceiling)
- 40' column-to-column window line provides unobscured 360° views and flexible perimeter office design
- Highly-efficient, column-free floor plates
- Typical floor plate size: +/- 22,260 sq. ft.
- Wired with Google Fiber connectivity to help teams innovate at lightening speed
- Sustainability:
 - Targeting LEED® Gold Certification
 - Recipient of the Designed to Earn the ENERGY STAR recognition from the U.S. Environmental Protection Agency, one of six buildings nationally recognized with this designation so far in 2017
 - Hybrid-Electric Building, powered by Tesla's advanced energy storage systems

ARCHITECT:

New York-based Pei Cobb Freed & Partners.

GENERAL CONTRACTOR:

Hathaway Dinwiddie Construction Co.

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