

A photograph of a modern, multi-story glass skyscraper with a grid-like window pattern. The building is partially obscured by a dark blue semi-transparent overlay that contains the text. The sky is clear and light-colored.

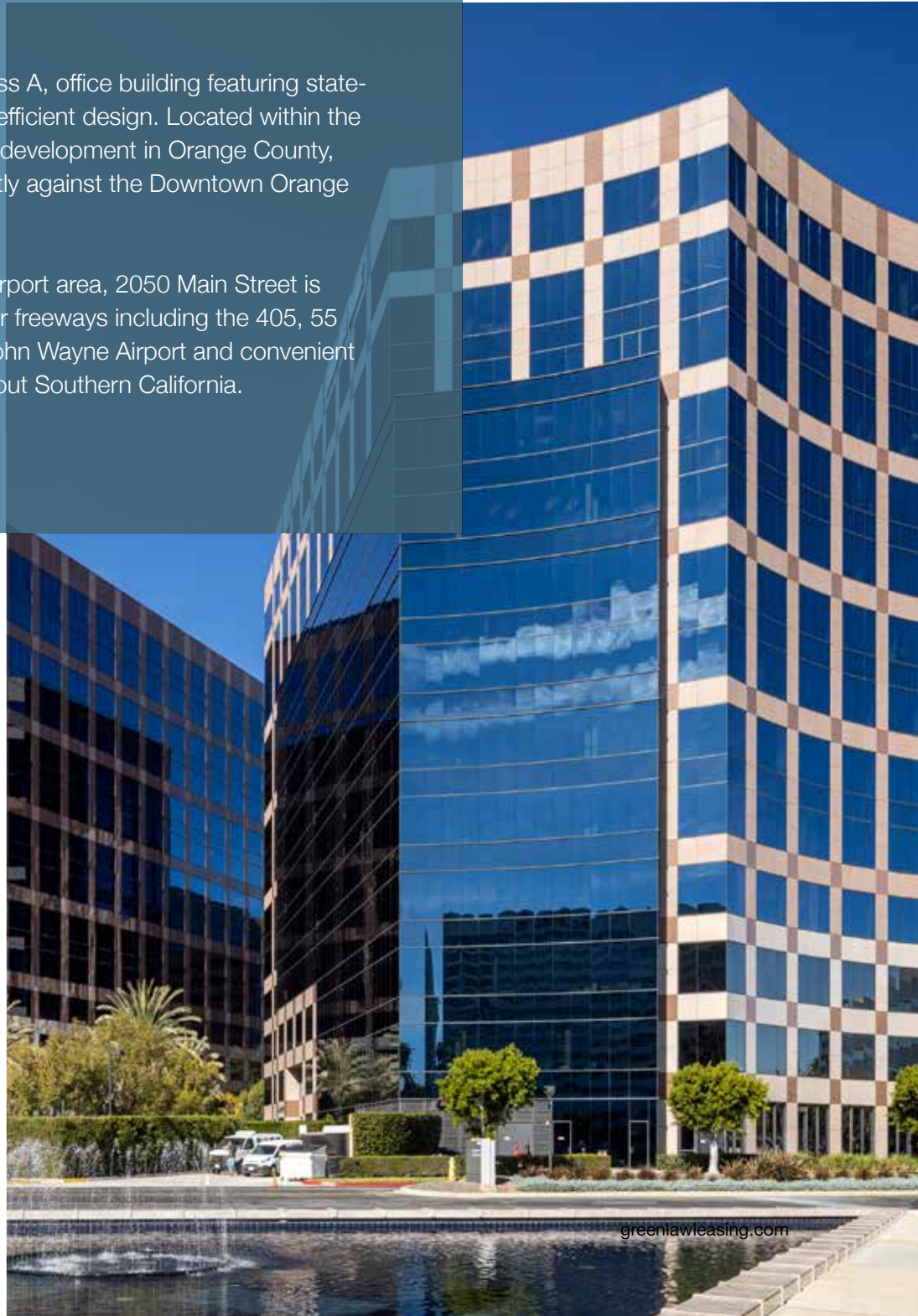
LOCALLY OWNED RELATIONSHIP FOCUSED

2050 | Main Street

ELEGANTLY EFFICIENT

2050 Main Street is a 13-story, Class A, office building featuring state-of-the-art construction, and highly efficient design. Located within the prestigious Irvine Concourse office development in Orange County, 2050 Main Street stands prominently against the Downtown Orange County skyline.

A premier location within the OC Airport area, 2050 Main Street is easily accessible to the area's major freeways including the 405, 55 and 73, within close proximity to John Wayne Airport and convenient to the beach communities throughout Southern California.



Prime Location



BEST-IN-CLASS

314,074 SF, 13-story,
Class-A Office



ACCESSIBLE

Immediate access to John Wayne
Airport, I-405, SR-55 and SR-73



PROMINENT

Located in the prestigious
Irvine Concourse



AWARD WINNING

LEED Gold Certified
Energy Star



MODERN AMENITIES

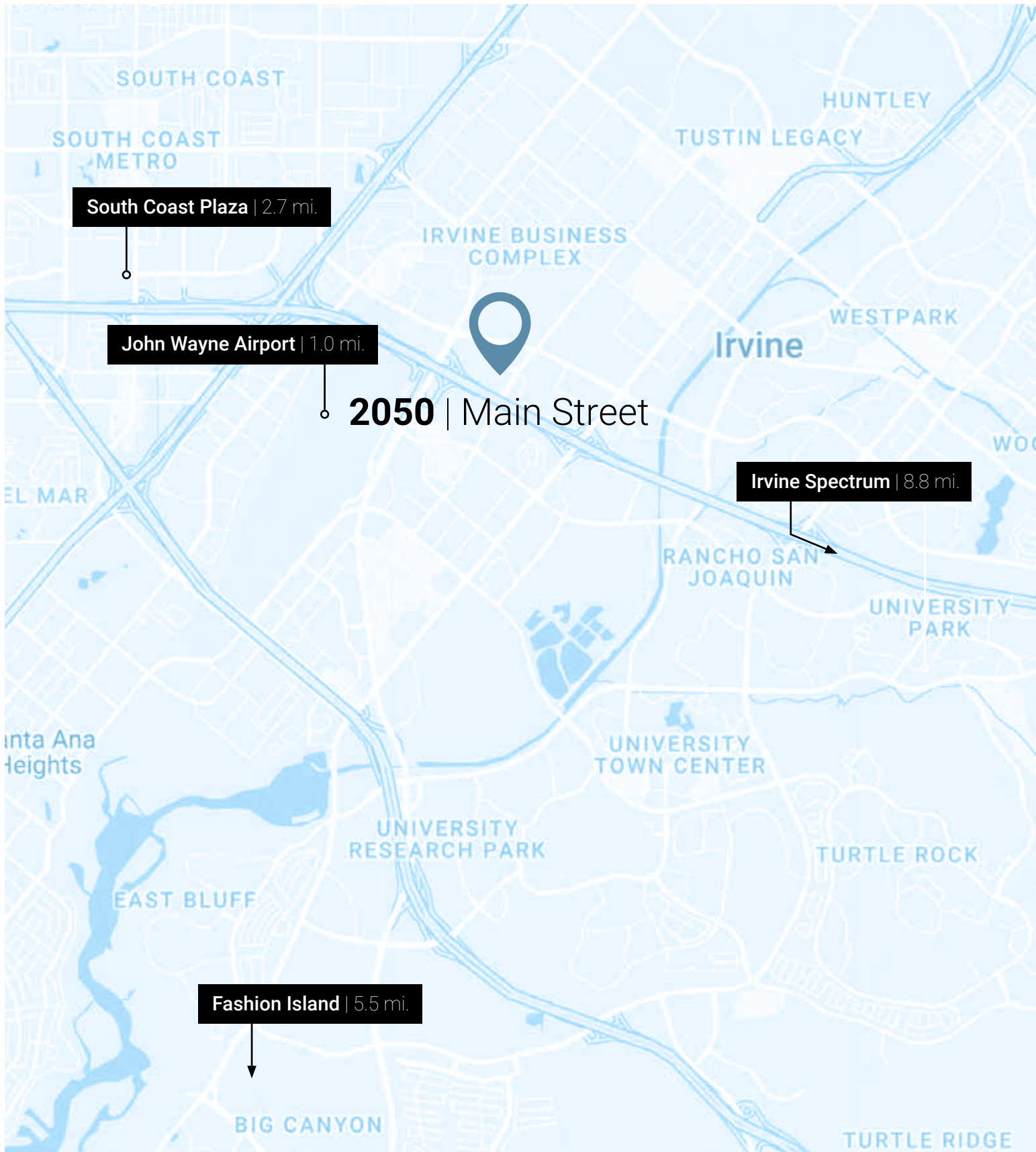
Includes top onsite amenities and
adjacent fitness and food options



AMPLE PARKING

4.00 : 1,000 USF







South Coast Plaza



CENTRALLY LOCATED

2050 Main Street offers excellent visibility and immediate access to San Diego via the I-405 Freeway. Convenient connections to Newport Beach and Costa Mesa via the SR-55 Freeway and San Joaquin Hills via the SR-73 Freeway make the commute a breeze. It's only a half-mile away from John Wayne Airport.





NEARBY AMENITIES

2050 Main Street is ideally positioned within the Irvine Concourse Campus with many attractive amenities including:

FITNESS FACILITIES

- ① Equinox Sports Club

HOTELS

- ② Embassy Suites
- ③ Sonesta

FOOD & DRINKS

- ④ Goldfinch Restaurant
- ⑤ Izakaya Osen Irvine
- ⑥ KIT Coffee
- ⑦ Maldon & Bistro
- ⑧ MJ's Café
- ⑨ SOL Mexican Cucina
- ⑩ The Trough





AVAILABLE SPACE

Suite	Size (RSF)	Space Details
120	8,350	Double door entry, 11 window offices, reception area, copy room, kitchen, storage room and open area.
200	7,297	Double door entry, reception area, 3 conference rooms, 9 window offices, storage room, kitchen, copy room and 1 interior office.
450	9,871	White box.
900	11,967	19 perimeter offices, 6 interior offices, 3 conference room, kitchen, break room, and storage area.
920	3,478	Spec Suite; 6 window offices, conference room, kitchen, storage and open area.
980	2,711	5 window offices, kitchen and conference room.







QUALITY FIT & FINISH

Our class-A work environments elevate your companies image and game. Giving you an edge with recruitment, culture and retention.





GREENLAW
LEASING

Orange
County

2050 | Main Street

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