



# LOCALLY OWNED RELATIONSHIP FOCUSED

**2040** | Main Street

# ELEGANTLY EFFICIENT

2040 Main Street is a 14-story, Class A, LEED Gold Certified and BOMA TOBY award-winning office building featuring state-of-the-art construction, and highly efficient design. Located within the prestigious Irvine Concourse office development in Orange County, 2040 Main Street stands prominently against the Downtown Orange County skyline.

A premier location within the OC Airport area, 2040 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

324,955 SF, 14-story,  
Class-A Office

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## ACCESSIBLE

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

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## PROMINENT

Located in the prestigious  
Irvine Concourse

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## AWARD WINNING

LEED Gold Certified  
Energy Star

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## MODERN AMENITIES

Includes top onsite amenities and  
adjacent fitness and food options

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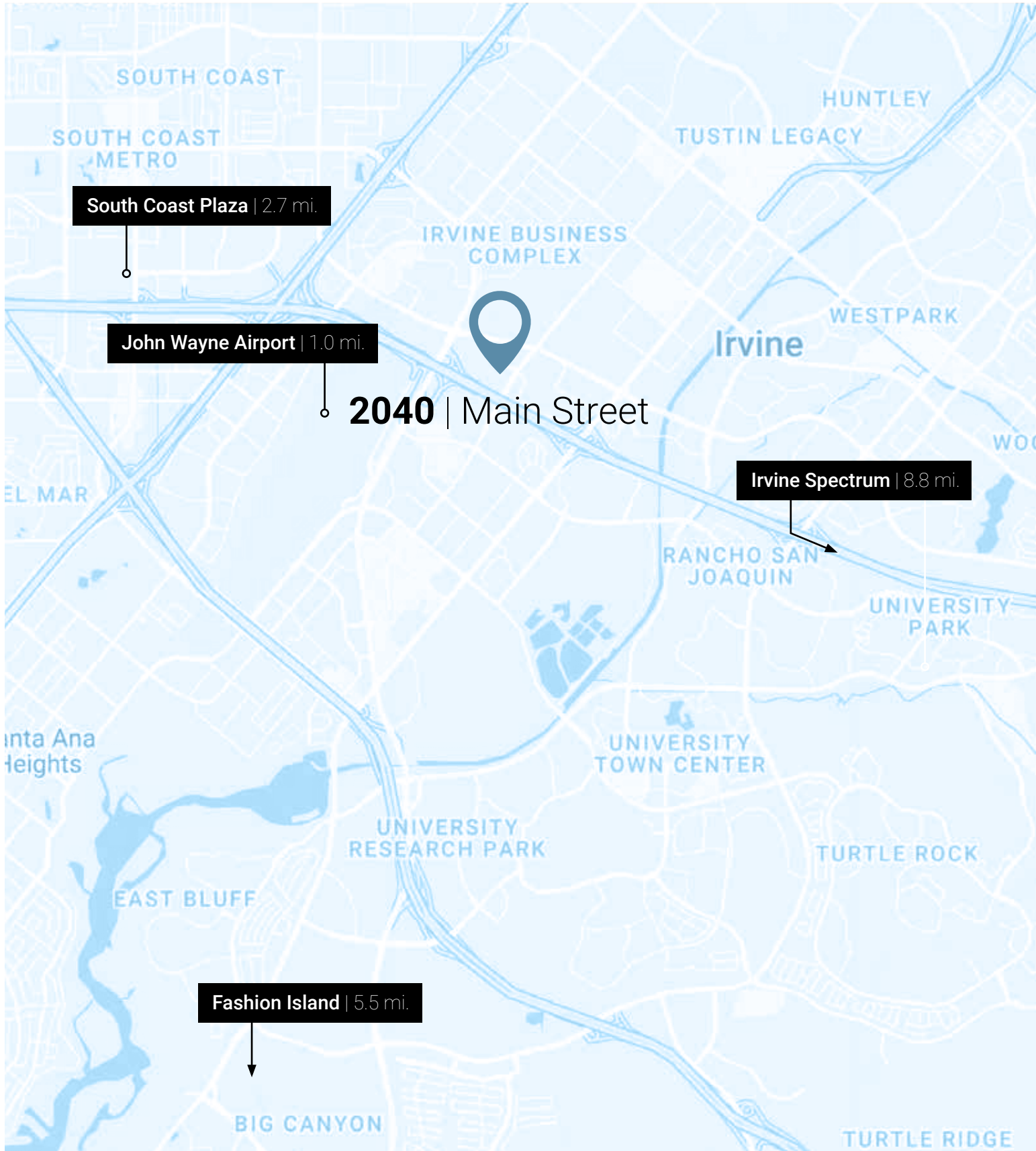


## AMPLE PARKING

4.00 : 1,000 USF

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South Coast Plaza



# CENTRALLY LOCATED

2040 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

2040 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
100	6,997	Prominent ground floor location, double-door entry, reception, 5 perimeter offices, open break/café area and open area for workstations. (Up to 9,353 SF).
200	6,024	<b>Spec suite available June 2025.</b> 6 offices, 2 conference rooms and an open area for workstations.
210	3,392	<b>Spec suite available June 2025.</b> 4 perimeter offices and 1 conference room.
225	6,005	<b>Spec available June 2025.</b> 6 perimeter offices, 1 large conference room, 1 meeting room, storage area, open break/café area, open area for workstations.
300	22,888	<b>CALL TO SHOW.</b> Full floor availability, prominent reception area and shell condition.
420	6,886	White-box condition (Up to 11,665 SF).
460	6,691	10 offices, kitchen/break room and conference room.
800	13,513	<b>Available July 2025.</b> 17 Perimeter offices, 2 conference rooms. Connected to suite 900 by in-suite staircase.
900	22,885	<b>Available July 2025.</b> Full floor availability. Connected to suite 800 by in-suite staircase.
800,900	36,398	Connected suites.







# QUALITY FIT & FINISH

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





GREENLAW  
LEASING

Orange  
County

**2040** | Main Street

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