



BUILDING SPECIFICATIONS

400 | SPECTRUM CENTER

BUILDING SPECIFICATIONS:

- 21 stories offering 428,000 sq. ft.
- Typical Floor Plate: +/- 22,260 sq. ft.
- Dimensions: 150' (length) x 150' (width) x 323'-4" (height)
- Perimeter columns spaced 40' apart; column-free interiors
- Floor/Ceiling Heights:
 - Ground: 23'-4" (17'-5" Finished Ceiling)
 - Typical: 14'-6" (10' Finished Ceiling)
 - Penthouse: 17'-8" (11' Finished Ceiling)

BUILDING EXTERIOR:

- Highly efficient floor-to-ceiling Viracon glass (same glass used on new One World Trade Center), linen-finish stainless steel, architectural aluminum unitized curtain wall
- 5'-0" wide window/planning module
- Main Entrance Door: 18' x 8' glass sliding doors with satin stainless steel trim

MAIN LOBBY:

- Finished Lobby Height: 17'-5"
- Elegant Taj Mahal quartzite floors and base with White Oak wood walls
- Large format acoustic ceiling field with recessed light fixtures and hard lid perimeter
- Engaging, grand media wall (9'-6" x 16')
- Electronic touchscreen building directory system

PARKING STRUCTURE:

- 6-level parking structure (includes one level of subterranean parking)
- Two (2) elevators in a single lobby and two stairways
- Two (2) points of vehicular entry and exit are provided with a gated access control system
- EV charging stations
- Covered bicycle storage area with wall-mounted and floor-mounted racks. Secure bicycle lockers also available in the same area
- Four (4) private restrooms and showers

FOR LEASING INFORMATION CALL 949.720.2550
OR VISIT SPECTRUMSKYLINE.COM

 IRVINE COMPANY



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SUSTAINABILITY:

- Targeting LEED® Gold certification
- Designed to Earn the Energy Star
- Hybrid Electric Building

PROPERTY AMENITIES:

- Outdoor workspace with plush soft seating, shade structures and complimentary WiFi
- On-site fitness center, studio room, showers and lockers
- Wired with Google Fiber connectivity up to 1000Mbps
- Lobby Concierge
- Spectrum Kitchen and connected Conference Center will create a unique indoor-outdoor dining, meeting, and event experience

VERTICAL TRANSPORTATION:

- Satin stainless steel elevator doors and frames with interior stainless steel and stone flooring
- Seven (7) 1,000' per minute Electric Traction passenger elevators equipped with Destination Dispatch interface and software
- One (1), 500' per minute Gearless Traction service elevator

CUSTOMER SPACES:

- Perimeter and core walls taped, sanded and painted
- Finished concrete flooring
- Manually operated roller shade window coverings

STRUCTURAL SYSTEMS:

- 10" thick concrete slab on grade foundation
- Typical floors designed to accommodate 80 PSF load

HVAC SYSTEMS:

- Central plant with water-cooled chillers, cooling towers and pumps
- One (1) variable frequency drive air handling unit per floor
- Direct digital control (DDC) Energy Management System controls all mechanical equipment including VAV boxes
- Dedicated closed-loop condenser water system for customer's supplemental 24/7 cooling requirements
- Automated after-hours HVAC tenant activation

PLUMBING:

- Reclaimed water for flushable fixtures, cooling towers and landscape irrigation
- Domestic hot and cold water systems, sanitary sewer systems, drainage systems and connections to plumbing fixtures and other equipment

BUILDING SERVICE FACILITIES:

- Service loading area with dedicated service corridor to service elevator
- Central mail facility featuring front loading keyed mailbox units and mail drop-off area
- Janitor/storage facilities on every 4th floor

FIRE PROTECTION SYSTEMS:

- Hydraulically calculated combined automatic fire sprinkler and standpipe systems
- Fully recessed heads with flush concealed caps at ground floor lobby, multi-tenant elevator lobbies and restrooms
- Life Safety Fire Alarm System with Fire Department central control station

ELECTRICAL SYSTEMS:

- Two (2) 4000 amp, 277/480 volt, 3 phase, 4 wire electrical services, which provides for a minimum capacity of 9 watts per square foot for customer lighting and power
- Infrastructure in place to add a third 4,000 amp service to the building
- Extensive communication infrastructure
- Building perimeter and individual floor access control system is provided and will include:
 - Proximity card reader at the main lobby and service entrances
 - Proximity card reader at each elevator cab
 - Rough-in for future tenant access provided at each stairwell door
- Emergency generator to power Life Safety systems
- Infrastructure installed to support possible future tenant generator needs