

2100
MAIN

IRVINE, CALIFORNIA



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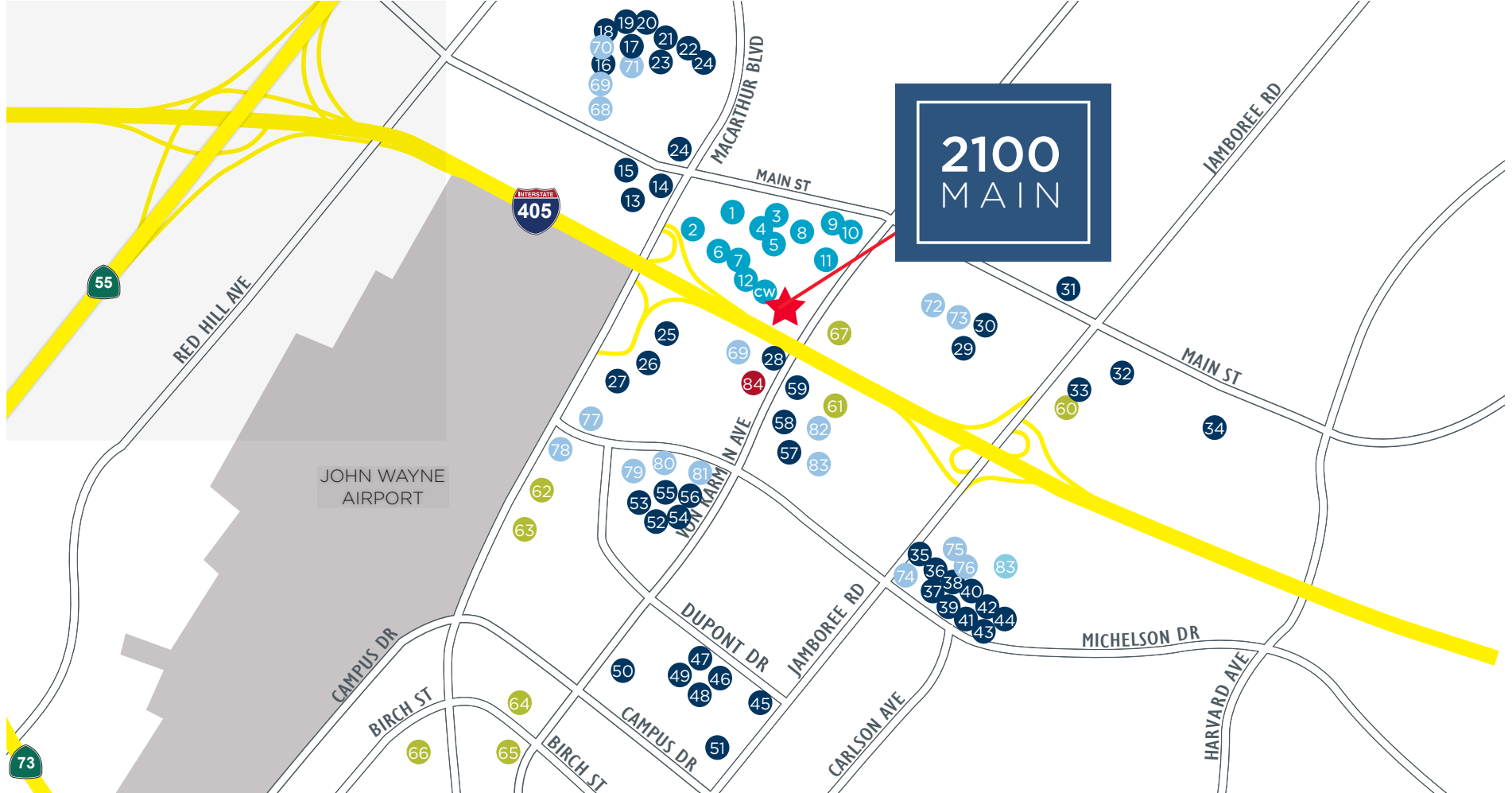
BUILDING HIGHLIGHTS

- Four story, 89,041 square foot mid-rise office building located in the Irvine Concourse
- High Identity location as the project is situated immediately adjacent to the San Diego (405) Freeway
- Amenity rich project featuring three on site cafes, multiple restaurants, two hotels, the Equinox Sports Club and both Wells Fargo and Sunwest Bank ATM machines
- Collaborative exterior people space throughout project common areas
- Conveniently located with easy access to John Wayne Airport, Fashion Island, South Coast Plaza and The District at Tustin Legacy



OFFICE SPACE FOR LEASE

Suite No.	Size	Ask Rate	Details
101	2,727 RSF	\$2.50 FSG	Double-door entry, 3 Window Offices, 2 Interior Offices, Conference Room, Kitchen, Storage, Small Open Area
240	2,971 RSF	\$2.60 FSG	Double-door entry, 3 Window Offices, Conference Room, Reception, Kitchen, Server Room, Open Area, *Recently Refurbished Spec Suite*
450 A	8,000 RSF	\$2.50 FSG	TBD
450 B	4,441 RSF	\$2.50 FSG	TBD
450	12,441 RSF	\$2.50 FSG	Double-door entry, 8 Window Offices, Kitchen, 2 Storage Rooms, Large Open Space



ON-SITE AMENITIES

1. El Torito Grill
2. Equinox Sports Club
- Oliver Cafe/Sushi/Juice Bar
3. Tuscany Grill
4. Kitima
5. Mick's Karma Bar
6. Wells Fargo ATM
7. MJ's Cafe
8. Specialty's Cafe
9. McCormick & Schmick's
10. Embassy Suites Irvine
11. Wyndham Irvine/Paradise Restaurant
12. Pallazo Cafe
- CW Car Wash

DINING

13. Makino
14. Agora
15. McDonald's
16. Flame Broiler
17. Mediterranean Grill
17. Croutons

18. Twisted Noodles
19. Poke Dot
20. Jersey Mike's Subs
21. Tokyo Grill
22. Starbucks
23. Flippin Pizza
24. Carl's Jr.
25. Gulliver's Restaurant
26. El Torito
27. IHOP
28. Il Fornaio
29. Baja Fresh
30. Main Street Pizza
31. Andrei's Conscious Cuisine
32. Bistro 24
33. Six Park Grill
34. MJ's Cafe
35. Houston's
36. The Counter
37. Which Wich?
38. Market Cafe
39. Wahoo's Fish Tacos
40. Lemonade
41. Panini Cafe

42. Ruth's Chris Steak House
43. Starbucks
44. North Italia
45. Daily Grill
46. Gyro King
47. Tapioca Express
48. Subway
49. Flame Broiler
50. Bistango
51. The Melting Pot
52. Blimpies
53. Spice Thai Express
54. Franco's Pasta Cucina
55. The Chipper
56. Domino's Pizza
57. Prego Ristorante
58. Specialty's Cafe
59. Starbucks

LODGING

60. Hotel Irvine
61. Irvine Marriott
62. Atrium Hotel
63. Hilton Irvine

64. Extended Stay America
65. Fairmont Newport Beach
66. Radisson Hotel Newport Beach
67. Hilton Garden Inn

SERVICES

68. Union Bank
69. 7-Eleven
70. Nail & Spa
71. OC Smile Dental
72. Picadilly Cleaners
73. Wells Fargo ATM
74. Verizon Wireless
75. Xpress Mailboxes
76. Mother's Market
77. Union Bank
78. Bank of America
79. Pack N Ship
80. Amethyst Cleaners
81. Instant Shoe Repair
82. FedEx
83. Mickey Fine Pharmacy

HEALTH & FITNESS

84. 24 Hour Fitness Ultra Sport

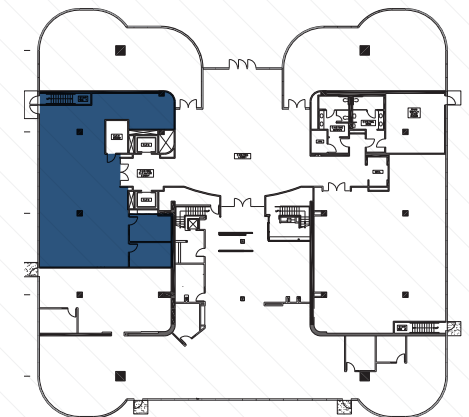
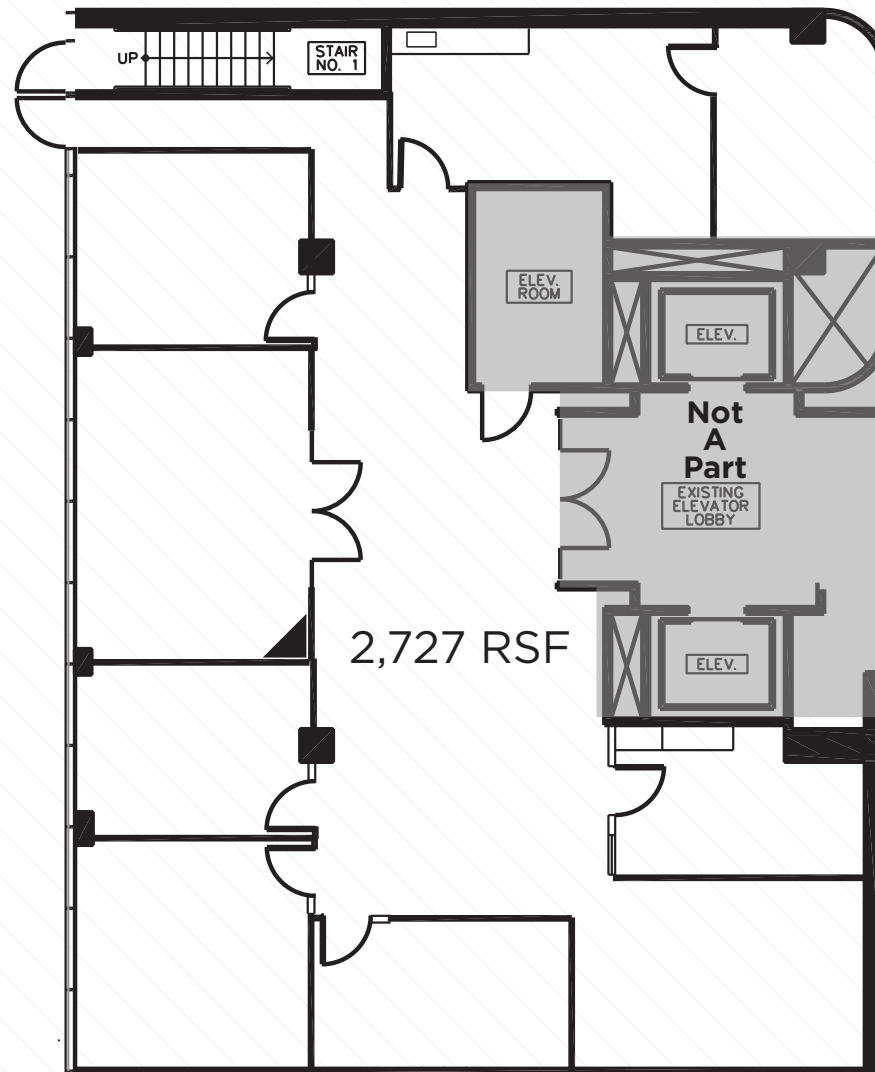


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FLOOR PLAN

SUITE 101

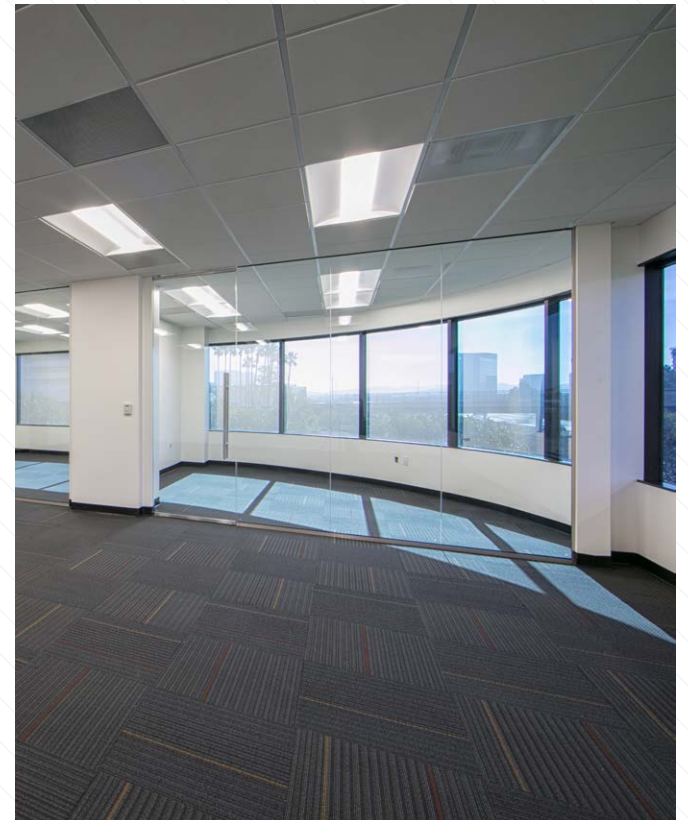
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SUITE 240



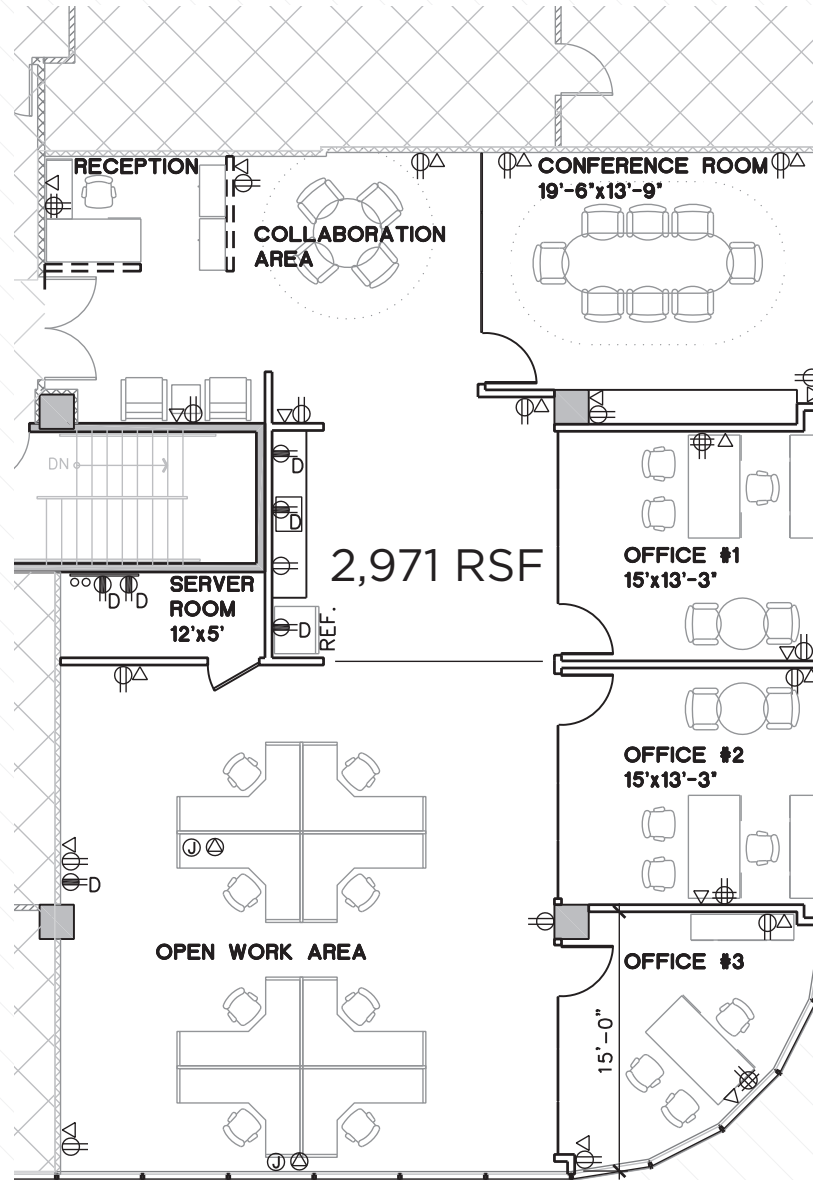
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FLOOR PLAN

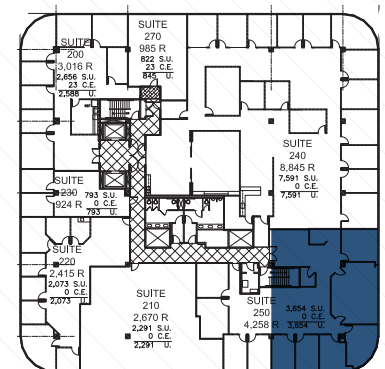
SUITE 240

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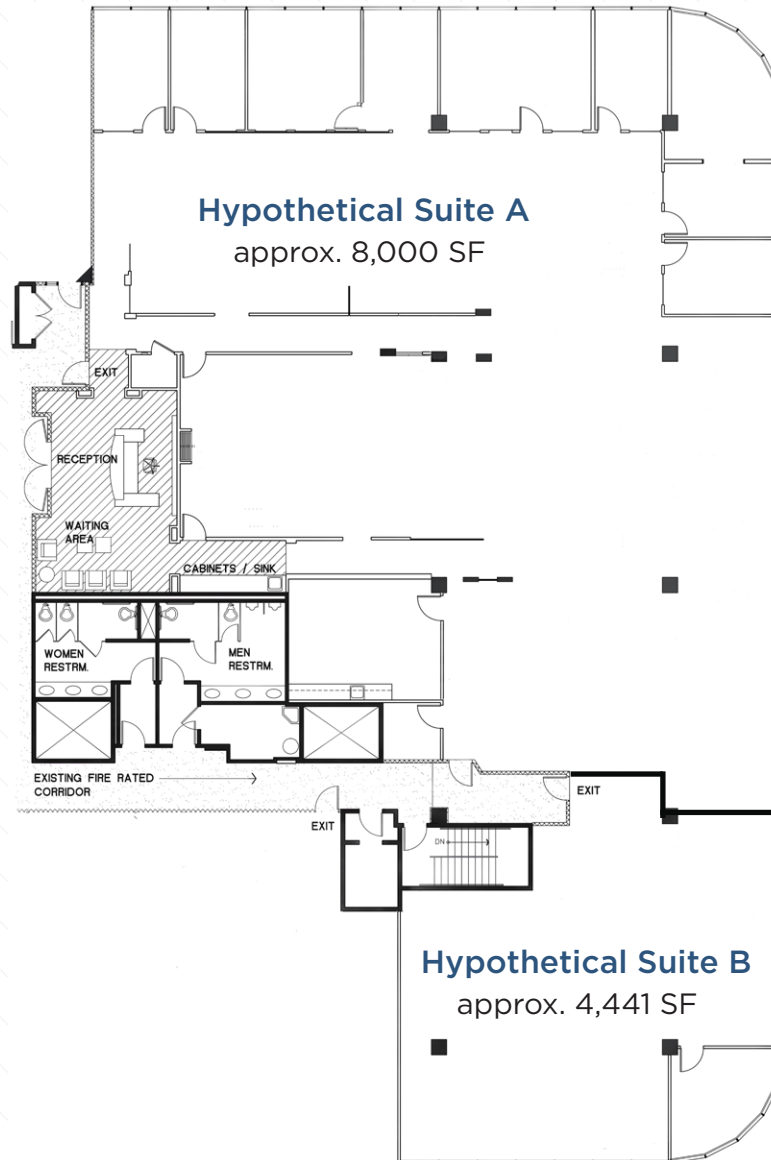
2,971 RSF

*Hypothetical Furniture Plan



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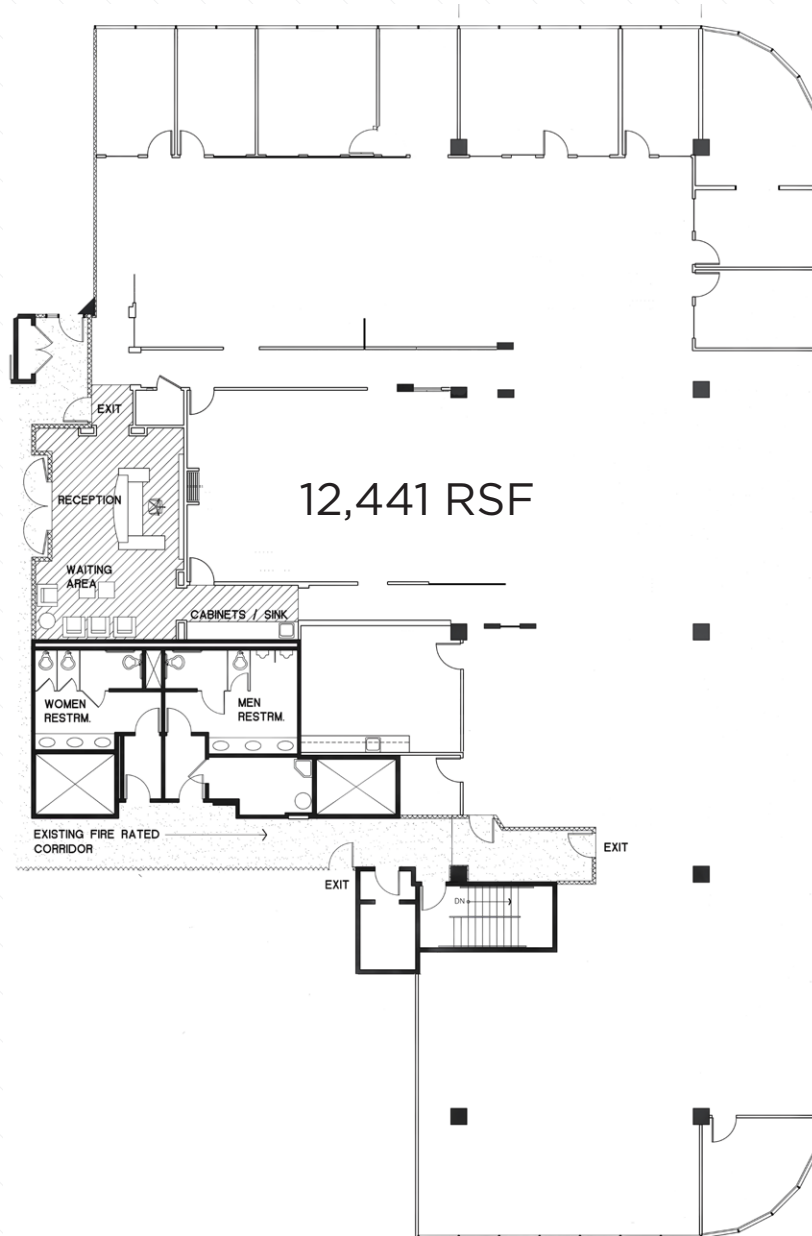
SUITE 450 Hypothetical Division



FLOOR PLAN

SUITE 450

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