



# INNOVATION

OFFICE PARK



## Work Where Innovators Connect



# Step Inside the Open-air Office Village for Innovators

All Opportunities. No Boundaries.

Innovation Office Park is a 1.1M SF creative workplace tailored to meet the evolving needs of small to enterprise teams. Surrounded by a rich, natural landscape that draws teams together in a world of engaging experiences, it's a creative workplace community where you experience more.

A prime location near the best of Irvine Spectrum offers unparalleled brand exposure and puts your business where tomorrow's talent wants to be — close to premium housing, exceptional retail, dining and entertainment experiences, and SoCal's active outdoor lifestyle.



1.1M SF  
CREATIVE  
WORKSPACE



20K, 44K, 64K SF  
FULL BUILDING  
OPPORTUNITIES



2-STORY BUILDINGS WITH  
MOVE-IN READY WORKSPACES  
STARTING AT 2K SF



17K SF  
INDOOR/OUTDOOR  
AMENITY HUB



24 ACRES  
OF OPEN SPACE  
WITH 2,600+ TREES



BRAND VISIBILITY  
TO 275K+ CARS DAILY  
WITH CUSTOM BUILDING  
SUPERGRAPHICS

# The Creative Office, Redefined.

## Complete Connectivity

Oversized electric roll-up doors open to private patios and a workplace-wide central pathline, making it easy to connect with the natural landscape and a world of engaging amenities.

## Quality at the Core

Open ceilings with lofted skylights, operable windows and open-air design give the creative office an industry-first upgrade only an Irvine Company new development can offer.

## Like-minded Community

Work alongside fellow visionary leaders in a tight-knit community where your team's ideas benefit from new connections and fresh perspectives.





"Top talent expects a certain level of amenities. Having an office at Innovation Office Park has been a huge bonus for recruitment."

**Tim Morten, CEO**  
FROST GIANT STUDIOS

## Destination-worthy Amenities

The central amenity hub is an essential destination for top talent, conveniently located right off the pedestrian pathline.

### Olive Grove Cafe

Dine on chef-inspired rotating cuisine, grab-n-go options and a selection of wine & beer at this indoor/outdoor cafe.

### MoonGoat Coffee Bar

Kickstart your day with craft coffee and artisan tea favorites.

### The Commons

Connect at the open-air, event-ready pavilion ideal for team meetings, happy hours and company events with seating for up to 150.

### KINETIC<sup>®</sup> Fitness Center

Energize your workday at the onsite fitness center featuring a spin/yoga studio and outdoor workout space.

### Venue Meeting & Events

Host private meetings and team trainings at the tech-enabled conference center connected to an expansive catering kitchen.





## Designed for Health & Wellness

Teams do their best work with abundant fresh air and natural light. From MERV-13 air filtration to 24-acres of open space, find inspiration outdoors.



SUSTAINABLE DESIGN  
UL VERIFIED HEALTHY BUILDING,  
LEED GOLD, ENERGY STAR



DIRECT ACCESS  
TO JEFFREY OPEN  
SPACE TRAIL



120+ EV CHARGING  
STATIONS



6 DEDICATED  
OUTDOOR WORKSPACES



CAMPUS-WIDE CENTRAL  
PEDESTRIAN PATHLINE  
AND BIKE PATH



ADJACENT TO  
OAK CREEK GOLF CLUB





## Start Here. Scale Here.

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Creative office space meets future-proof flexibility. Move-in ready workspace and flexible lease terms support teams of any size today and tomorrow.

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### Small Business to Enterprise Space Solutions

Private, move-in ready workspaces starting 2K SF

### Lease Options for Every Business

Uniquely flexible options start at 6 months

### Customized Just for You

Curated menu of high-end furniture available



# Make the Irvine Spectrum Advantage Yours

Give your teams an unmatched lifestyle.

From elevated housing options and renowned public education to 250+ dining, shopping and entertainment experiences at Irvine Spectrum Center, Innovation Park is close to everything your teams need to thrive.



#1 SAFEST CITY IN THE U.S.



#1 FISCAL STRENGTH IN THE U.S.



#1 SCHOOL DISTRICT IN CALIFORNIA



#1 IN THE U.S. FOR HIGHER EDUCATION DEGREES



#1 HAPPIEST & HEALTHIEST CITY IN SOCAL



#1 PARK SYSTEM IN CALIFORNIA





# Success Works Here.

Irvine Company creates experiential destinations for forward-thinking companies who believe, as we do, that the best work happens when teams come together.

## Future-Proof Flexibility

A range of lease options and our collaborative partnership support your growth.

## Elevated Customer Care

Expert teams and personalized service for worry-free workdays.

## Ready for What's Next

From enabling hybrid solutions to supporting diverse work styles, we keep your business at the forefront of what's possible.

## Activated to Attract & Engage Teams

Experience-driven amenities make your workplace an essential employee destination.



# Building Specs

100-460 PROGRESS, IRVINE, CALIFORNIA



## Project Overview

- 23 low-rise buildings
- 20K, 44K, 64K, 67K sq. ft. full building opportunities
- Site size: ± 73 acres
- Certified: LEED Gold, Designed to Earn Energy Star, UL Verified Healthy Buildings

## Building Envelope

- Exterior: Consists of EIFS (Exterior Insulation and Finish Systems) and 10' x 10' high storefront window system
- Vertical mullions: Spaced 5' 0" on center
- Horizontal mullions: Spaced at 2'-0" on center with 2 1/4"x4 1/2" extruded aluminum profiles
- Vision glass: Highly efficient Viracon 1" Insulated Glazing Unit, Optiwhite VNE24-63

## Floor Heights

- Building height: 33'-6" and 40'-0"
- Typical floor: 14'6" floor to floor
- Ground finished ceiling height: 10'

## Building Specifications

- Typical floor plate: 100' x 100' (20K Building), 222' x 100' (44K Building), 242' x 132' (66K Building)
- Column spacing: 30'
- Building standards: Oversized electric roll-up doors with attached private patios, operable windows, Solatube skylights and exterior stairwells

## Amenities

- Pathline: Campus-wide central pedestrian pathline directly connects workspaces and amenities to the natural landscape
- The Commons: Outdoor pavilion for dining, meetings, and team events
- Olive Grove Cafe: Indoor/outdoor cafe with rotating cuisine, walk-up artisan coffee bar, and grab-n-go marketplace
- KINETIC: Private fitness center with spin/yoga studio and connected outdoor workout space
- Venue Events & Meeting: Tech-enabled conference center with seating for 60+ people

## Parking

- Parking ratio (per office rentable SF): 3.6:1,000 surface and accessible parking included
- Electric vehicle charging stations: 120+ (Type 2)
- Bicycle lockers: 6

## Electrical Systems

- Building served via a 12 KV service feed from Southern California Edison
- Office building: Privately metered 800A 277/480V 3 phase, 4 wire service (20K), 1600A 277/480V 3 phase, 4 wire service (44K), 2000A 277/480V 3 phase, 4 wire service (66K)

## HVAC Systems

- Air conditioning is provided by Daikin rooftop water-cooled package units (one unit per floor, nominal 0.8 CFM/SF, vibration isolation rail, duct drop and main loop provided in the shell. Electrical service connection to HVAC equipment from building 'house' electrical panel.
- Heating will be provided by two hot water boiler and pumps. Hot water will be piped from roof down at six riser locations throughout each floor, valved and capped for future connection to exterior zone variable air volume (VAV) terminal boxes.
- Building Automation System (BAS), using Direct Digital Control system controls all mechanical equipment, including tenant provided VAV boxes

## Elevator Systems

- Long grain #6 stainless steel elevator doors and frames in main lobby
- Number of cabs per building: Two (2)
- Type: Hydraulic
- Speed: 125 ft. per minute

## Fire Protections Systems

- Automatic fire sprinkler and standpipe systems, complete with detector check assembly above grade, fire department connections, electric gong, shut-off valves, flow and tamper switches, and fire extinguishers

## Plumbing

- Plumbing system shall include domestic hot and cold water systems, reclaimed water system, sanitary waste and vent systems, roof drainage systems, and connections to plumbing fixtures and other equipment supplied under other sections of the specifications

## Security

- CCTV video security system monitors the main building entrances, ground floor lobbies, and elevators
- Perimeter entrances and elevator cabs are equipped with proximity readers for seamless access control



**INNOVATION**  
OFFICE PARK



**Join a  
like-minded  
community  
of visionaries  
and creators.**



**Call 949.720.2550 or visit**  
**INNOVATIONOFFICEPARK.COM**

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