



**INNOVATION**  
OFFICE PARK



# Innovate Better Together



# 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. With seamless indoor-outdoor connectivity in a village-like setting, we've redefined the creative office to be a workplace where innovators 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, 67K SF  
FULL BUILDING  
OPPORTUNITIES



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



INDOOR/OUTDOOR  
AMENITIES



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, creating a village-like community.

## Built for Active Workdays

The spacious indoor-outdoor amenity hub brings teams together for curated dining, upscale private fitness, and tech-forward meetings and events.

## 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 open-air, event-ready pavilions ideal for team meetings, happy hours and company events.

### KINETIC® 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.





# Built for Active Workdays

Give your teams their best workday with a world of engaging amenities and benefit from new connections and fresh perspectives.



70+ CONNECTED PRIVATE PATIOS



6 DEDICATED OUTDOOR WORKSPACES



CAMPUS-WIDE CENTRAL PEDESTRIAN PATHLINE AND BIKE PATH



24 ACRES OF OPEN SPACE WITH 2,600+ TREES



DIRECT ACCESS TO JEFFREY OPEN SPACE TRAIL



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

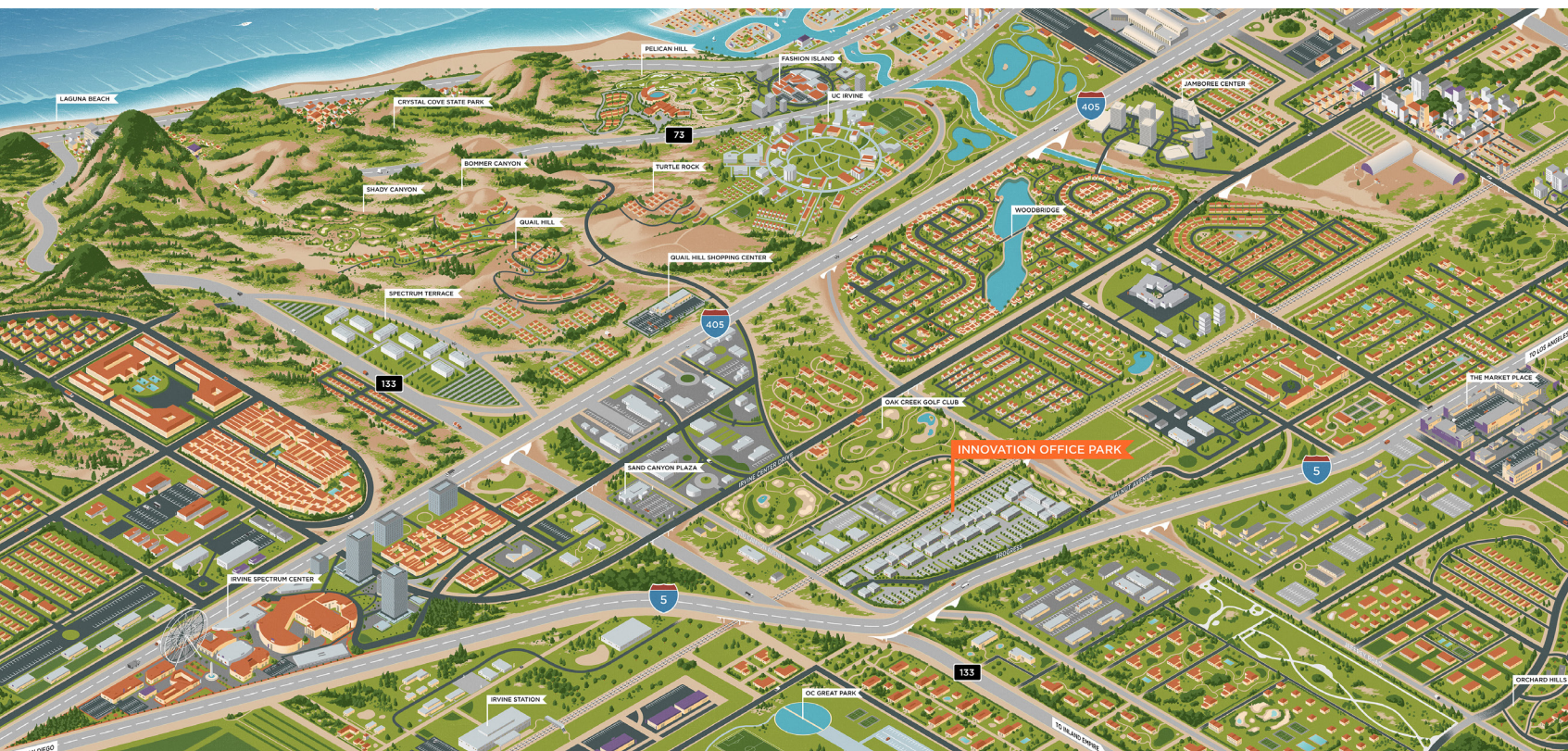
Expert teams and personalized service for worry-free workdays.

## 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.







# INNOVATION

OFFICE PARK



Join a  
like-minded  
community  
of visionaries  
and creators



Call 949.720.2550 or visit  
[INNOVATIONOFFICEPARK.COM](http://INNOVATIONOFFICEPARK.COM)

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