

*power* OF PLACE



**SPECTRUM TERRACE<sup>®</sup>**

ORANGE COUNTY • IRVINE SPECTRUM



## SPACE FOR *greatness*

See how the power of place can transform the workday.

Redefine what's possible for your team at Spectrum Terrace, a uniquely connected 1.1M SF campus with indoor-outdoor experiences and workspace for teams of all sizes.

Start your day with artisan coffee from Terrace Kitchen + Bar, collaborate by Terrace Pool with meeting-ready cabanas and stay energized at the private KINETIC<sup>®</sup> fitness center.

Industry leaders call Irvine Spectrum home because there is no better place to live, work and thrive — where premium housing, exceptional shopping, dining and entertainment and an active outdoor lifestyle attracts top talent.

Work at the height of Spectrum Terrace and see why Success Works Here<sup>®</sup>.



# campus

## OVERVIEW



1.1M SF Campus



9 Four-Story Glass Buildings



+/- 29K SF Floor Plans



4 Standalone Amenity Buildings



2,200 Olive & Pine Trees



UL Verified Healthy Buildings, LEED Gold, Energy Star



The Commons Outdoor Workspace



KINETIC® Fitness Center



Grab-n-Go Food



Terrace Kitchen + Bar



Venue Meetings & Events



Terrace Pool



## NEXT-LEVEL *amenities*

### BUSINESS CABANAS & TERRACE POOL

An only-of-its-kind Terrace Pool featuring a gathering area with meeting-ready cabanas and grab-n-go food.

### TERRACE KITCHEN + BAR

Upscale dining with rotating culinary stations, artisan coffee bar, gourmet grab-n-go food, wine and craft beer.

### VENUE MEETING & EVENTS

Fully-equipped, open-air event center with grab-n-go food and coffee bar.

### KINETIC® FITNESS CENTER

Indoor-outdoor fitness including resort-style service, modern equipment and yoga/spin studio.



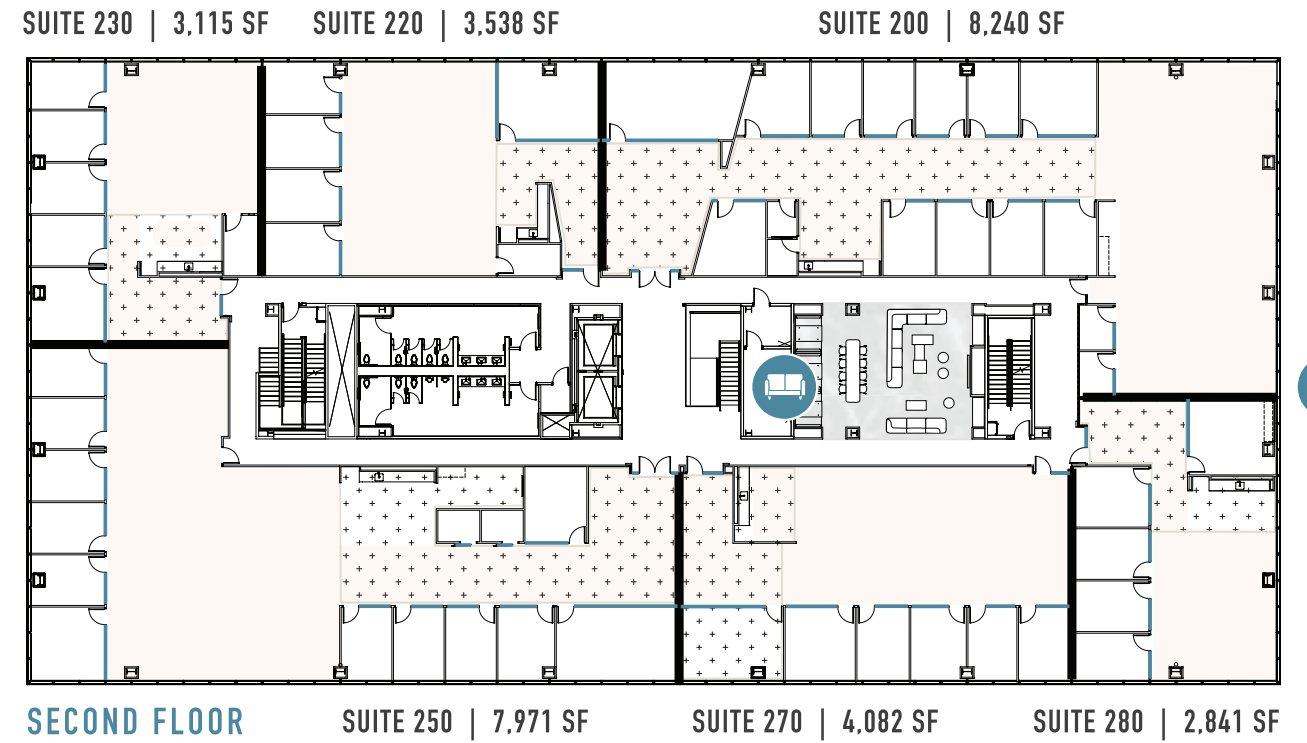
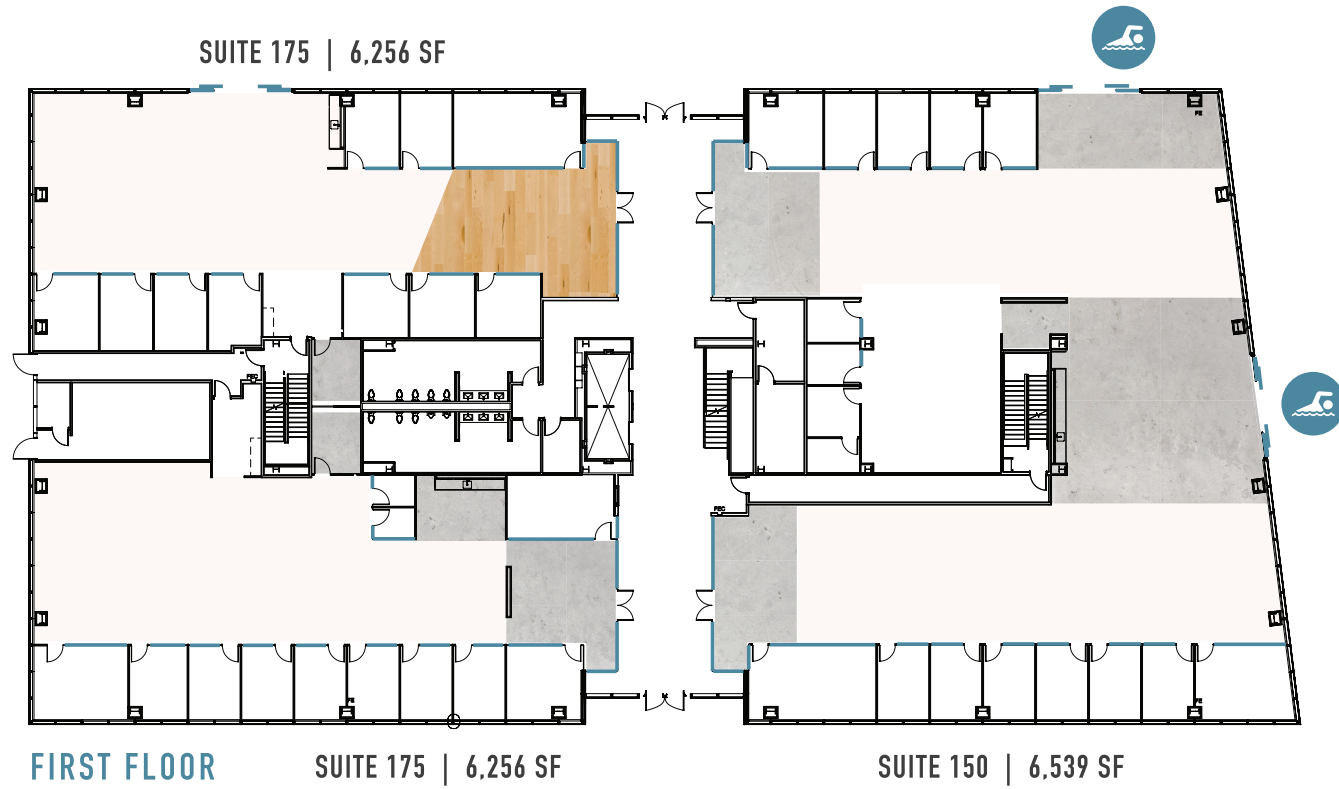
# YOUR FINAL *opportunity*

Work at the height of Spectrum Terrace in move-in ready Flex+ workspaces sized for smaller teams and join a network of industry leaders.



# MOVE-IN READY *workspaces*

## FLOOR PLANS - 17700 LAGUNA CANYON ROAD



**Flex+**  
BY IRVINE COMPANY

The space you need, when you need it — backed by Irvine Company's industry-leading service.

-  Concrete
-  Pool Views
-  Open Ceilings
-  Shared Lounge
-  Polished Concrete
-  Wood





# *wellness*

AT WORK

## UNIQUELY FLUID SPACES

Panoramic doors open to private patios, while uninterrupted glass windowlines infuse natural light and nature for endless inspiration.

## OPEN SPACE FOR OPEN MINDS

Nearly half of the campus is dedicated open space, with indoor-outdoor collaboration and dining areas that naturally draw people into the fresh air.

## BEYOND SUSTAINABLE

Buildings wrapped in energy-efficient Viracon glass, LEED® Gold Certified, Designed to Earn the ENERGY STAR®, MERV-13 filtration and UL Verified Healthy Buildings.

## MADE FOR MOVEMENT

1.5 mile on-site fitness trail, upscale KINETIC® fitness center and direct access to coastal wildlands & preserved open space.



# THE IRVINE SPECTRUM LIFESTYLE *advantage*

 **185+**

Nearby shopping, dining & entertainment options

**1**

Safest city in America & master-planned community

 **15k**

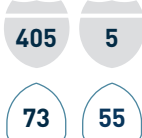
Acres of nearby open space preserve & largest urban open space in the USA



Premium housing options, top schools, & an active lifestyle

 **#1**

On list of America's best public schools



Centrally located with access to major thoroughfares



## OC'S INNOVATION EPICENTER AND HQ DESTINATION










# WORK, LIVE, *thrive here*

Southern California's most vibrant destination for thriving businesses, experiential entertainment and exceptional apartment communities.

## NEARBY AMENITIES

-  Residential & Apartment Communities
-  Retail
-  Hotel
-  Public Transportation
-  Hospital





# *Success*

WORKS HERE<sup>®</sup>

## INDUSTRY-LEADING FINANCIAL STABILITY

We have the financial strength and capital resources necessary to fully-fund tenant and workplace improvements.

## FOREVER COMMITTED

As long-term owners known for continual evolution, Irvine Company creates workplaces that cultivate success with no risk of shifting standards.

## SCALABLE & FLEXIBLE

150+ workplaces with a range of lease options support future-proof flexibility.

## ELEVATED CUSTOMER CARE

Expert teams and personalized service for worry-free workdays.

## ACTIVATED TO ATTRACT & ENGAGE TEAMS

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



# SPECTRUM TERRACE®



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[SPECTRUMTERRACE.COM](https://www.spectrumterrace.com)

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