

# BUILDING SPECIFICATIONS

**SPECTRUM  
TERRACE®**

Phase Three 17700-17900 Laguna Canyon Road, Irvine, CA 92603



## BUILDING SPECIFICATIONS

- Three (3) 4-story buildings
- Each 4-story building offers ± 115,300 sq. ft. of rentable workspace
- Net site area: ± 23.69 acres

## BUILDING EXTERIOR

- Building dimensions: 240'-0" × 120'-0"
- Building height: 63'-0"
- One (1) amenity building (± 3,000 sq. ft.)

## BUILDING ENVELOPE

- The exterior building envelope consists of a 10' wide × 14'-6" high unitized curtain wall system with Duranar XL 70% Kynar UC109170F "Pearlescent White." Vertical mullions are spaced 5'-0" on center
- Vision Glass: Viracon VRE13-54 insulated glazing unit with 4.5" × 8" extruded aluminum profiles

## FLOOR HEIGHTS

- First to second floor-to-floor 15'-6"
- Typical floor-to-floor: 14'-6"
- Top floor-to-roof: varies 14'-6" min. to 15'-9"
- Ground finished ceiling height 11'-0"
- Typical finished ceiling height: 10'-0"

## RESORT-LIKE AMENITIES

- Terrace Pool: An only-of-its-kind gathering area with Olympic-length pool, meeting-ready cabanas & Vista Cafe
- Access to upscale dining at Terrace Kitchen, KINETIC® indoor/outdoor fitness center, and fully-equipped, open-air Venue Meeting & Events
- 1.5 mile perimeter jogging trail and direct access to coastal wildlands & preserved open space

## THE IRVINE SPECTRUM LIFESTYLE ADVANTAGE

- Close proximity to dining, shopping and entertainment at Irvine Spectrum Center®, Quail Hill® and Los Olivos® Shopping Centers
- Premium housing options, top schools, & an active, outdoor lifestyle attract top talent
- Centrally located along Highway 133 and I-405 with three dedicated ingress/egress points on Laguna Canyon Road
- 15 Minutes to John Wayne Airport and Irvine Transportation Center

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## PARKING

- Parking, including accessible parking, will be provided by surface parking
- Parking ratio (per office rentable sq. ft.): 4/1000
- Electric vehicle charging stations: 54 (Type 2)
- Bicycle lockers: 6

## ELEVATOR SYSTEMS

- Long grain #6 stainless steel elevator doors and frames in main lobby
- Number of cabs per building: Two (2)
- Type: Gearless Traction MRL
- Speed: 350 ft. per minute

## HVAC SYSTEMS

- Air conditioning is provided by roof top curb mounted watercooled package units (One per floor, 100 tons/floor), curbs, duct drop and main loop provided in shell (Distribution and VAV boxes by tenant)
- Heating will be provided by two hot water boilers and pumps. Hot water will be piped and looped throughout each floor for future connection to exterior zone variable air volume (VAV) terminal boxes

## FIRE PROTECTION 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

## ELECTRICAL SYSTEMS

- Building served via a 12 KV service feed from Southern California Edison
- Office building: privately metered 4000A 277/480V 3 phase, 4 wire service

## EACH FLOOR OF THE OFFICE BUILDING IS PROVIDED WITH:

- One (1) 300KVA transformer
- One (1) 800A, 120/208V, 3 phase, 4 wire distribution board
- One (1) 600A, 277/480V 3 phase, 4 wire, 3 segment split-bus panel
- Four (4) 225A 42-breaker, 120/208V, 3 phase, 4 wire panel
- One (1) 4" spare conduit for tenant distribution
- Each office building is provided with an extensive communication support infrastructure

## 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

## SUSTAINABILITY

- Targeting LEED® Gold Certified, Designed to Earn ENERGY STAR® & UL Verified Healthy Building

## PROJECT TEAM

- Developer: Irvine Company
- Architect: Pei Cobb Freed & Partners
- Associate Architect: LPA, Inc.
- Landscape Architect: Burton Studio

## PROJECT TIMING

- Completion: August 2022

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