

# Venture Park

2-9 EXECUTIVE CIRCLE  
20-38 EXECUTIVE PARK  
IRVINE, CALIFORNIA





OVERVIEW

# Reimagine the *Workday*



Venture Park makes it easy to attract and retain top talent with a modern campus in a premier Irvine location featuring innovative spaces to work, dine and play.

// VENTURE PARK

All properties are offered for lease through Irvine Management Company, a licensed real estate broker DRE LIC. #02041810

### A Location Talent Loves

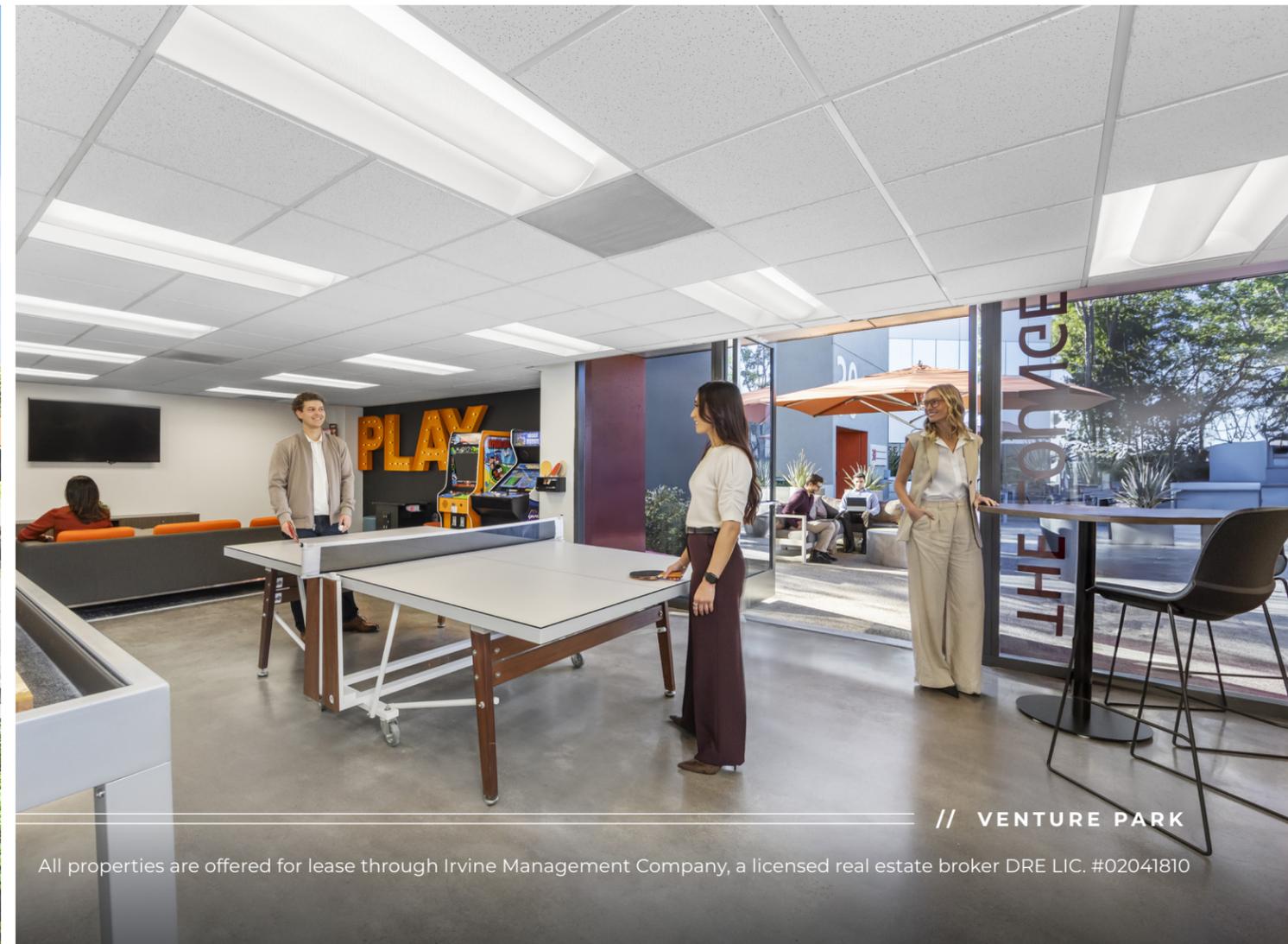
Give your teams access to everything they need, including major freeways for easier commutes, walkable retail and dining at The Square, nearby resort-style living and nine Kinetic Fitness locations.

### Fresh Air, Fresh Ideas

Connect and collaborate with coworkers in WiFi-enabled outdoor spaces designed to inspire creativity.

### Workday Play

Bring teams together for team building, small events and fun in The Lounge, an on-site game room with an arcade, ping pong, shuffleboard and more.



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FEATURES

# Tailored to *Your Team*

At Venture Park, flexible leasing options, premium workspace, in-demand on-site amenities and nearby time-saving conveniences set your business up for success.

-  15 low rises, 590K+ SF
-  Flex+ move-in ready workspace
-  Galpão Gaucho Brazilian Steakhouse, McDonald's
-  The Commons outdoor workspace
-  Venue Meetings & Events
-  The Lounge game room

## Certifications



// IRVINE TOWERS

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LOCATION

# Venture Park

## Area Map

Seamless connections to area freeways, the airport, residential living, and popular shopping and dining add ease to the workweek.



86

APARTMENT COMMUNITIES



70

ENTERTAINMENT VENUES



114

FITNESS CENTERS



44

HOTELS



500

RESTAURANTS



527

RETAIL SHOPS

WITHIN A 5-MILE RADIUS

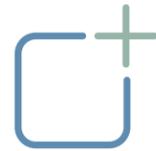
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# Move-in Ready Workspaces

Flex+ offers small businesses premium, move-in ready suites in the best locations — plus no upfront investment or long-term commitment.



## premium workspace

Build your brand in expertly designed suites with high-end finishes and furniture options.



## move-in ready

Save on startup costs with no upfront investment, build-outs or long lead times.



## flexible lease terms

Choose terms that work for you with no long-term commitment and scale across our 150+ workplaces.



## personalized support

Make everything easier with simplified leasing and attentive customer care every step of the way.

get started at [flexplus.com](https://flexplus.com)



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# We Create Places that *Bring People Together to Succeed*

More than 18 million people choose to live, work, shop, stay and play in Irvine Company's 129M SF real estate portfolio. Decades of thoughtful planning and stewardship ensure we deliver exceptional placemaking and customer experiences — all backed by our commitment to long-term ownership and industry-leading financial stability.

## Industry-leading Financial Stability

Our unmatched capital resources ensure we uphold our standards of excellence, regardless of market conditions.

## Future-Proof Flexibility

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

## Elevated Customer Care

Expert teams, fast response times and personalized service ensure 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.

## Sustainability By Design

We strive to lead and innovate for the preservation of environmental resources.







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