

100 Spectrum Center





OVERVIEW



Be Part of the *Spectrum Skyline*

Experience the best of Orange County at 100 Spectrum, one of six Spectrum Skyline high rises within walking distance from Irvine Spectrum Center®, with panoramic views, sleek interiors and a complete collection of nearby and on-site amenities.

// 100 SPECTRUM CENTER

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

Complete Convenience

Enjoy access to a thoughtful collection of shared amenities across six neighboring workplaces, including fitness centers, outdoor workspaces, meeting and event spaces, and dining options.

In Good Company

Surround yourself with industry-leading companies in a premier location for recruiting talent.

Outdoor Amenities Connect Teams

Bring teams and clients together in event-ready outdoor space with shaded seating and lush landscaping.



// 100 SPECTRUM CENTER

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

FEATURES

Power Connected *Workdays*

Experience the benefits of a dynamic campus offering on-site amenities and nearby conveniences that enable teams to get the most out of the workweek.

-  15-story vertical campus, 375K SF
-  Flex+ move-in ready workspace
-  Five nearby Spectrum Skyline eateries
-  Three nearby Kinetic Fitness locations
-  The Commons outdoor workspace
-  Venue Meetings & Events

Certifications





LOCATION

100 Spectrum Center

Area Map

Create the optimal workweek with resort-style living, retail favorites, the area's best entertainment, convenient transportation options and everyday essentials all within easy reach.



8

APARTMENT COMMUNITIES



6

ENTERTAINMENT VENUES



13

FITNESS CENTERS



5

HOTELS



101

RESTAURANTS



106

RETAIL SHOPS

// 100 SPECTRUM CENTER

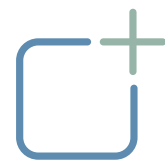
All properties are offered for lease through Irvine Management Company ("IMC"), a licensed real estate broker DRE LIC. #02041810. The area map depicts residential and retail amenities supported by IMC.





Office, *effortlessly*

Take your business further, faster — with a simple path to success. Flex+ delivers premium, move-in ready suites in the best locations for small businesses doing big things.



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.

get started at flexplus.com



flexible lease terms

Choose terms that work for you with no long-term commitment and scale across our 130+ workplaces.



personalized support

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



// 100 SPECTRUM CENTER

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

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.





IRVINECOMPANYOFFICE.COM / 949.720.2550



All properties are offered for lease through Irvine Management Company, a licensed real estate broker DRE LIC.#02041810. ©2026 Irvine Management Company. All rights reserved. All renderings/pictures shown are for information and illustration purposes only and are subject to change. Products, features, and amenities subject to availability. While we believe this information to be reliable, Irvine Management Company makes no representation or warranty as to the accuracy or completeness of such data and it should be independently verified by prospective tenants. You should conduct a careful, independent investigation of the property and verify all information. International WELL Building Institute™ and the related logo are trademarks used with permission from the International WELL Building Institute™. The Irvine Company, the Sunwave logo and Flex+ are registered trademarks of Irvine Management Company. Trademarks are the property of their respective owners.