



20•40 Pacifica

20 & 40 Pacifica • Irvine, CA 92618

Orange County
Irvine Spectrum®

Inspire excellence at 20•40 Pacifica, a dynamic workplace community consisting of two striking, travertine-wrapped towers. Attract and retain the top talent that helps your business thrive with a sought-after location in Irvine Spectrum®, Orange County's ultimate walkable, bikeable and sustainable planned community.

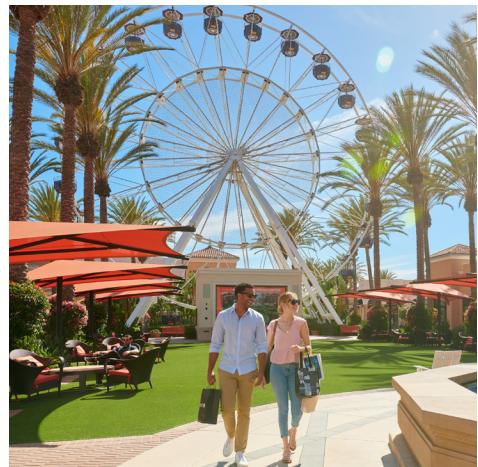


World Class Workplace Community

- 632,700 SF of premier high-rise workspace
- Floor-to-ceiling windows provide abundant natural daylighting
- Kinetic private fitness center on-site
- Technology-enhanced meeting and event spaces at nearby workplaces
- Event-ready gathering area and connected outdoor workspace
- Minutes to Amtrak and Metrolink at Irvine Station via iShuttle
- 175+ dining, retail and entertainment options steps away at Irvine Spectrum Center®
- Dedicated resource team anticipates your company's needs
- Direct access to 405 freeway and Highway 133

/ Exceptional Today. Even Better Tomorrow.® /

/ Work Smart. Live Well.® /



Culinary Experiences

Enhance workday dining with freshly crafted coffee beverages and delicious breakfast and lunch options from W Café.

Workday Conveniences

Manage time efficiently with on-site amenities including auto detailing, dry cleaning lockers, EV charging stations, ATM and Lounge/game room.

Irvine Spectrum®

A prime location at the heart of Irvine Spectrum® helps your teams integrate work and life with 175+ dining, retail, and entertainment options and over 5,000 units of upscale apartment living just steps from the office.

Kinetic

Energize mind and body with a state-of-the-art fitness center, resort-style locker rooms and shower facilities, Irvine Spectrum walk/run routes and more.

The Commons

Collaborate at The Commons, a WiFi-connected, fully-furnished gathering area and outdoor workspace that brings the best of coastal California to each workday.

For leasing information, call: **949.720.2550**
111 Innovation Drive, Irvine, CA 92617
IrvineCompanyOffice.com



IRVINE COMPANY