

SPECTRUM SKYLINE®
IRVINE, CALIFORNIA

200 Spectrum Center



 IRVINE COMPANY

A Landmark Opportunity on the Spectrum Skyline

OVERVIEW

Distinguish your brand with distinct architecture,
premium amenities, and an unrivaled location.



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



Customizable Full-Floor Opportunities

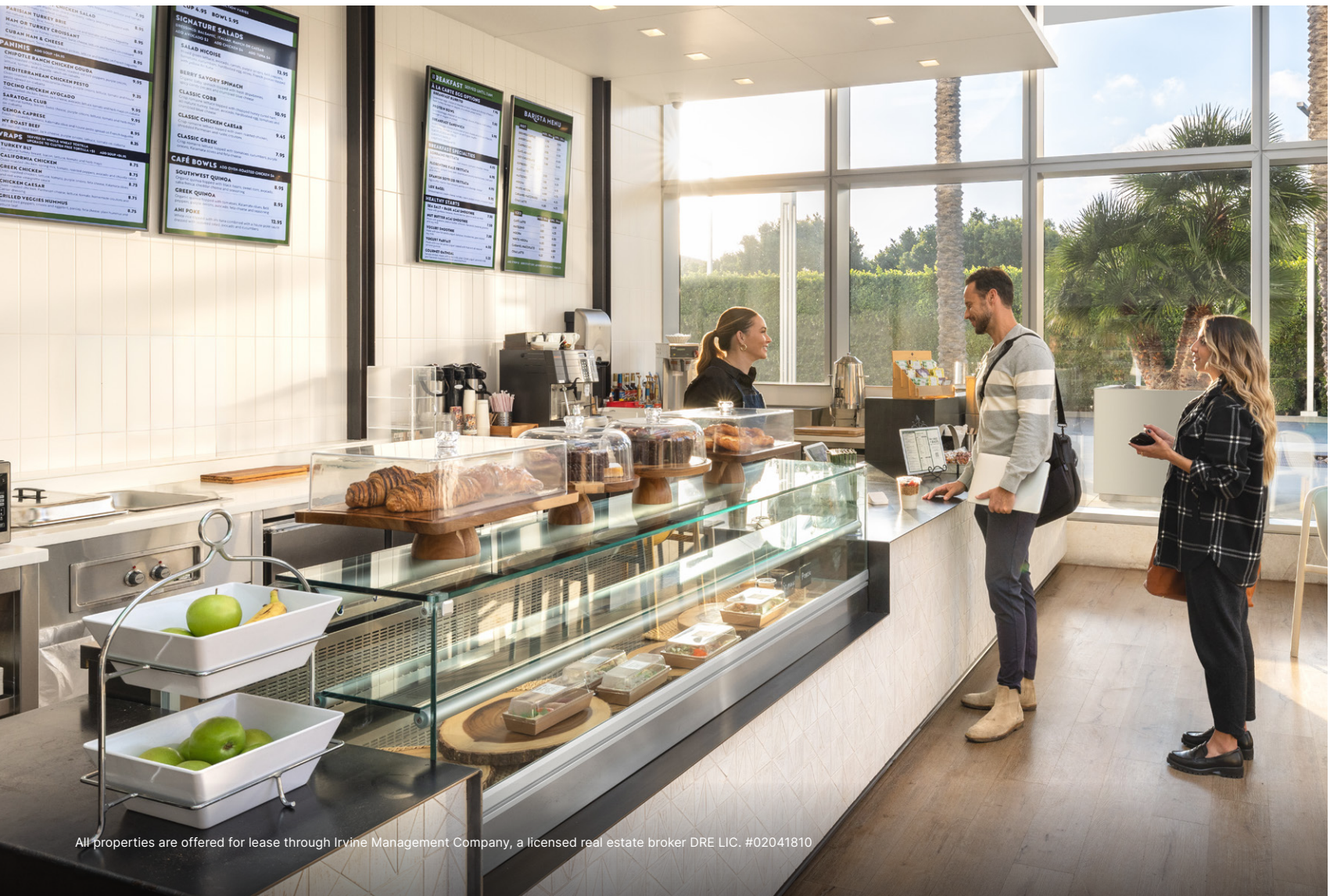
Capture the distinction your business deserves with 22K SF full-floor opportunities on the Spectrum Skyline.

Exceptionally Located, Perfectly Connected

Prominently positioned in Irvine Spectrum, with immediate access to major freeways and just steps from 175+ dining, shopping, and entertainment options.

Prestige at Every Level

Premium on-site amenities in a 21-story, glass-clad tower designed by Pei Cobb Freed, featuring panoramic, floor-to-ceiling views.





200 Spectrum Center Area Map

A location that helps attract top talent, welcomes clients with ease and gives employees one of Southern California's most walkable districts — all with immediate access to major freeways and more than 175 nearby restaurants, shops and entertainment destinations.



8

APARTMENT
COMMUNITIES



6

ENTERTAINMENT
VENUES



13

FITNESS
CENTERS



5

HOTELS



101

RESTAURANTS



106

RETAIL
SHOPS

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.

FEATURES

Unparalleled Amenities, Access, & Experiences

Work alongside Irvine Spectrum's industry leaders and innovators at a premier workplace that combines exclusive on-site amenities with walkable access to the area's best shopping, dining, and entertainment.

-  21-story high rise, 426+K SF
-  Sea Salt + Basil and four nearby Spectrum Skyline eateries
-  Kinetic Fitness
-  The Commons outdoor workspace
-  Venue Meetings & Events
-  Across the street from Irvine Spectrum Center

Certifications



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200 SPECTRUM CENTER



ENHANCEMENTS

Enhanced Outdoor Workspace Coming Spring 2027

A transformed outdoor workspace features new seating, refreshed landscaping, outdoor TVs, and a bar, all designed to elevate the workday





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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