

SPECTRUM SKYLINE®
IRVINE, CALIFORNIA

300 Spectrum Center



 IRVINE COMPANY



An open-air, WiFi-connected space offers AV and soft, shaded seating.

REINVESTMENT

All New *Enhancements*

Newly reinvested amenities include an elevated conference center with pre-function area and a vibrant outdoor meeting space



A pre-function area adds optionality for a wide range of events.



An updated multi-purpose room upgrades the training and event experience.

// 300 SPECTRUM CENTER

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



OVERVIEW



A Prime Opportunity on *the Spectrum Skyline*

Surround yourself with success at the reimagined 300 Spectrum Center, featuring distinctive architecture and a new indoor-outdoor meeting and event space — all steps from the Irvine Spectrum® area's best living, dining and entertainment.

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Elevate Your Brand

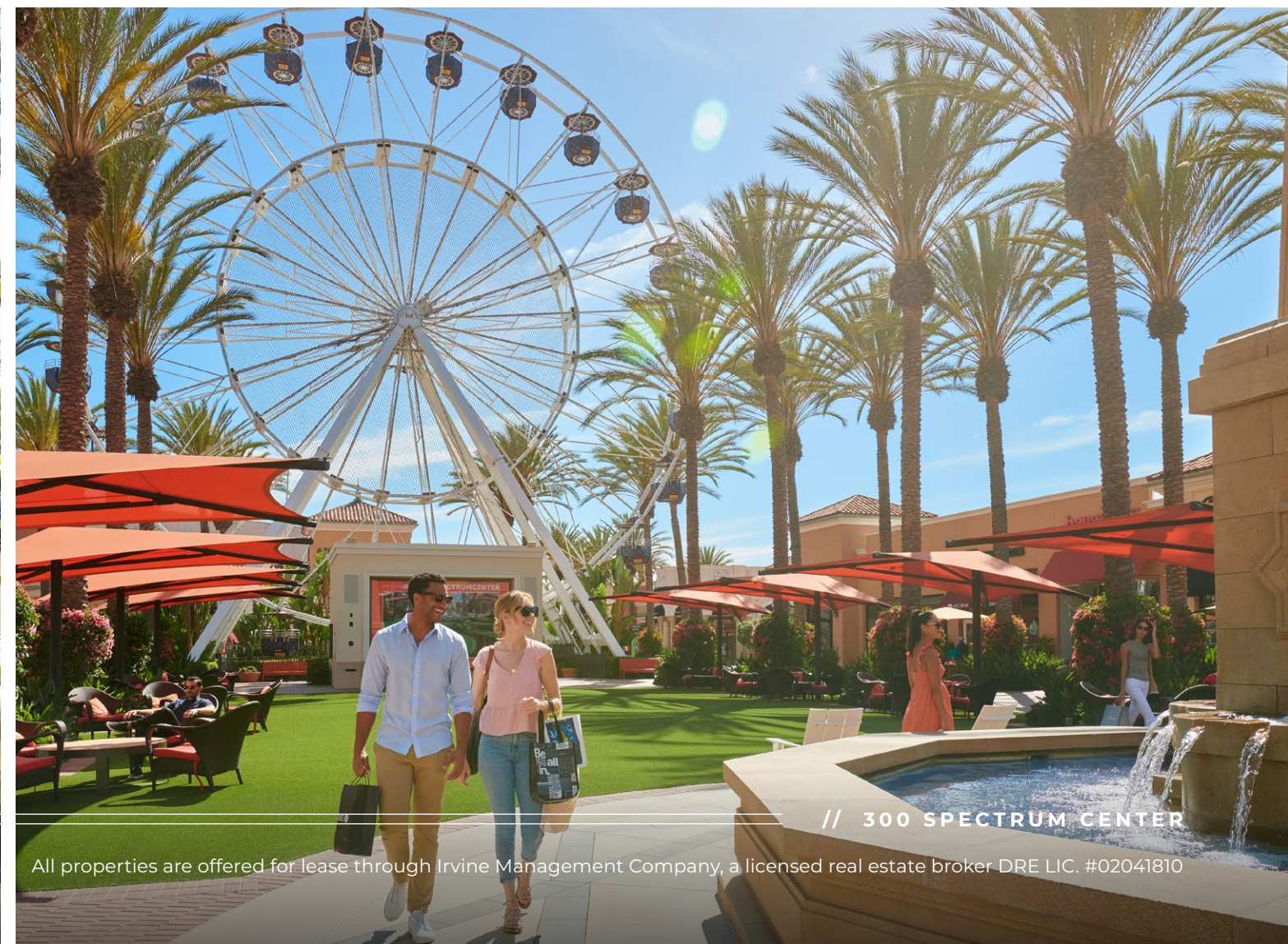
Join an exclusive group of companies visible along the Spectrum Skyline with flexible workspace.

Where Work and Life Connect

Make the workplace an engaging destination with on-site dining, revitalized indoor-outdoor meeting space and a collection of lifestyle-enhancing conveniences.

Access to Everything

A prime Irvine Spectrum location near luxury living, freeways and 250+ dining, shopping and entertainment destinations positions you for recruiting success.



// 300 SPECTRUM CENTER

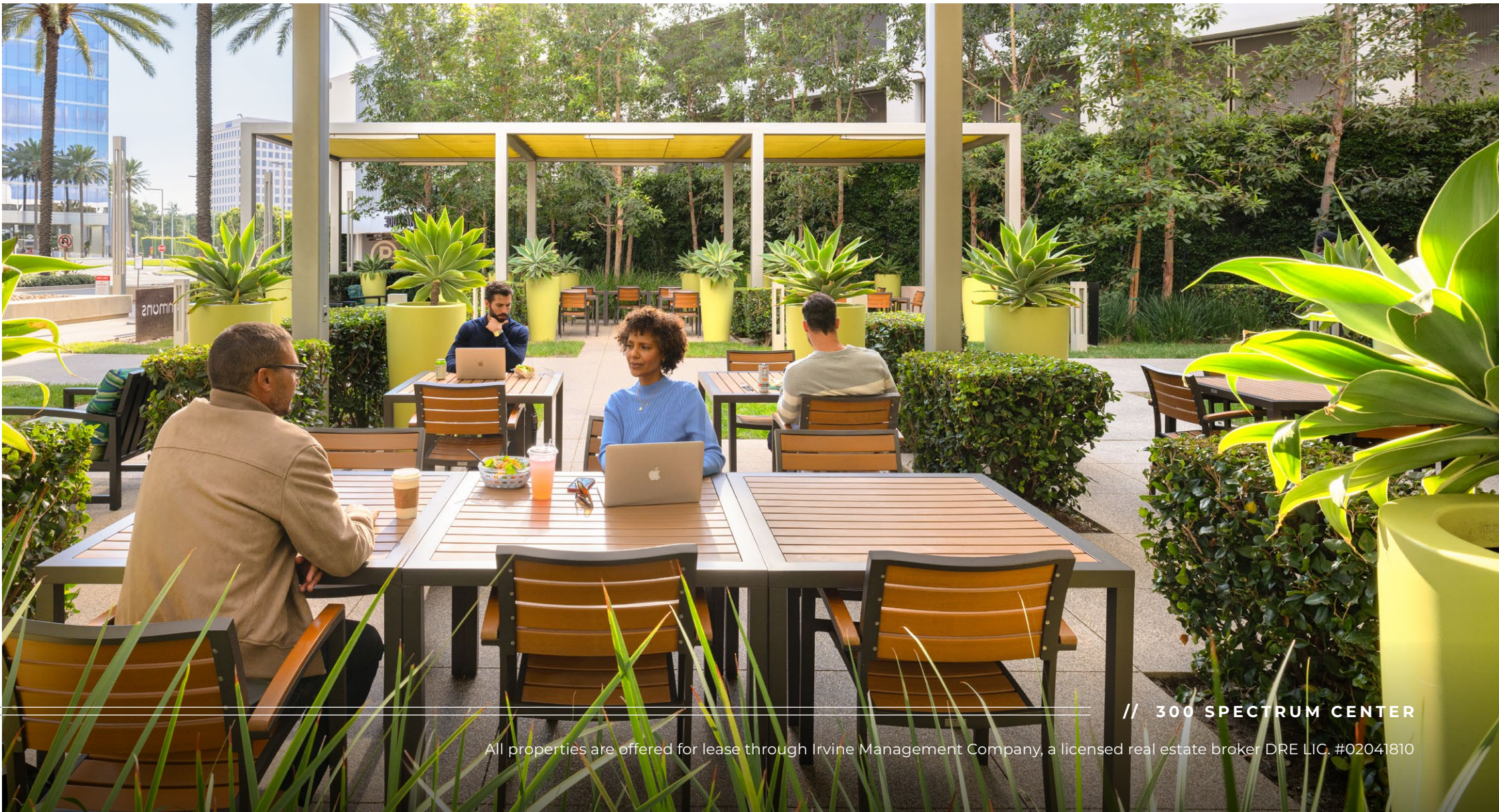
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FEATURES

At the Center of it All

Be where industry leaders build their brands, where every essential and convenience is within reach, and where top talent wants to be.

-  15-story, Class A high rise
-  Flex+ move-in ready workspace
-  The Grille and four nearby Spectrum Skyline eateries
-  Three nearby Kinetic Fitness locations
-  The Commons outdoor workspace
-  Venue Meetings & Events



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LOCATION

300 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

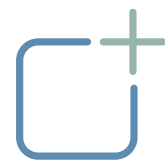
// 300 SPECTRUM CENTER

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.



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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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