

SPECTRUM SKYLINE®
IRVINE, CALIFORNIA

400 Spectrum Center



IRVINE COMPANY

A Landmark Opportunity on the Spectrum Skyline

OVERVIEW

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



One Defining HQ

A limited opportunity to secure five contiguous floors totaling 111K SF, with prominent building-top signage visible to 500K+ daily drivers, offering the scale to create a fully integrated HQ.

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.





400 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

Exclusive Amenities, Elevated Experience

From a state-of-the-art fitness center to sweeping Spectrum Skyline views, 400 Spectrum Center's premium workplace experience raises the bar for Orange County's industry leaders.

-  21-story high rise, 428K SF
-  Flex+ move-in ready workspace
-  Spectrum Kitchen and four nearby Spectrum Skyline eateries
-  Kinetic Fitness
-  The Commons outdoor workspace
-  Venue Meetings & Events

Certifications



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Enhanced Amenities Coming Spring 2027

ENHANCEMENTS

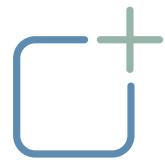


A transformed outdoor workspace features new seating, refreshed landscaping, outdoor TVs, and a bar, complemented by an enhanced conferencing experience with state-of-the-art technology designed to elevate the workday.



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.





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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