

INNOVATION

OFFICE PARK



limitless. creative. connection.



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Innovation Office Park is a 558K SF creative campus tailored to meet the evolving needs of small to enterprise teams. With seamless indoor-outdoor connectivity in a village-like setting, we've redefined the creative office to be a workplace where innovators experience more.

A prime location near the best of Irvine Spectrum offers unparalleled brand exposure and puts your business where tomorrow's talent wants to be — close to premium housing, exceptional retail, dining and entertainment experiences, and SoCal's active outdoor lifestyle.



558K SF
CREATIVE
WORKSPACE



20K, 44K, 64K SF
FULL BUILDING
OPPORTUNITIES



LOW RISE BUILDINGS WITH
MOVE-IN READY WORKSPACES
STARTING AT 2K SF



INDOOR/OUTDOOR
AMENITIES



BRAND VISIBILITY
TO 275K+ CARS DAILY
WITH CUSTOM BUILDING
SUPERGRAPHICS

Distinctive Creative Offices

Complete Connectivity

Oversized electric roll-up doors open to private patios and a workplace-wide central pathline, creating a village-like community.

Built for Active Workdays

The spacious indoor-outdoor amenity hub brings teams together for curated dining, upscale private fitness, and tech-forward meetings and events.

Like-Minded Community

Work alongside fellow visionary leaders in a tight-knit community where your team's ideas benefit from new connections and fresh perspectives.





"It's surprisingly easy to get employees to come in daily when they have access to a gym, cafe and a beautiful, walkable environment. It's a key recruitment differentiator."

Vincent Curcie, CEO
OC SOLAR

Endlessly Engaging Amenities

The central amenity hub is an essential destination for top talent, conveniently located right off the pedestrian pathline.

Olive Grove Cafe

Dine on chef-inspired rotating cuisine, grab-n-go options and a selection of wine & beer at this indoor-outdoor cafe.

MoonGoat Coffee Bar

Kickstart your day with craft coffee and artisan tea favorites.

The Commons

Connect at open-air, event-ready pavilions ideal for team meetings, happy hours and company events.

Kinetic Fitness

Energize your workday at the onsite fitness center featuring a spin/yoga studio and outdoor workout space.

Venue Meetings & Events

Host private meetings and team trainings at the tech-enabled conference center connected to an expansive catering kitchen.





Built for Active Workdays

Give your teams their best workday with a world of engaging amenities and benefit from new connections and fresh perspectives.



70+ CONNECTED
PRIVATE PATIOS



6 DEDICATED
OUTDOOR WORKSPACES



CAMPUS-WIDE CENTRAL
PEDESTRIAN PATHLINE
AND BIKE PATH



12 ACRES
OF OPEN SPACE WITH
960+ MATURE TREES



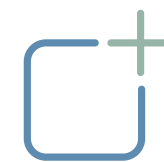
DIRECT ACCESS
TO JEFFREY OPEN
SPACE TRAIL





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.



flexible lease terms

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



move-in ready

Save on startup costs with no upfront investment, build-outs or long lead times.



personalized support

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

get started at flexplus.com



Make the Irvine Spectrum® Advantage Yours

Give your teams an unmatched lifestyle.

From elevated housing options and renowned public education to 250+ dining, shopping and entertainment experiences at Irvine Spectrum Center, Innovation Park is close to everything your teams need to thrive.



#1 SAFEST CITY
IN THE U.S.



#1 FISCAL STRENGTH
IN THE U.S.



#1 SCHOOL DISTRICT
IN CALIFORNIA



#1 IN THE U.S. FOR
HIGHER EDUCATION DEGREES



#1 HAPPIEST & HEALTHIEST
CITY IN SOCAL

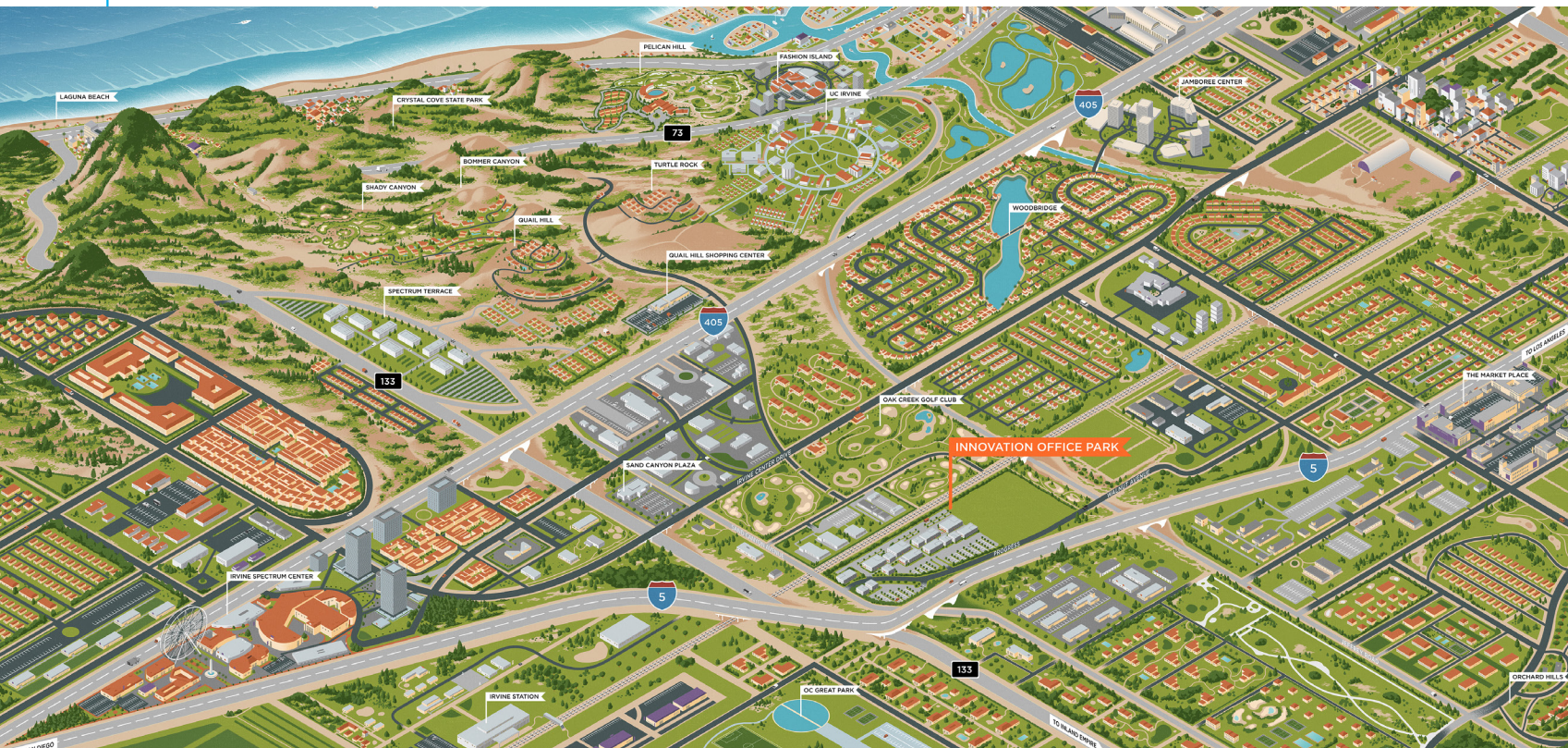


#1 PARK SYSTEM
IN CALIFORNIA



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.



INNOVATION

OFFICE PARK



Join a
like-minded
community
of visionaries
and creators



Call 949.720.2550 or visit
INNOVATIONOFFICEPARK.COM

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