

# *power* OF PLACE



**SPECTRUM TERRACE®**

ORANGE COUNTY • IRVINE SPECTRUM



## SPACE FOR *greatness*

See how the power of place can transform the workday.

Redefine what's possible for your team at Spectrum Terrace, a uniquely connected 1.1M SF campus with indoor-outdoor experiences and workspace for teams of all sizes.

Start your day with artisan coffee from Terrace Kitchen, collaborate by Terrace Pool with meeting-ready cabanas and stay energized at the private Kinetic Fitness center.

Industry leaders call Irvine Spectrum® home because there is no better place to live, work and thrive — where premium housing, exceptional shopping, dining and entertainment and an active outdoor lifestyle attracts top talent.

Work at the height of Spectrum Terrace and see why Success Works Here®.



# *campus*

## OVERVIEW



1.1M SF  
Campus



9 Four-Story  
Glass Buildings



±29K SF  
Floor Plans



4 Standalone  
Amenity Buildings



2,200 Olive  
& Pine Trees



UL Verified Healthy Buildings,  
LEED Gold, Energy Star



CAFE/  
RESTAURANT



CONFERENCE  
CENTER



FITNESS



OUTDOOR  
WORKSPACE  
(WIFI-ENABLED)



POOL



## NEXT-LEVEL *amenities*

### BUSINESS CABANAS & TERRACE POOL

An only-of-its-kind Terrace Pool featuring a gathering area with meeting-ready cabanas and quick bites and handcrafted beverages at Vista.

### TERRACE KITCHEN

Upscale dining with rotating culinary stations, artisan coffee bar, gourmet grab-n-go food, wine and craft beer.

### VENUE MEETINGS & EVENTS

Fully-equipped, open-air event center with coffee bar.

### KINETIC FITNESS

Indoor-outdoor fitness including resort-style service, modern equipment and yoga/spin studio.



# YOUR FINAL *opportunity*

Work at the height of Spectrum Terrace in move-in ready Flex+ workspaces sized for smaller teams and join a network of industry leaders.



## MOVE-IN READY *workspaces*

Flex+ offers small businesses premium, move-in ready suites in the best locations — plus no upfront investment or long-term commitment.



### 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.



### flexible lease terms

Choose terms that work for you with no long-term commitment and scale across our 150+ workplaces.



### personalized support

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

get started at [flexplus.com](https://flexplus.com)



### FIRST FLOOR



SUITE 100 | 13,114 SF

GLASS LIGHTS OPEN CEILING





# *wellness*

## AT WORK

### UNIQUELY FLUID SPACES

Panoramic doors open to private patios, while uninterrupted glass windowlines infuse natural light and nature for endless inspiration.

### OPEN SPACE FOR OPEN MINDS

Nearly half of the campus is dedicated open space, with indoor-outdoor collaboration and dining areas that naturally draw people into the fresh air.

### BEYOND SUSTAINABLE

Buildings wrapped in energy-efficient Viracon glass, LEED® Gold Certified, MERV-13 filtration and UL Verified Healthy Buildings.

### MADE FOR MOVEMENT

1.5 mile on-site fitness trail, upscale Kinetic Fitness center and direct access to coastal wildlands and preserved open space.



THE IRVINE SPECTRUM LIFESTYLE

# advantage

 **185+**

Nearby shopping, dining & entertainment options

**1**

Safest city in America & master-planned community

 **57k**

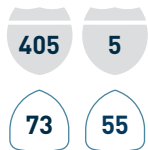
Acres of permanently preserved open space across the Irvine Ranch



Premium housing options, top schools, & an active lifestyle

 **#1**

On list of America's best public schools



Centrally located with access to major thoroughfares








OC'S INNOVATION EPICENTER AND HQ DESTINATION



# WORK, LIVE, *thrive here*

Southern California's most vibrant destination for thriving businesses, experiential entertainment and exceptional apartment communities.

## NEARBY AMENITIES

-  Residential & Apartment Communities
-  Retail
-  Hotel
-  Public Transportation
-  Hospital





# *success*

## WORKS HERE<sup>®</sup>

### INDUSTRY-LEADING FINANCIAL STABILITY

We have the financial strength and capital resources necessary to fully-fund tenant and workplace improvements.

### FOREVER COMMITTED

As long-term owners known for continual evolution, Irvine Company creates workplaces that cultivate success with no risk of shifting standards.

### SCALABLE & FLEXIBLE

150+ workplaces with a range of lease options support future-proof flexibility.

### ELEVATED CUSTOMER CARE

Expert teams and personalized service for worry-free workdays.

### ACTIVATED TO ATTRACT & ENGAGE TEAMS

Experience-driven amenities make your workplace an essential employee destination.



# SPECTRUM TERRACE®



Call 949.720.2550 or visit  
[SPECTRUMTERRACE.COM](https://www.spectrumterrace.com)

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