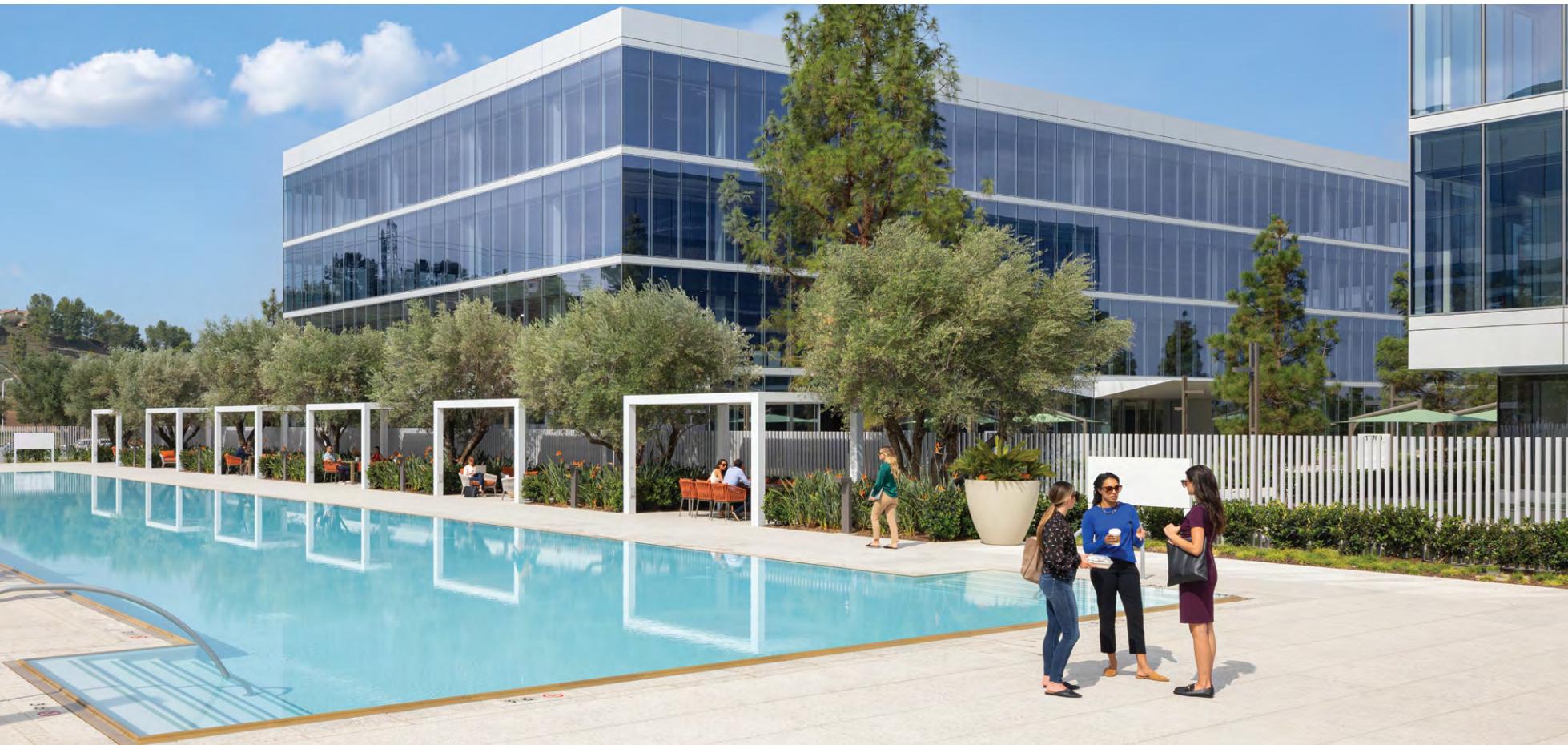


power OF PLACE



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.



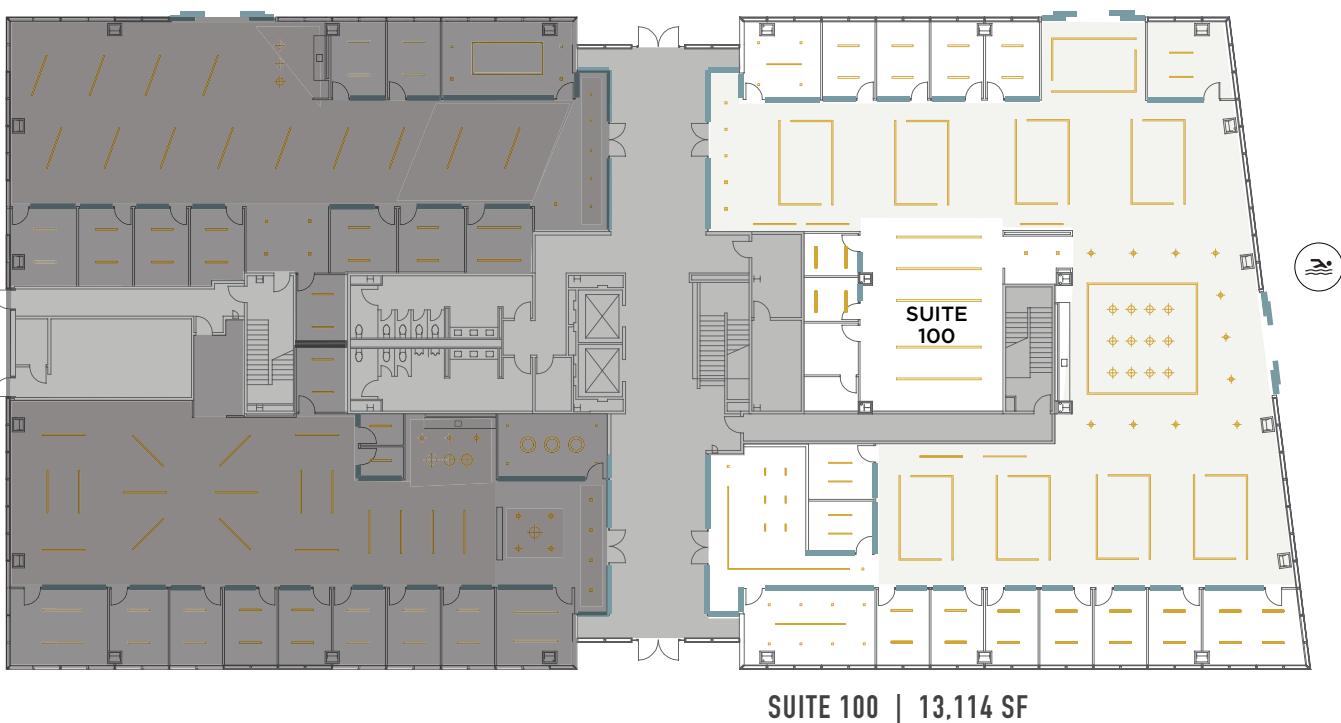
personalized support

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

get started at flexplus.com



FIRST FLOOR



— 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

 **57k**

Acres of permanently preserved open space across the Irvine Ranch

 **#1**

On list of America's best public schools

1

Safest city in America & master-planned community



Premium housing options, top schools, & an active lifestyle

405 **5**
73 **55**

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®

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®



 **IRVINE COMPANY**

Call 949.720.2550 or visit

SPECTRUMTERRACE.COM

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