IRVINE COMPANY

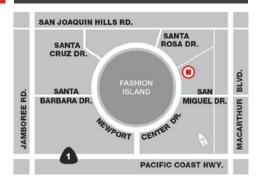


450 Newport Center Drive

450 Newport Center Drive • Newport Beach, CA 92660

Discover your status at 450 Newport Center. This elegant, six-story office tower offers unparalleled views of the Pacific Ocean and access to the best of Newport Beach. Just steps from Fashion Island® and Pendry Newport Beach, its enviable location and wealth of amenities help you recruit and retain top talent at the epicenter of Orange County's financial district.

Orange CountyNewport Center



World Class Features

- 81,000 SF of premium workspace, impressive white marble lobby
- Concierge-style conveniences and attentive Customer Resource Team
- WiFi-connected outdoor workspace
- Access to KINETIC® private fitness center
- Steps to luxury dining and retail at Fashion Island®
- Walk to upscale accommodations at The Pendry Newport Beach
- Local conveniences like EV charging stations, auto detailing and food trucks
- Near The Resort at Pelican Hill and Tom Fazio-designed golf courses
- Easy access to the 405, 55, 73 Toll Road and John Wayne Airport

/ Work Smart. Live Well.® /









KINETIC®

KINETIC, an exclusive, state-of-the-art fitness center features group classes and onsite health-care at ExpressCare.

The Commons

Connect and collaborate at The Commons, a WiFi-powered open-air gathering area to work, meet, dine, connect, and relax with colleagues and community.

Culinary Experiences

Satisfy midday cravings with a gourmet meal and hand-crafted coffee drinks from 520 Marketplace or world-class dining at Fashion Island.

Fashion Island®

Step across the street to Fashion Island, an exclusive fine dining and upscale retail destination with specialty boutiques and Newport Beach's first Whole Foods.

Flex+® by Irvine Company

Move-in-ready workspace gives businesses access to the enterprise-worthy amenities talent wants plus scalable solutions for future success.

For leasing information, call: **949.720.2550** 111 Innovation Drive, Irvine, CA 92617 **IrvineCompanyOffice.com**



Our mission is to provide you with **Vibrant Workplace Communities***, where our unrivaled collection of properties, dynamic teams and memorable experiences will uniquely position you and your team to achieve unprecedented levels of success.