

2040 MAIN STREET

IRVINE, CA 92614

Knobbe Martens

WELLS

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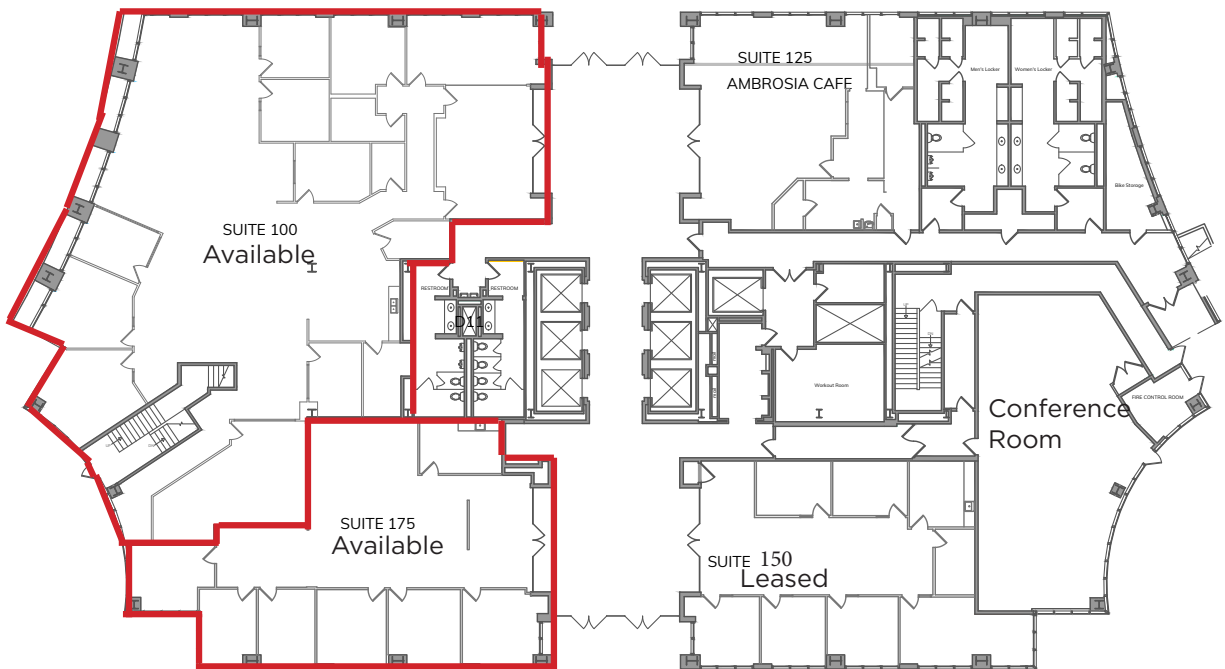


AVAILABLE SUITES

<u>SUITE</u>	<u>SIZE (RSF)</u>	<u>SPACE DETAILS</u>
100	6,556	Available March 2020. Prominent ground floor location, double-door entry, reception, 5 perimeter offices, open kitchen/cafe area and open area for workstations. (Up to 9,353 SF).
175	2,797	Prominent ground floor location, double-door entry, reception, 6 perimeter offices and open area for workstations. (Up to 9,353 SF).
200	3,118	Creative build-out, 1 perimeter office, 3 interior offices, 1 conference room, open kitchen area, and open area for workstations.
300	22,909	CALL TO SHOW. Full floor availability, prominent reception area, perimeter and interior offices, conference room, kitchen, and open areas for workstations.
400	4,242	Prominent double door entry, reception area, conference room, 2 perimeter offices, 2 interior offices, kitchen/copy area, IT/Storage and open area for workstations. Contiguous with Suite 420 (up to 11,166 SF).
420	6,924	White-box condition. Contiguous with Suite 400 (up to 11,166 SF).
550	4,560	CALL TO SHOW (Available January 2020) Double door entry, 8 perimeter offices, 2 interior offices, 2 conference rooms, open kitchen/break room, and open area for workstations. Contiguous with Suite 570 (up to 6,716 SF).
570	2,156	Prominent corner location, 5 perimeter offices, kitchen/cafe and open area. Contiguous with Suite 500 (up to 6,716 SF).

2040 MAIN STREET AVAILABILITY

SUITE 100 | 175 // FLOOR PLAN



SUITE 100 SPECS

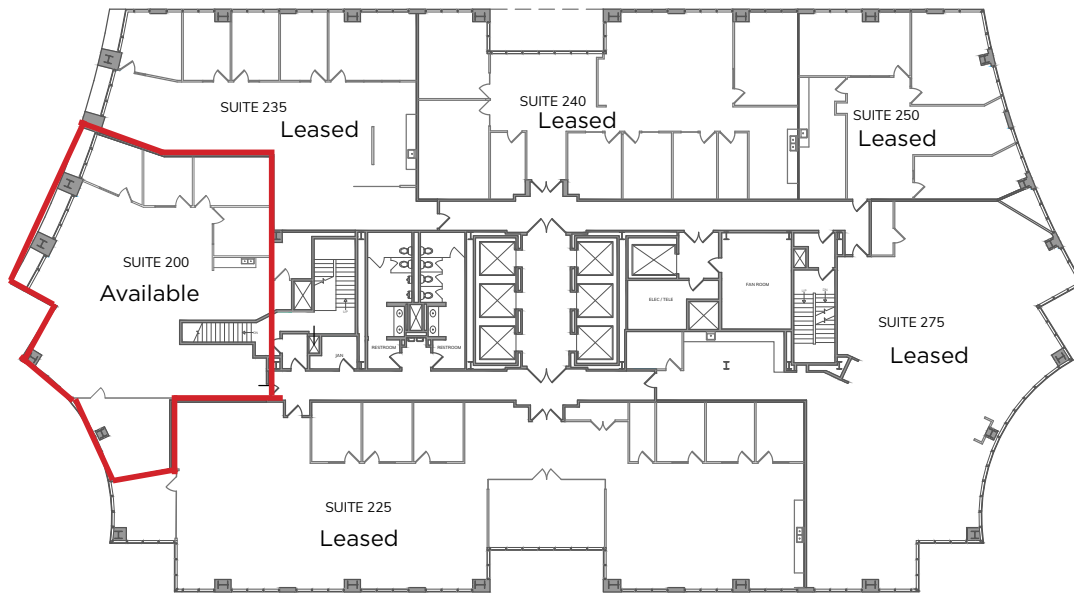
- 6,556 RSF
- Contiguous up to 9,353 SF
- Ground Floor Location
- Double-door Entry
- Prominent Reception
- 5 Perimeter Offices
- Open Area for Workstations
- Open Kitchen/Cafe Area
- Available March 2020

SUITE 175 SPECS

- 2,797 SF
- Contiguous up to 9,353 SF
- Ground Floor Location
- Double-door Entry
- Prominent Reception
- 6 Perimeter Offices
- Open Area for Workstations

2040 MAIN STREET AVAILABILITY

SUITE 200 // FLOOR PLAN



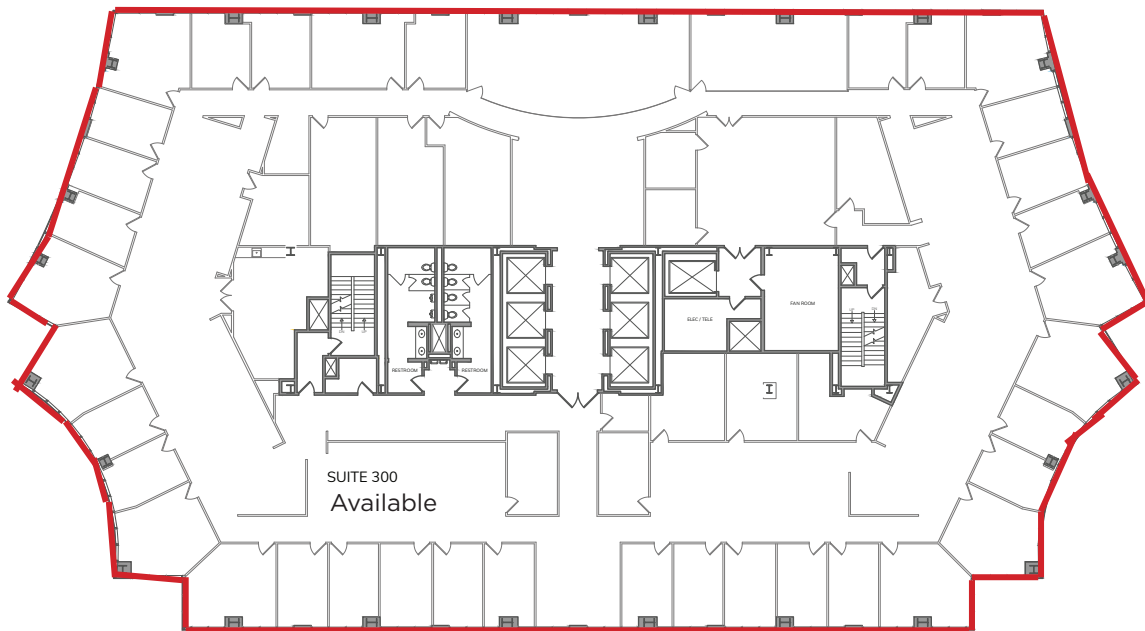
SUITE 200 SPECS

- 3,118 RSF
- Creative Build-out
- 1 Perimeter Office | 3 Interior Offices
- Open Kitchen Area
- Open Area for Workstations
- Vacant

2040 MAIN STREET

AVAILABILITY

SUITE 300 // FLOOR PLAN



SUITE 300 SPECS

- 22,909 RSF
- Full Floor Availability
- Prominent Reception
- Many Perimeter & Interior Offices
- Open Area for Workstations
- Vacant

2040 MAIN STREET AVAILABILITY

SUITE 400 // FLOOR PLAN



SUITE 400 SPECS

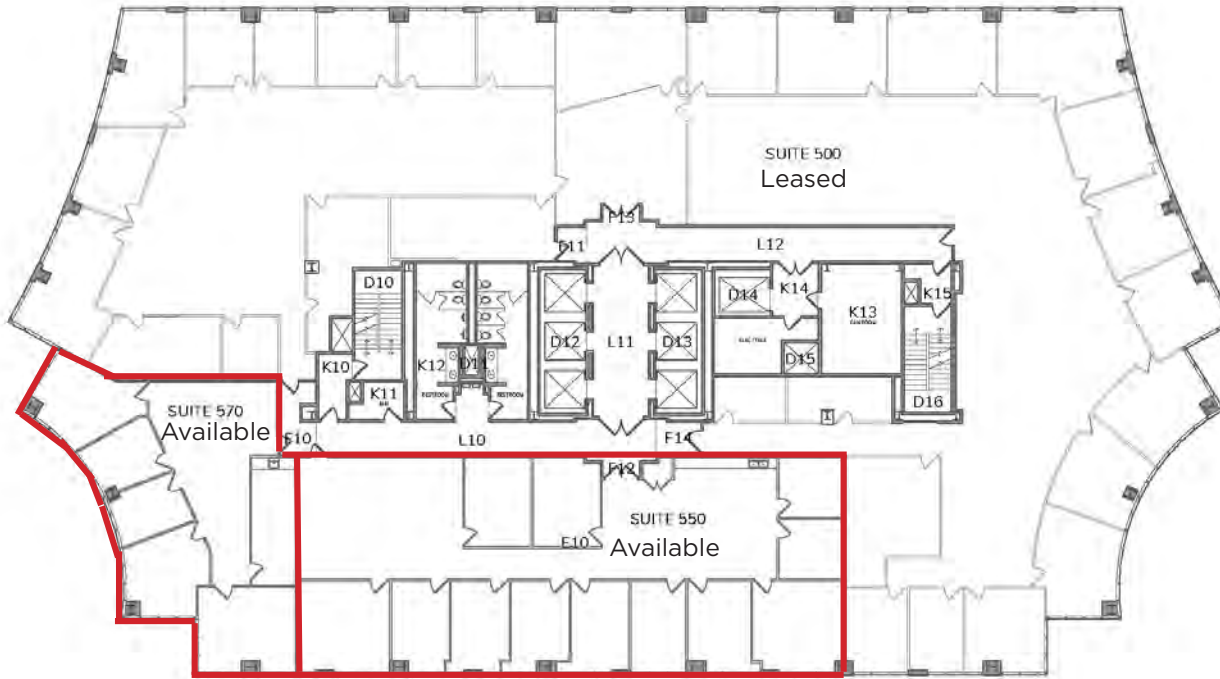
- 4,242 RSF
- Double-door Entry
- 2 Perimeter Offices | 2 Interior Offices
- Open Area for Workstations
- Contiguous up to 11,166 SF
- Vacant

SUITE 420 SPECS

- 6,924 RSF
- White-box Condition
- Contiguous up to 11,166 SF
- Vacant

2040 MAIN STREET AVAILABILITY

SUITE 500 // FLOOR PLAN



SUITE 550 SPECS

- 4,560 RSF
- Available January 2020
- Double-door Entry
- 8 Interior Offices | 2 Perimeter Offices
- Open Area for Workstations
- Contiguous up to 6,716 SF
- Vacant

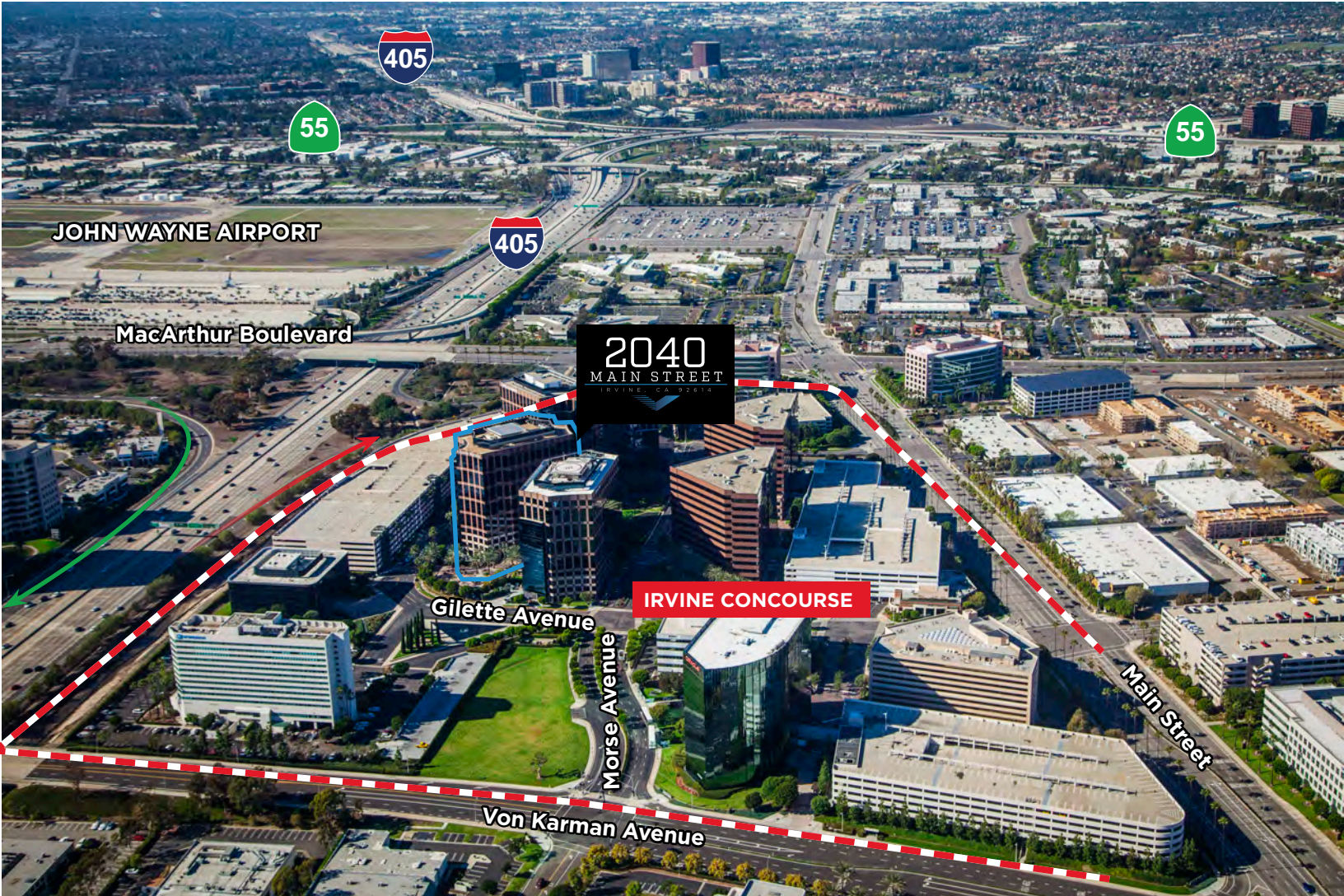
SUITE 570 SPECS

- 2,156 RSF
- Prominent Corner Location
- 5 Perimeter Offices
- Open Kitchen/Cafe
- Open Area for Workstations
- Contiguous up to 6,716 SF
- Vacant

Site Plan



Aerial



ORANGE COUNTY'S TOP COMPANIES AT 2040 MAIN STREET

binarypulse

Knobbe Martens

terra
tech

RISK STRATEGIES

Financial
Engines®

OPES
ADVISORS

MOSSADAMS

LAW OFFICES OF
Kimball, Tirey & St. John LLP

iFDC

advancedICUcare
THE CARING EDGE

BARKLEY
Court Reporters

JUPAI HOLDINGS LIMITED
钰派投资集团
核心业务管理团队

BFS Benefit Financial
Services Group
A FOCUS FINANCIAL PARTNER

LOCAL INTERESTS

Less than 5 miles away

EQUINOX FITNESS CLUB



EL TORITO GRILL



JOHN WAYNE AIRPORT



FASHION ISLAND



SOUTH COAST PLAZA



THE DISTRICT AT TUSTIN



2040

MAIN STREET

IRVINE, CA 92614

