

2100
MAIN

IRVINE, CALIFORNIA

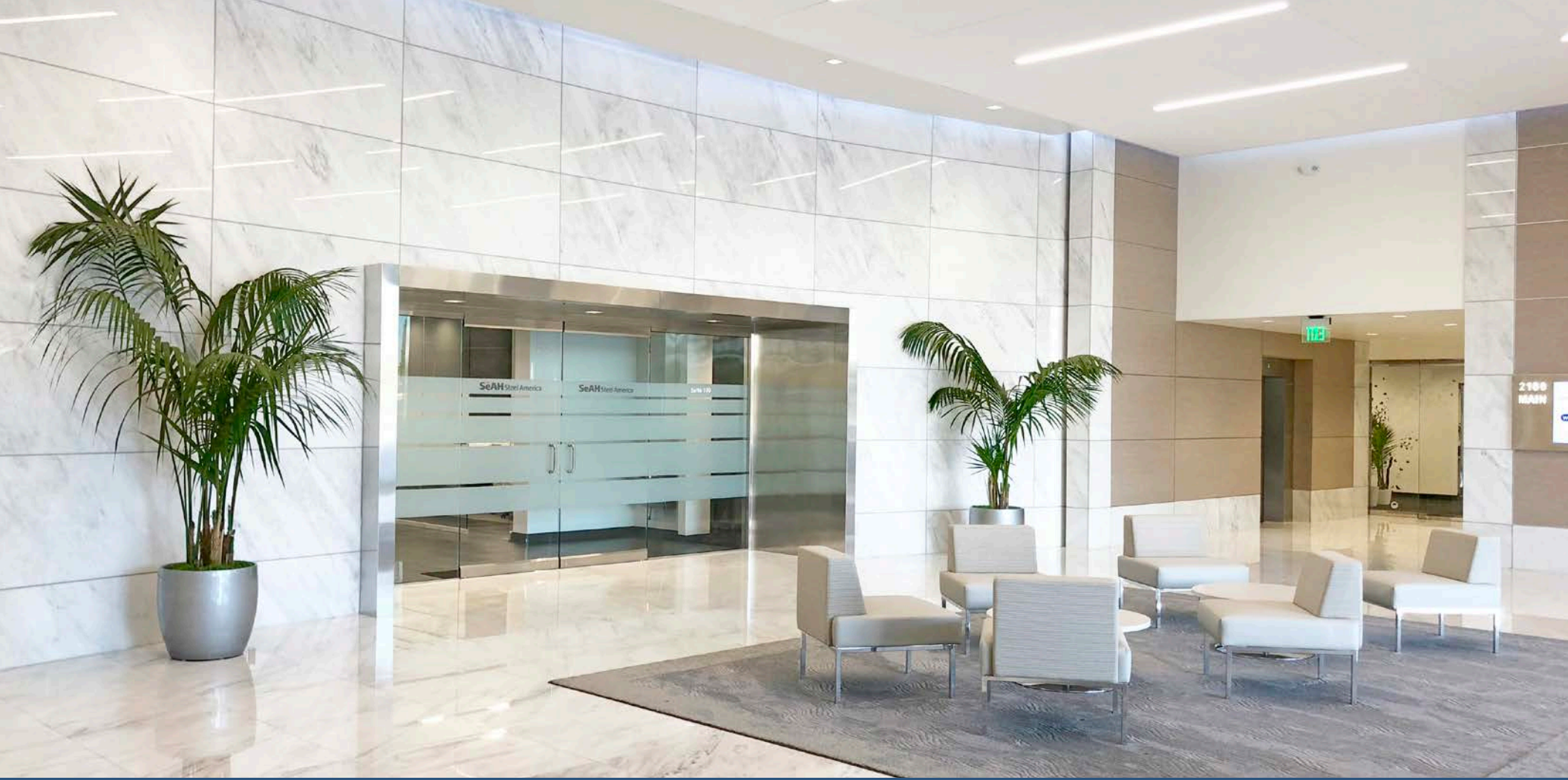


Don Yahn
Executive Director
+1 949 930 9251
don.yahn@cushwake.com
LIC #00990928

Brett Swartzbaugh
Director
+1 949 930 9217
brett.swartzbaugh@cushwake.com
LIC #01742530

Jevan Snead
Associate
+1 949 372 4887
jevan.snead@cushwake.com
LIC #02057745





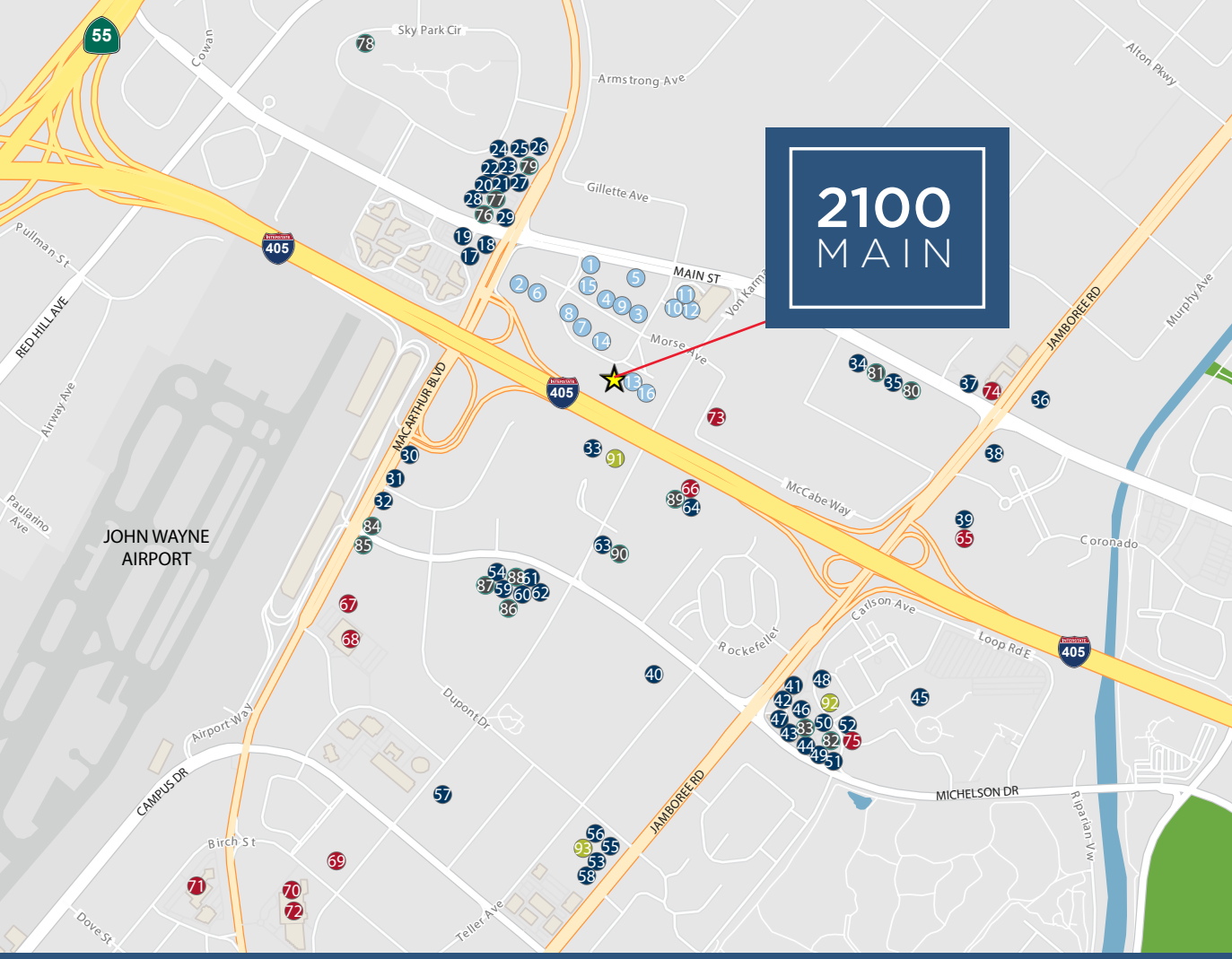
BUILDING HIGHLIGHTS

- Four story, 89,041 square foot mid-rise office building located in the Irvine Concourse
- High Identity location as the project is situated immediately adjacent to the San Diego (405) Freeway
- Amenity rich project featuring three on site cafes, multiple restaurants, two hotels, the Equinox Sports Club and both Wells Fargo and Sunwest Bank ATM machines
- Collaborative exterior people space throughout project common areas
- Conveniently located with easy access to John Wayne Airport, Fashion Island, South Coast Plaza and The District at Tustin Legacy



OFFICE SPACE FOR LEASE

Suite No.	Size	Ask Rate	Details
106	3,100 RSF	\$2.50 FSG	Double-door entry, 6 Window Offices, 1 Interior Office, Conference Room, Kitchen. Available February 2020.
220	2,415 RSF	\$2.50 FSG	5 Window Offices, 1 Interior Office, Conference Room, Kitchen, Storage
240	2,971 RSF	\$2.60 FSG	Double-door entry, 3 Window Offices, Conference Room, Reception, Kitchen, Server Room, Open Area *Recently Refurbished Spec Suite*
450 A	8,445 RSF	\$2.50 FSG	To Suit
450 B	3,996 RSF	\$2.50 FSG	To Suit
450	12,441 RSF	\$2.50 FSG	Double-door entry, 8 Window Offices, Kitchen, 2 Storage Rooms, Large Open Space



2100 MAIN

- 51 North Italia
- 52 Puesto
- 53 Daily Grill
- 54 Gyro King
- 55 Tapioca Express
- 56 Subway
- 57 Bistango
- 58 The Melting Pot
- 59 HiroNori Ramen
- 60 Ootoro Sushi
- 61 Trade Food Hall
- 62 Domino's Pizza
- 63 Specialty's Café
- 64 Starbucks

LODGING

- 65 Hotel Irvine
- 66 Irvine Marriott
- 67 Atrium Hotel
- 68 Hilton Irvine
- 69 Extended Stay America
- 70 Fairmont Newport Beach
- 71 Hyatt Regency JWA
- 72 Renaissance Newport
- 73 Hilton Garden Inn
- 74 Courtyard by Marriott
- 75 AC Hotel by Marriott Irvine

SERVICES

- 76 Union Bank
- 77 7-Eleven
- 78 LeShay's Salon & Spa
- 79 OC Smile Dental
- 80 Picadilly Cleaners
- 81 Wells Fargo ATM
- 82 Verizon Wireless
- 83 Mother's Market
- 84 Union Bank
- 85 Bank of America
- 86 Pack & Ship
- 87 Horizon Cleaners
- 88 Unique Nails
- 89 FedEx
- 90 Mickey Fine Pharmacy

HEALTH & FITNESS

- 91 24 Hour Fitness Ultra Sport
- 92 LA Fitness
- 93 CorePower Yoga

ON-SITE AMENITIES DINING

- | | | |
|-----------------------------------|-------------------------|-------------------------------|
| 1 El Torito Grill | 17 Makino | 33 Il Fornaio |
| 2 Equinox Sports Club | 18 Agora | 34 Baja Fresh |
| 3 O-live Tree | 19 McDonald's | 35 Main Street Pizza |
| 4 Peets Coffee | 20 Flame Broiler | 36 Boudin SF |
| 5 Evans Brewing Company | 21 Mediterranean Grill | 37 Andrei's Conscious Cuisine |
| 6 Oliver Café | 22 Croutons | 38 Bistro 24 |
| 7 Wells Fargo ATM | 23 Nekter | 39 Eats Kitchen |
| 8 MJ's Café | 24 Poke Dot | 40 MJ's Café |
| 9 Specialty's Café | 25 Jersey Mike's Subs | 41 Houston's |
| 10 Starbucks | 26 Tokio Grill | 42 The Counter |
| 11 Vibrante SoCal Kitchen & Bar | 27 Starbucks | 43 Lady M Cake |
| 12 Embassy Suites Irvine | 28 Flippin Pizza | 44 Which Wich |
| 13 Wyndham Irvine/The Copper Chef | 29 Carl's Jr. | 45 Market Café |
| 14 Palazzo Café | 30 Gulliver's Prime Rib | 46 Wahoo's Fish Taco |
| 15 Market Place | 31 El Torito | 47 Lemonade |
| 16 Wyndham Irvine | 32 IHOP | 48 Panini Kabob Grill |
| | | 49 Ruth's Chris Steak House |
| | | 50 Starbucks |



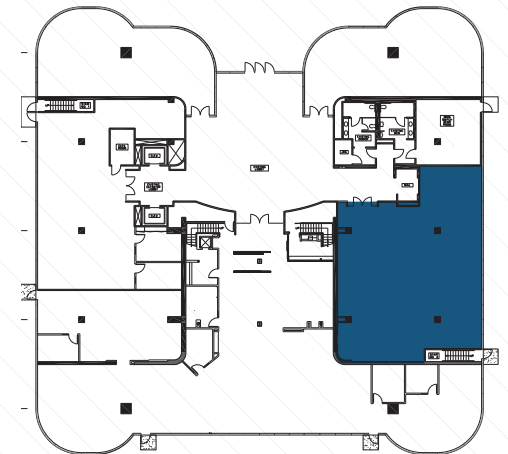
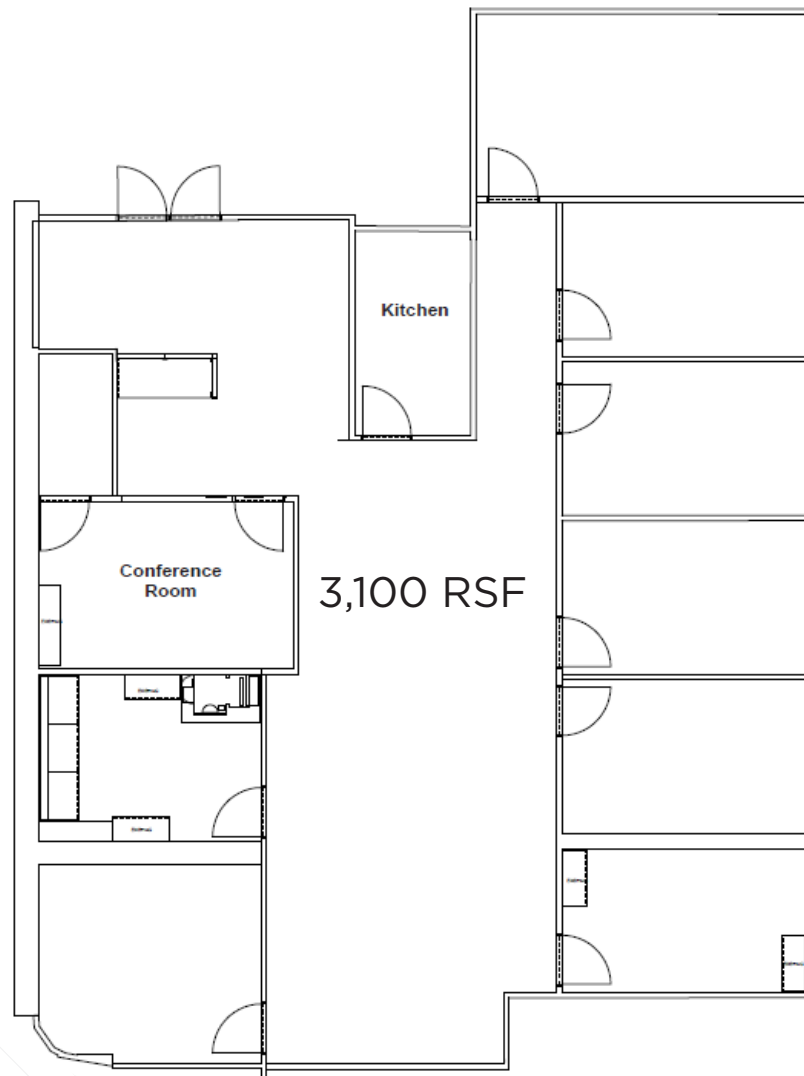


2100
MAIN

FLOOR PLAN

SUITE 106

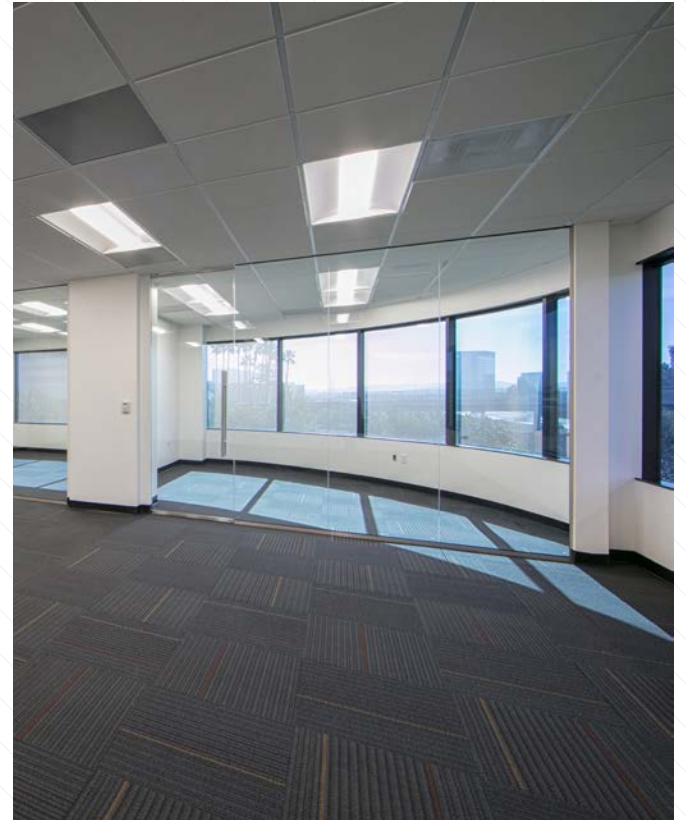
Available February 2020



SUITE 240

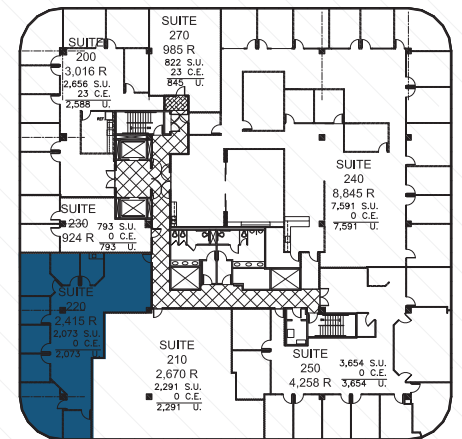
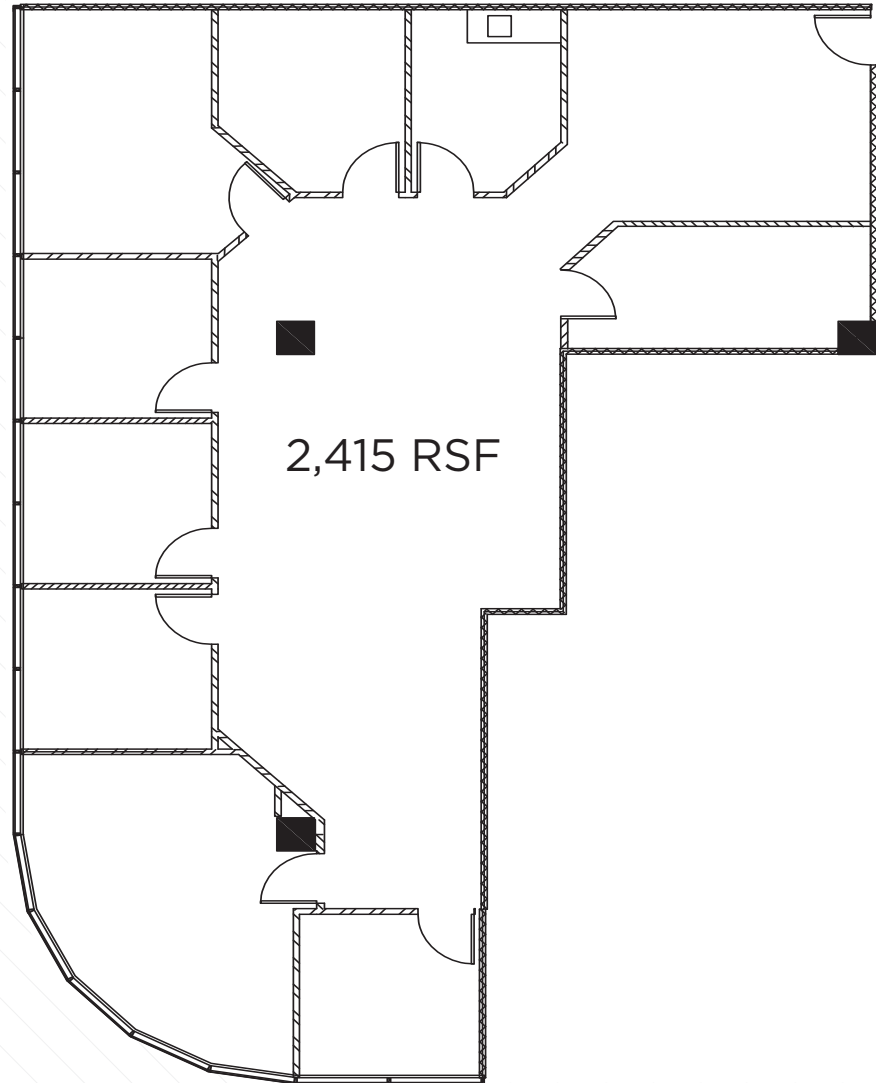


2100
MAIN



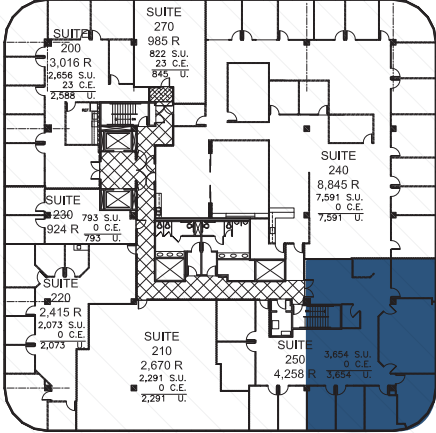
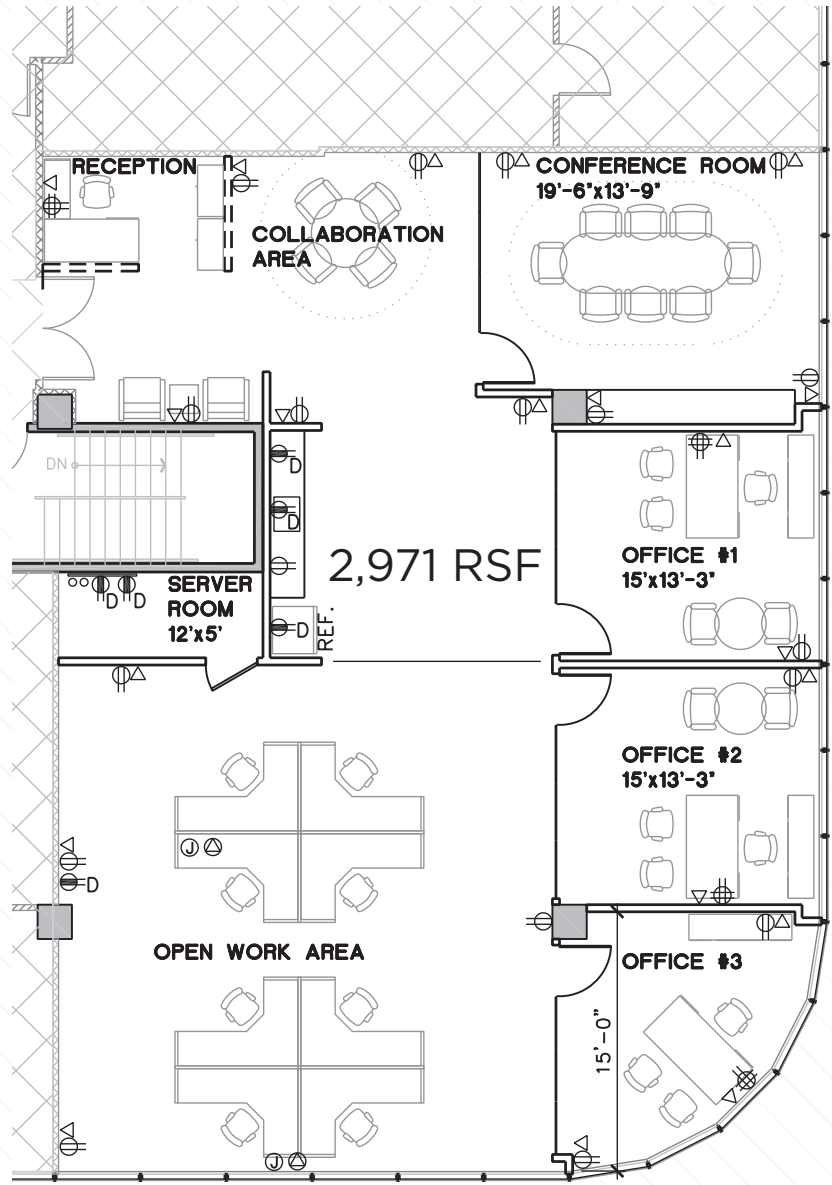
FLOOR PLAN

SUITE 220



FLOOR PLAN

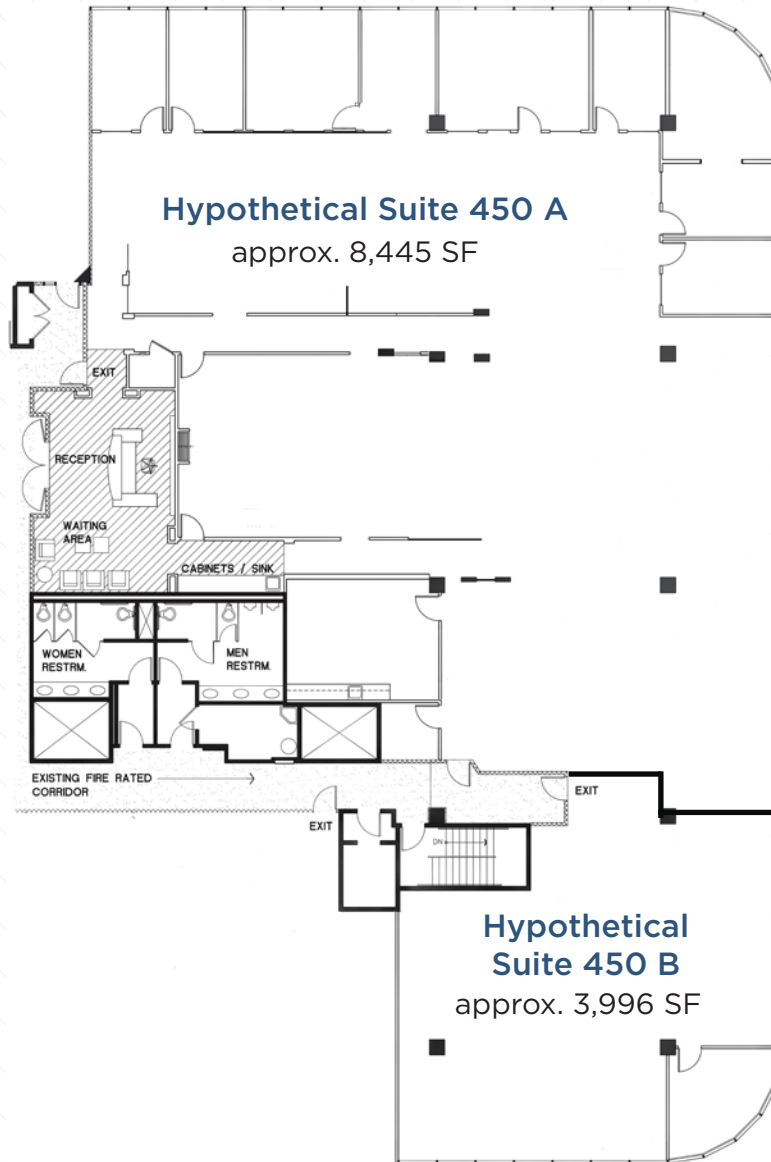
SUITE 240



*Hypothetical Furniture Plan

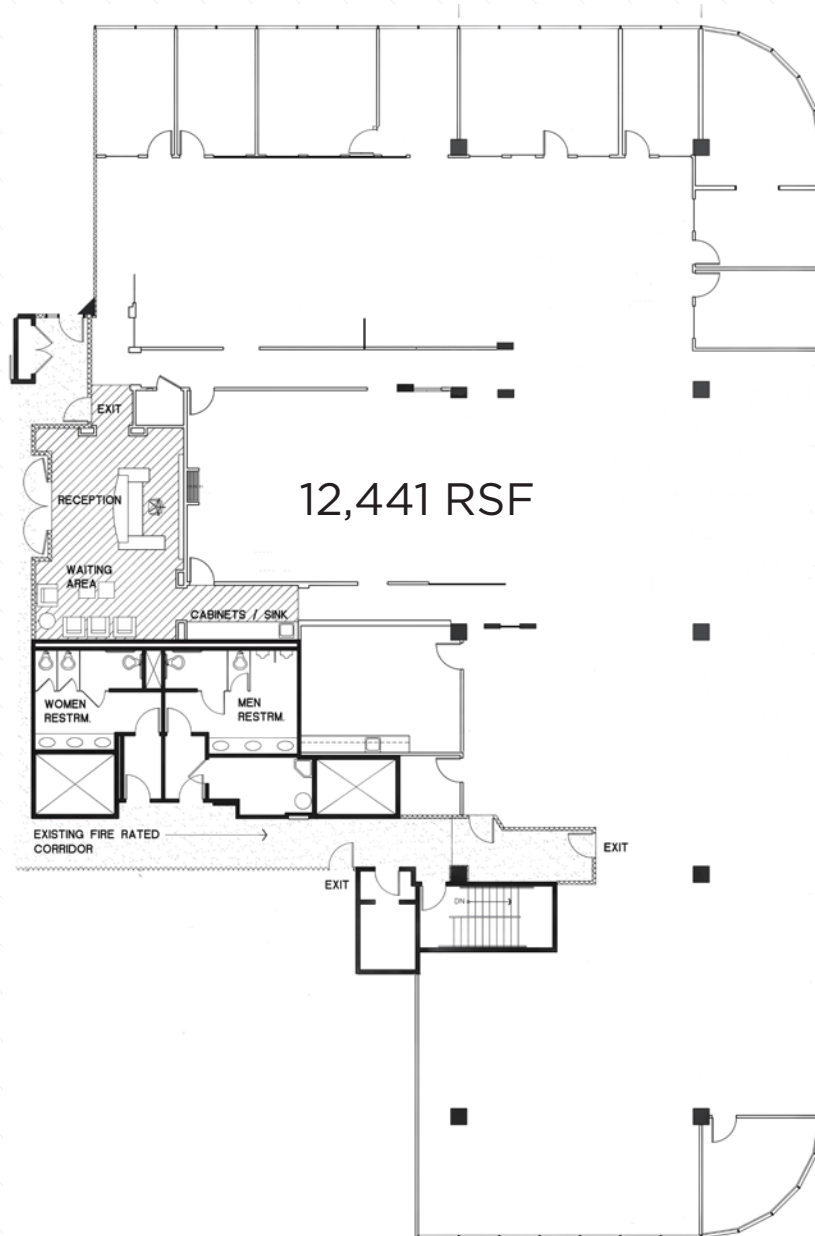
FLOOR PLAN

SUITE 450 A and 450 B Hypothetical Division



FLOOR PLAN

SUITE 450



DON YAHN
Executive Director
+1 949 930 9251
don.yahn@cushwake.com
LIC #00990928

BRETT SWARTZBAUGH
Director
+1 949 930 9217
brett.swartzbaugh@cushwake.com
LIC #01742530

JEVAN SNEAD
Associate
+1 949 372 4887
jevan.snead@cushwake.com
LIC #02057745



1811 Von Karman Ave, Suite 1000
Irvine, CA 92612
main +1 949 474 4004
fax +1 949 474 0405
cushmanwakefield.com