



THE WEAVE

AT **OCVIBE**.



OFFICE FOR LEASE

168K SF | MASS TIMBER CONSTRUCTION

ARRIVING

November 2026



ANAHEIM
ORANGE COUNTY, CA





A NEW KIND OF

community

OCVIBE is a curation of park spaces, music and event spaces, dining, and entertainment designed with experience at the center.

OCVIBE is Orange County's one-of-a-kind, mixed-use, master-planned community and entertainment destination – and The Weave is at the heart of it all. This city-like campus thoughtfully integrates workplace, hotel, dining, entertainment, residential and transportation. The unique energy of OCVIBE makes it a standout location for businesses to offer an unmatched workplace experience.



HIGHLIGHTS:

20 ACRES

OF PARKS,
PLAZAS, AND
TRAILS

31+

DINING
OFFERINGS

2

HOTEL
OPTIONS

2,500

RESIDENTIAL
HOMES

3-MILE

CONNECTED
WALKING TRAILS
& ART LOOP

4+

UNIQUE
ENTERTAINMENT
VENUES

8K

TOTAL **FREE**
PARKING
SPACES


THE WEAVE
& MARKET HALL

OCVIBE



2 HOTELS

**CONCERT HALL
(5,700 CAPACITY)**

**MEADOW
PARK**



57

**2,500
RESIDENTIAL HOMES**

SANTA ANA RIVER



A NEW & CONNECTED URBAN

destination

A true transit oriented development, OCVIBE is adjacent to one of only three major intermodal transportation stations in all of Southern California. The ARTIC Center is Anaheim's vibrant mobility hub — seamlessly linking regional rail, bus, and active transportation with a walkable mix of dining, retail, entertainment, and office space. Designed for connectivity and convenience, it's more than a transit center — it's a gateway to OCVIBE.



FROM HERE TO EVERYWHERE

RAIL:

AMTRAK Pacific Surfliner route running from San Diego to San Luis Obispo

METROLINK:

Commuter rail connecting six Southern California counties: Orange, LA, Ventura, Riverside, San Bernardino, and San Diego

BUS:

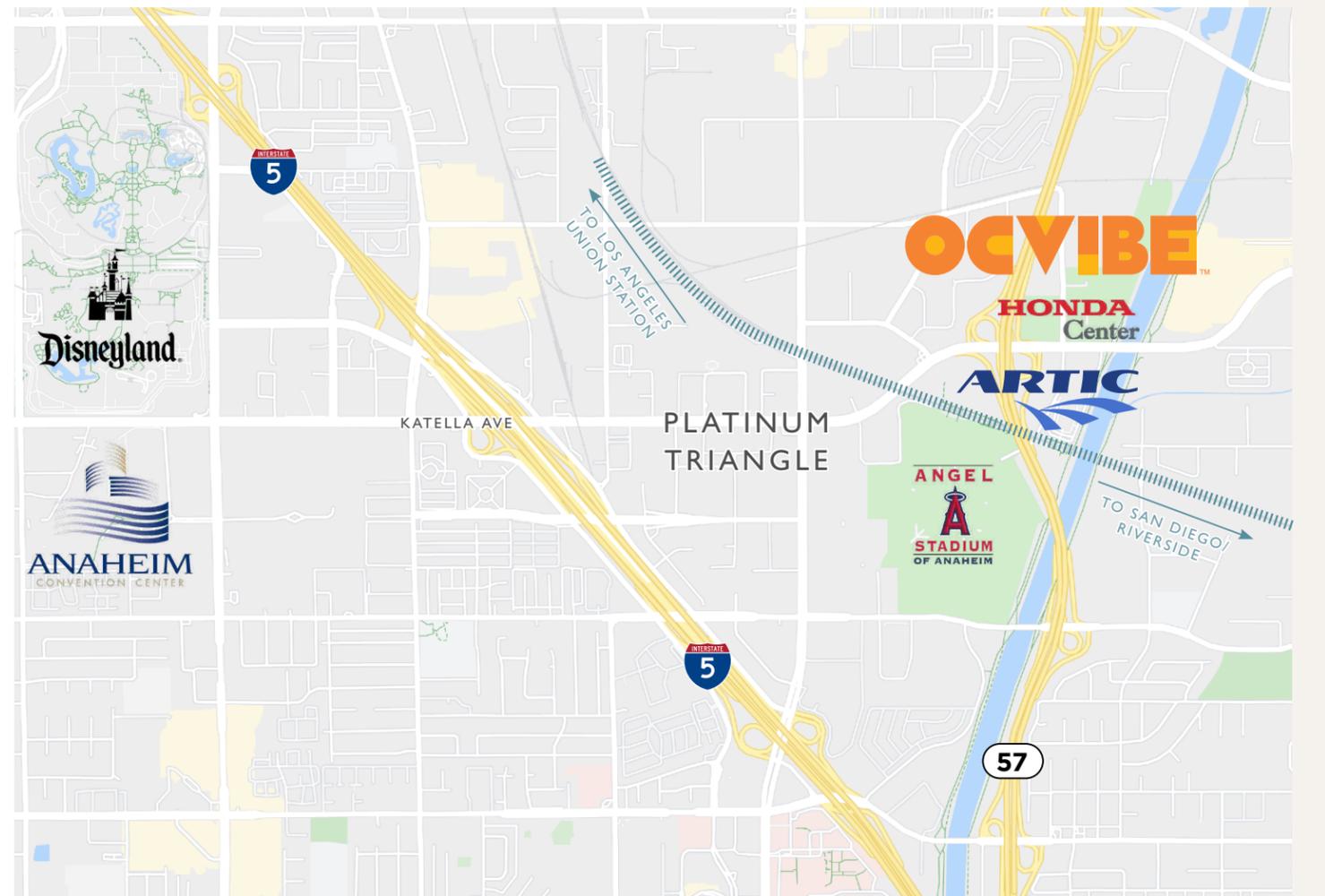
Orange County Transportation Authority Greyhound MegaBus

BIKE:

Covered bike lockers plus bike racks, Front bumper bike racks on OCTA and ART buses

ART SHUTTLE:

Ride service to Disneyland, Angel Stadium, hotels, shopping centers and dining.



Imagination

ROOTED IN SUSTAINABILITY


THE
WEAVE

OCVIBE

HOW CAN A BUILDING

*foster
innovation?*

By nurturing the people inside.

As Orange County's first mass timber building, The Weave brings natural warmth and beauty into the workplace - spark creativity, improve well-being and connect people to nature while they work.

The guiding principle behind The Weave's groundbreaking design is to bring the outdoors in to support health and wellness – and in turn, nurture creativity. Numerous features promote the well-known benefits of spending time outdoors: private terraces, porches, operable windows, and outdoor stairwells. Slender floorplates and skylights maximize natural light throughout, and 20+ acres of green space means that you can work in the sun, relax in the breeze, and reap the benefits of nature – every day.

biophilia:

human tendency to interact or be closely associated with other forms of life in nature: a desire or tendency to commune with nature

SPACE FOR GREAT MINDS

FLOOR 3 +/-38,800 SF OFFICE
HYPOTHETICAL PLAN
SINGLE-TENANT

FLOOR 4 +/-38,000 SF OFFICE
HYPOTHETICAL PLAN
MULTI-TENANT



THE *perfect* BLEND

HQ-quality healthy workspace, tech-enabled services, and iconic building design meld seamlessly at The Weave. Flexible design emphasizes versatile spaces, and experience-driven amenities fuel creativity and collaboration.

THE WEAVE HIGHLIGHTS

168K SF

BUILDING SIZE

SIX FLOORS

OF COLLABORATIVE WORKSPACE

FLEXIBLE

FLOOR PLATES UP TO 38K SF

FURNISHED ATRIUM

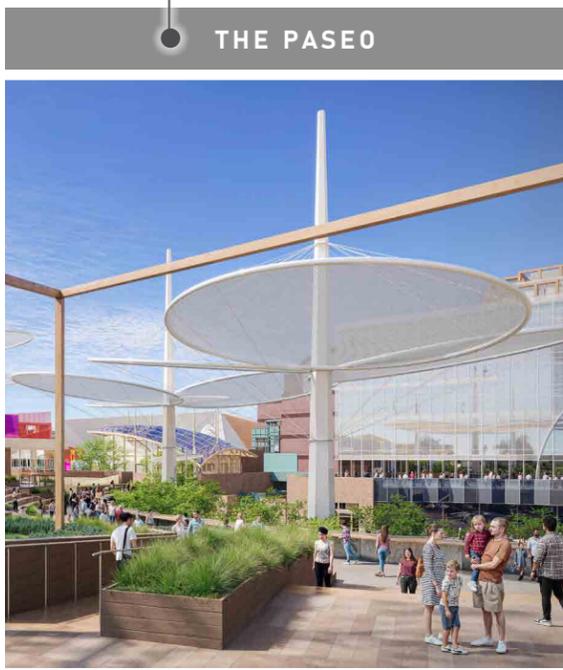
DIRECTLY ACCESSIBLE FROM 3RD FLOOR

LEED & WELL

DESIGNED TO ACHIEVE BOTH CERTIFICATIONS

THREE ELEVATORS

DEDICATED FOR OFFICE FLOORS





LETTING NATURE

lead the way

The Weave's mass timber construction sets a new standard for sustainable workplaces in Orange County.

WHY MASS TIMBER?

Better indoor air quality

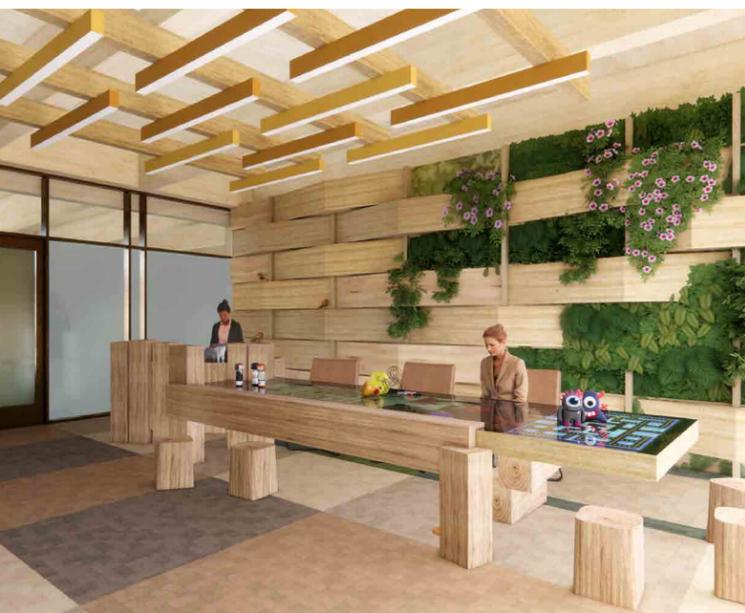
Renewable & sustainably sourced

Reduced carbon footprint

Better fire & seismic resistance

Faster construction with less waste

Biophilic design helps occupants feel more connected to nature





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