



# THE WEAVE

AT **OCVIBE**



## OFFICE FOR LEASE

168K SF | MASS TIMBER CONSTRUCTION

*Coming Soon*



ANAHEIM  
ORANGE COUNTY, CA











**THE WEAVE**  
168,000 SF

20+  
RESTAURANT  
CONCEPTS

**WEAVE 2.0**  
75,000 SF

6,000 SEAT CONCERT &  
ENTERTAINMENT  
VENUE

**THE CUBE**  
326,000 SF

**WELLNESS  
PARK**

**ARENA CORPORATE CENTER**  
385,000 SF

**THE PLATFORM**  
170,000 SF

57

**ARTIC**

**HONDA Center**

37,000 SF  
RETAIL

550 ROOMS IN  
2 HOTELS

SANTA ANA RIVER

1,500  
RESIDENTIAL UNITS

**MEADOW  
PARK**



WORKSPACES



RESTAURANTS / RETAIL



HOTEL, VENUES, RESIDENTIAL



PARKS





# 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:

**1M SF**

OF SUSTAINABLY  
DESIGNED  
WORKSPACE

**35+**

FOOD &  
BEVERAGE  
OPTIONS

**20** ACRES

OF PARKS,  
PLAZAS, AND  
TRAILS

**2**

HOTEL  
OPTIONS

**3-MILE**

EXERCISE  
& ART LOOP

**1,500**

ONSITE  
RESIDENCES

**4+**

UNIQUE  
ENTERTAINMENT  
VENUES

**8,211**

TOTAL **FREE**  
PARKING  
SPACES





OCVIBE

# 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 Anaheim Regional Transportation Intermodal Center (ARTIC). Easy highway access, ample onsite parking, and excellent visibility add to the transit benefits of the site.



ARTIC

## 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
- TAXI:**  
Grab a yellowcab or rideshare





# Imagination

ROOTED IN SUSTAINABILITY

OCVIBE



HOW CAN A BUILDING

*foster  
innovation?*

**By nurturing the people inside.**

The Weave is a first-of-its-kind workplace – the first building in Orange County constructed of mass timber, a more sustainable material that's better for people and our planet.

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

LEVEL 1

+/-9,235K SF OFFICE

FREE COVERED PARKING



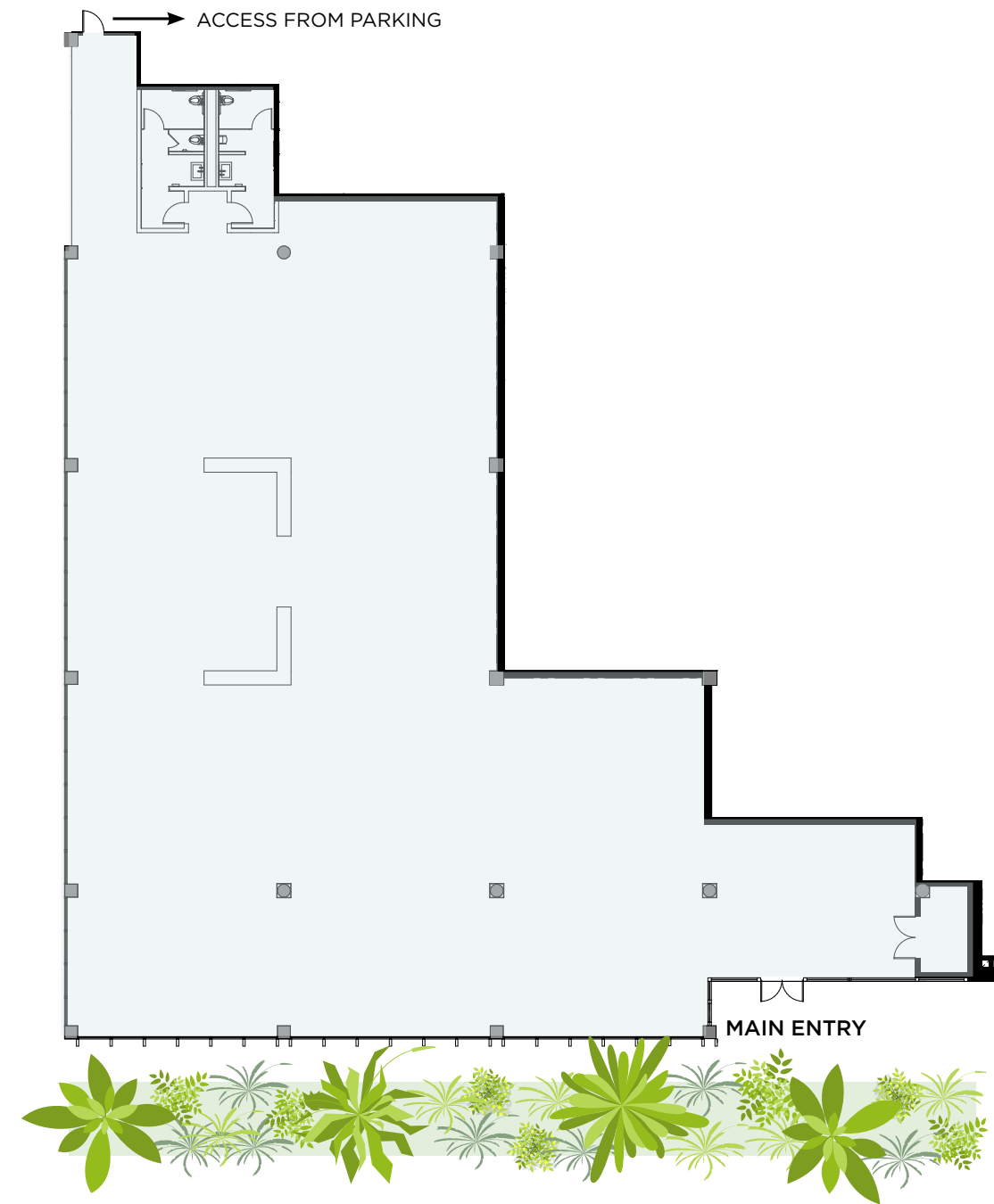
OCVIBE



LEVEL 2

+/-11,364K SF OFFICE

FREE COVERED PARKING



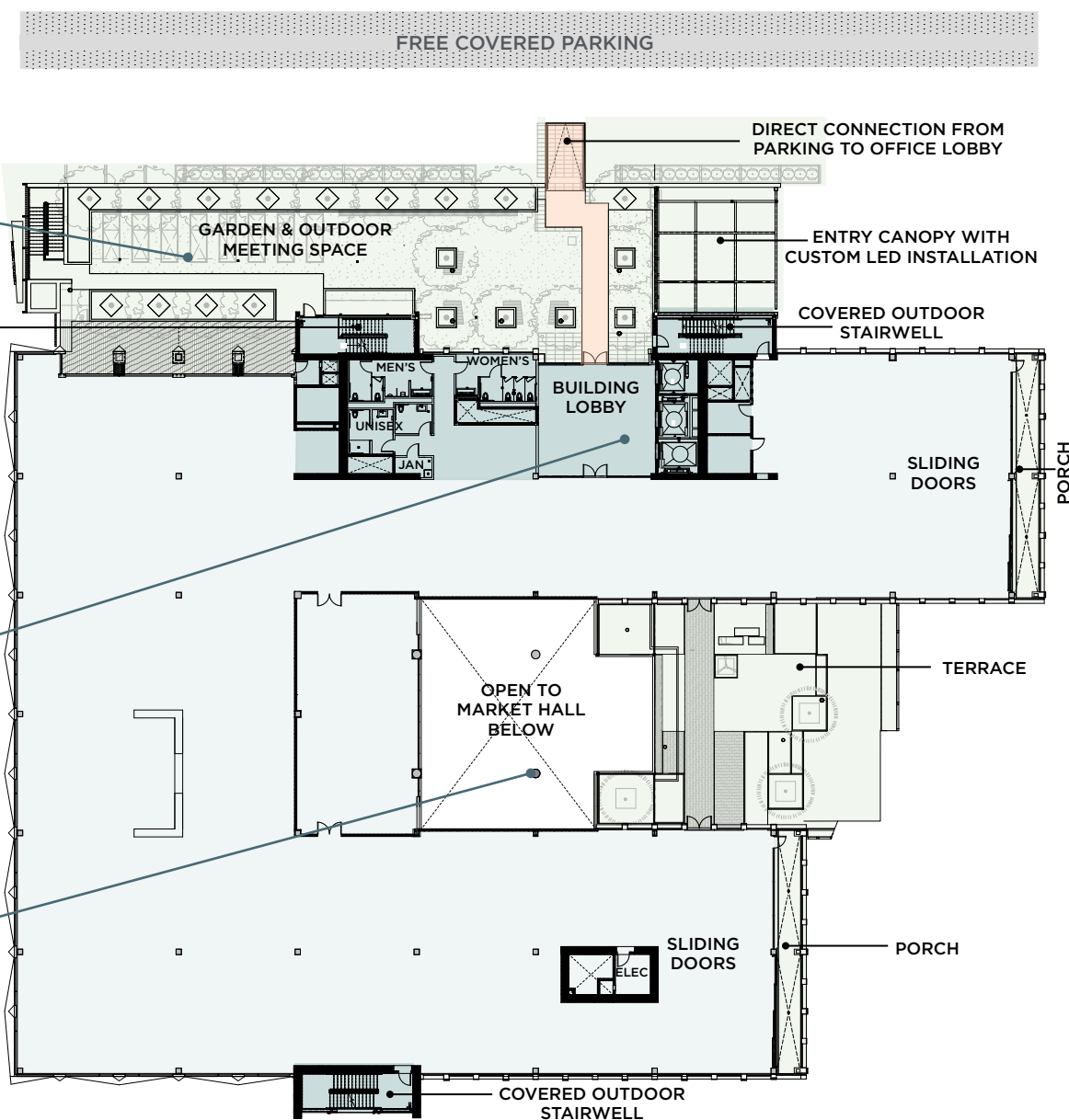




# SPACE FOR GREAT MINDS

## LEVEL 3

+/-38,766K SF OFFICE

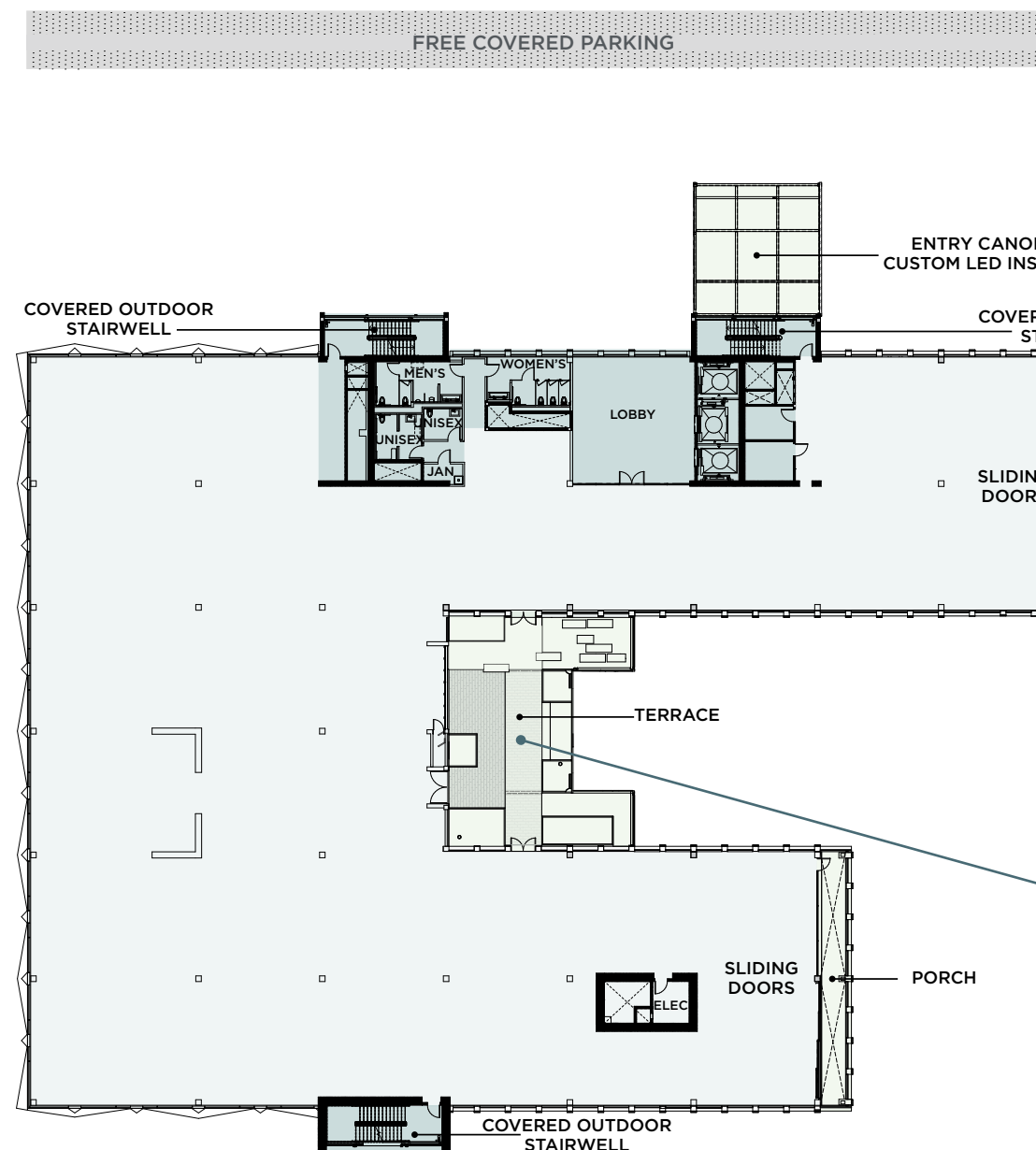


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## LEVEL 4

+/-38,103K SF OFFICE

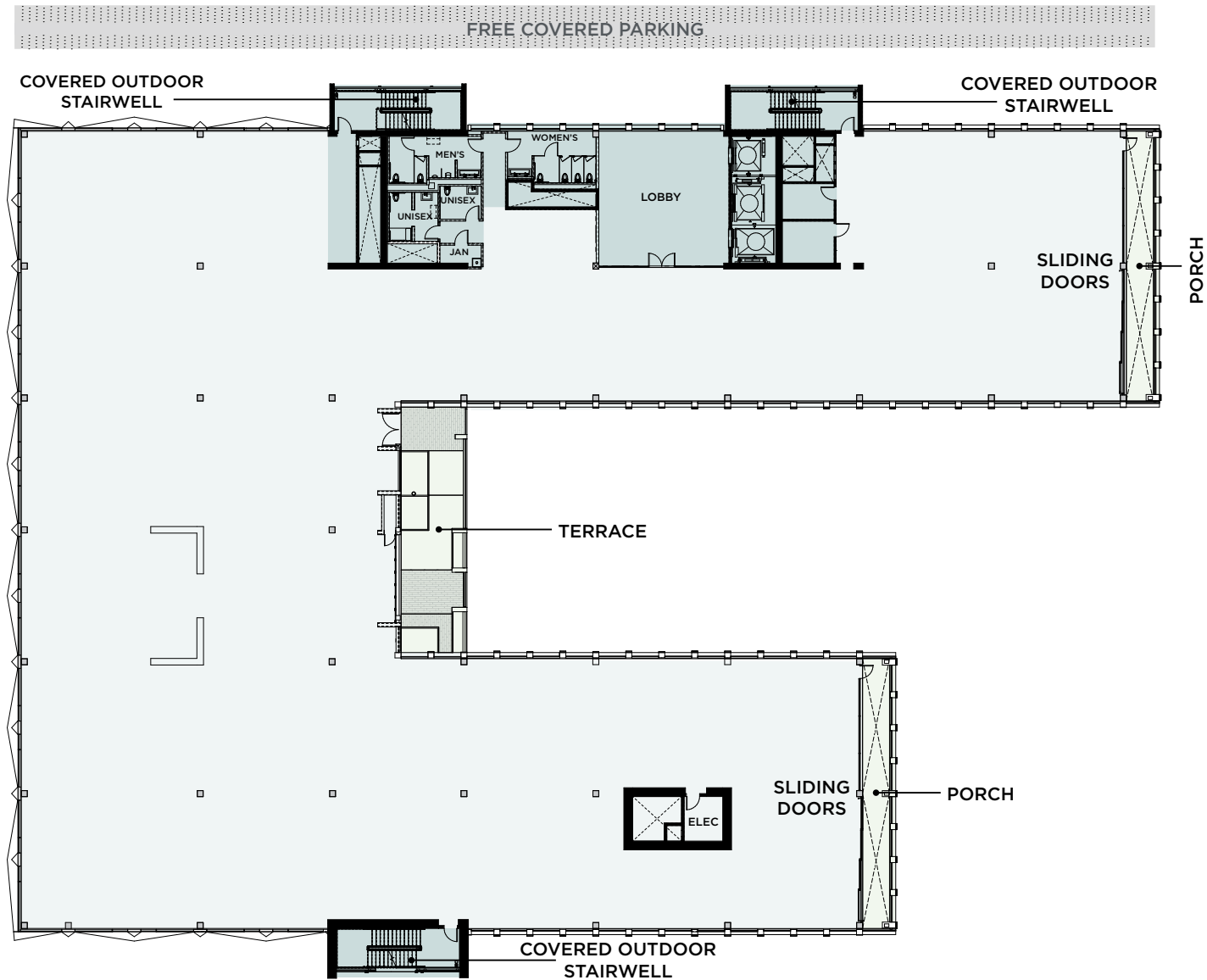






# SPACE FOR GREAT MINDS

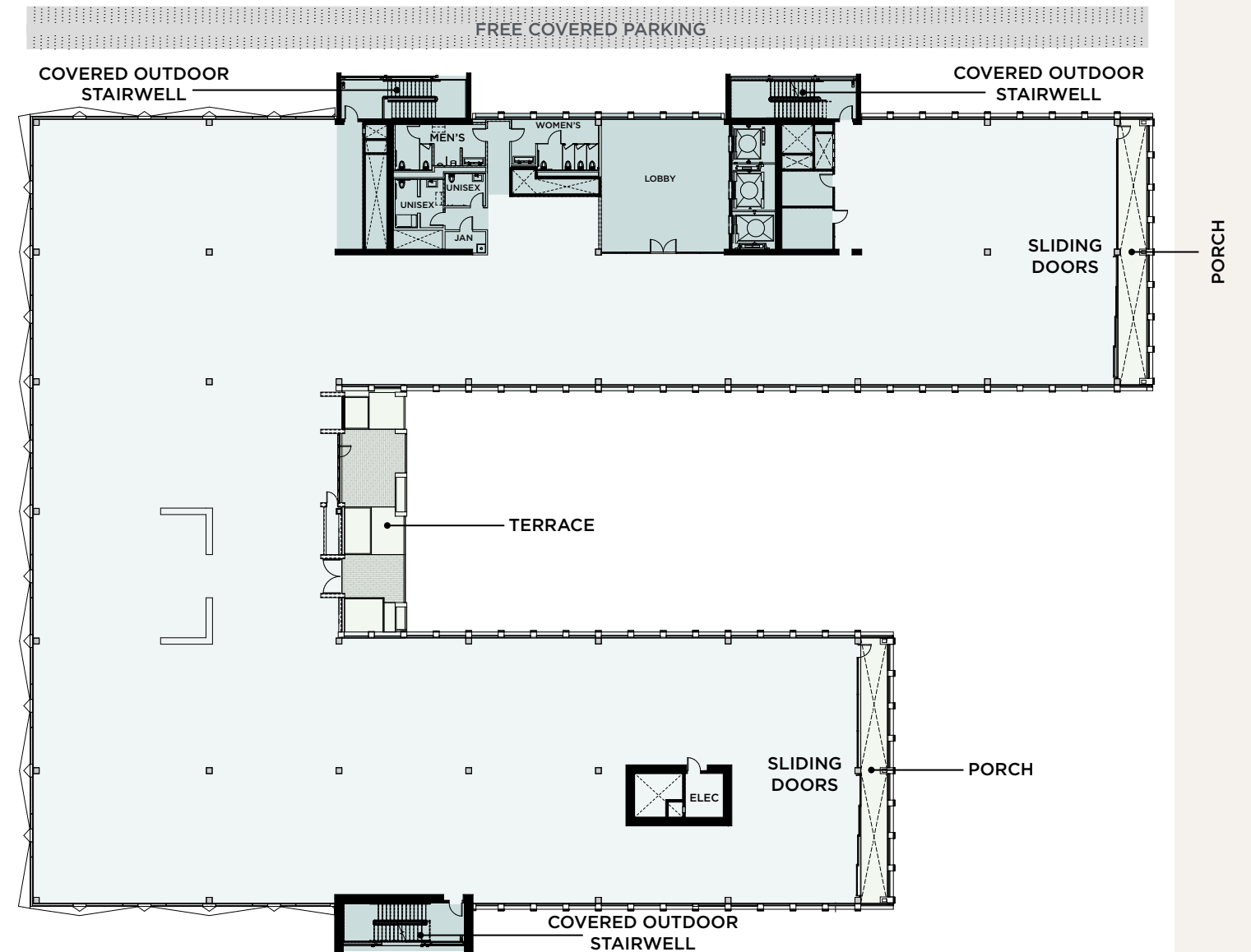
## LEVEL 5 +/-35,808K SF OFFICE



OCVIBE



## LEVEL 6 +/-34,861K SF OFFICE







OCVIBE

# THE *perfect* BLEND

HQ-quality healthy workspace, tech-enabled services, and iconic building design meld seamlessly at The Weave. Versatile spaces balance privacy and teamwork, and the outdoors is always celebrated.

## THE WEAVE HIGHLIGHTS

168K SF

BUILDING  
SIZE

6 FLOORS

OF COLLABORATIVE  
WORKSPACE

FLEXIBLE

FLOOR PLATES  
UP TO 32K SF

FURNISHED ATRIUM

DIRECTLY ACCESSIBLE  
FROM 3RD FLOOR

LEED & WELL

DESIGNED TO  
ACHIEVE BOTH  
CERTIFICATIONS

3 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

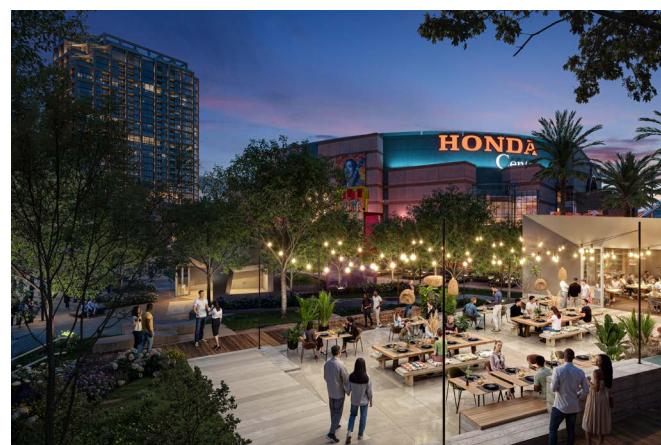






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