

# LAKESHORE



OFFICE

# WHY IRVINE?



**308,000** Population



**33.9** Median Age



**24.3** Minutes of Average Commute Time



UC Irvine is a prestigious research university that attracts students from all over the world contributing to Irvine's reputation as a center for higher education boasting over **36,000 students**



Home to numerous companies, ranging from startups to multinational corporations, attracting professionals and entrepreneurs who contribute to Irvine's economic growth and success including over **150 Fortune 500 companies**



Irvine consistently ranks among the top places to live in the U.S., thanks to its excellent schools and well-maintained infrastructure



The City of Irvine recently approved zoning changes that will allow up to **15,000 additional new home units** within the Irvine Business Complex to help meet their 2029 target





# LAKESHORE



Lakeshore is the quintessential O.C. experience – with its impressive design, appealing architecture and purposeful conveniences all within strolling distance. Our 900,000 SF campus boasts a variety of options to settle into depending on how you want to carve out your daily work flow. Escape to one of the outdoor coves for a small-group meeting and unplug in one of our many shaded lounge areas. Seek sanctuary in a coveted ‘single’ setting to plug-in and push projects forward. This is your space – and how you ‘do business’ transcends corporate walls and traditional office backdrops.

# INTRODUCING *the* PARK

AT LAKESHORE

The Park, a half-acre, plug + play event stage and lawn is Lakeshore's hub, connecting office, dining, and fitness destinations, all within the fabric of the coastal OC experience.

Designed by world-renowned architect Gensler, The Park seamlessly blends the best of a work environment and the spirit of community.

Choose to host large events or use the park to take a break, get some fresh air, and enjoy the famous Orange County weather.

The Park can accommodate 500 people, features a 17-foot video wall and has fire pits, game areas, and expansive Wi-Fi throughout.





Three class-A office towers surrounded by a two acre lake with fountains and walkways



Landmark 405 freeway frontage with visibility to 300K+ cars per day



Immediate access to John Wayne Airport



Centrally located within the "Irvine Business Complex" with immediate access to local amenities including hotels, shopping and numerous restaurants



Beautifully landscaped including a one acre central park with bocce ball courts and people spaces



Life Time Athletic Resort



Il Fornaio, Ten, Bosscat, and Pandor Restaurants





# AMENITIES



Every aspect and amenity that's poured into Lakeshore is anchored by a core concept: Preferential Treatment. We've built this space to ensure the working professionals that spend time here have the conveniences of work-life productivity and practicality – all wrapped up in an impressive presence. From Lakeshore's FOOD, FITNESS, AESTHETICS and FLOW - preferential treatment is a daily perk you deserve ... and we work hard to deliver.

*anchored by 1-acre park and 2-acre lake*

*auto detailing*

*outdoor exercise opportunities*

*dry cleaning services*

*upscale dining*

*seasonal outdoor entertainment*

*casual eateries with top-notch fare and meals to go*

*meeting spaces in the park*

*weekly food trucks*

*art installation*

*common area wi-fi*

*valet service*

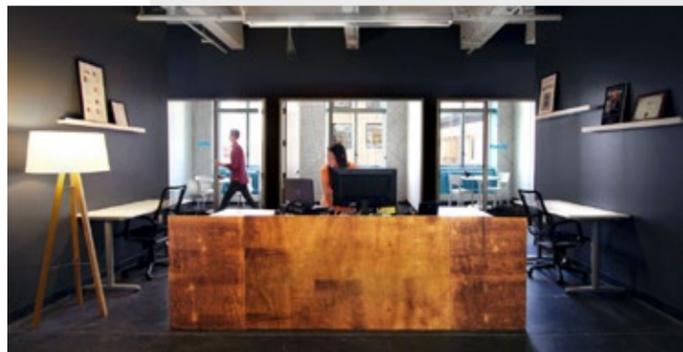
*athletic resort*

*conference center*

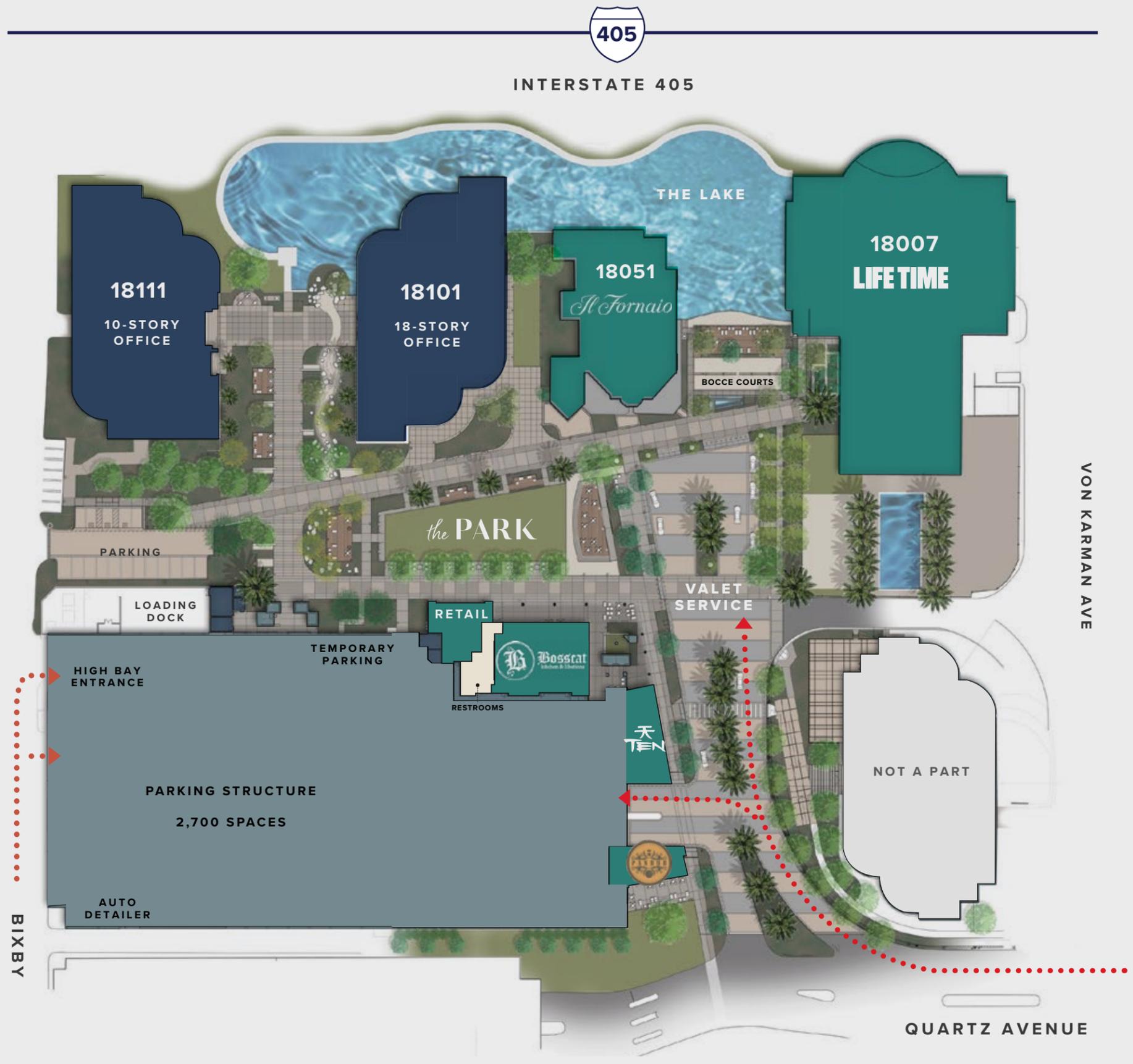
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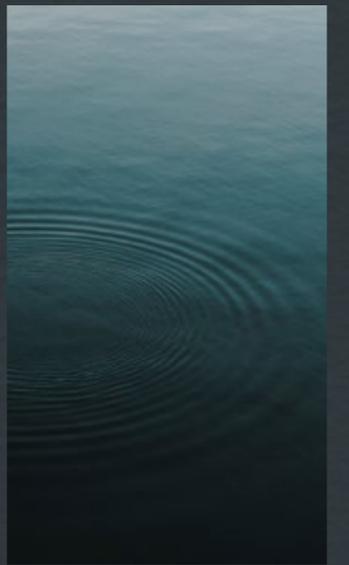
# the PARK

AT LAKESHORE



- Office
- Parking
- Retail & Restaurants
- Signage







# CAREFULLY CURATED RETAIL OFFERINGS

## ONSITE FITNESS & RESTAURANTS



**LIFE TIME**  
*Athletic Resort*

Life Time is the ultimate social and athletic a state of the art, 113,000 SF athletic resort, including child care, outdoor pool, deck and bistro serving healthy food options.

[lifetime.life](https://lifetime.life)



**IL FORNAIO**  
*Cucina Italiana*

Using the freshest ingredients & traditional cooking techniques, Il Fornaio offers a wide variety of premium-quality Italian food.

[ilfornaio.com](https://ilfornaio.com)



**BOSSCAT**  
*American Comfort Food  
+ Whisky Bar*

Bosscat Kitchen & Libations is home to an impressive whiskey stash of over 300 bottles, tasty American comfort food with a contemporary twist.

[bosscatkitchen.com](https://bosscatkitchen.com)



**TEN**  
*Sushi + Cocktail Bar*

The menu highlights a new level of Asian flair, with an emphasis on fresh, unique, and quality ingredients.

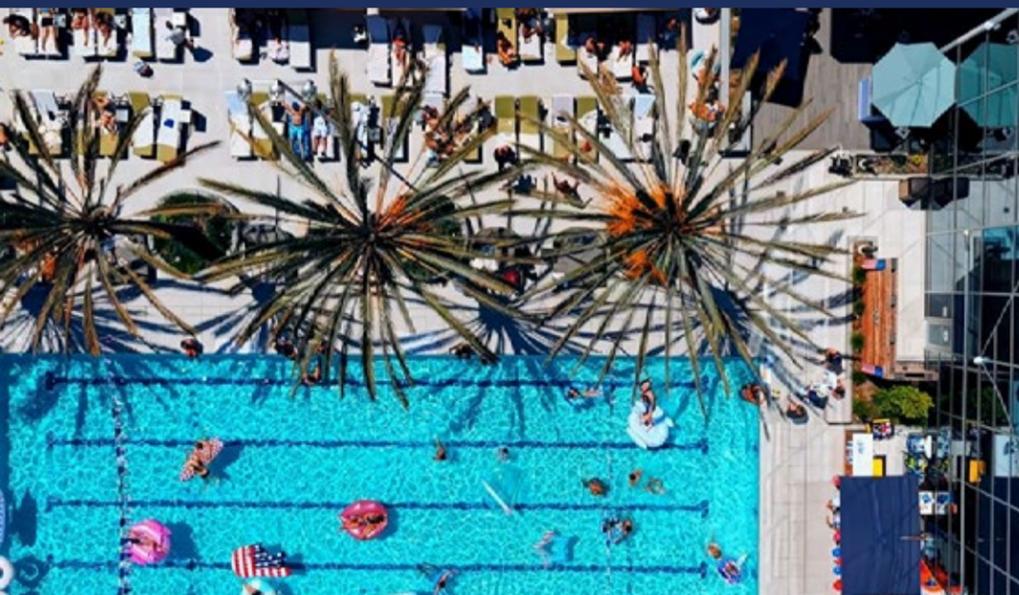
[tensushicocktail.com](https://tensushicocktail.com)



**PANDOR**  
*Artisan Bakery + Café*

Pandor specializes in authentic French artisan bread, beverages, viennoiseries, pastries, tartines, paninis, and salads.

[pandorbakery.com](https://pandorbakery.com)



# LAKESHORE



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