

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**

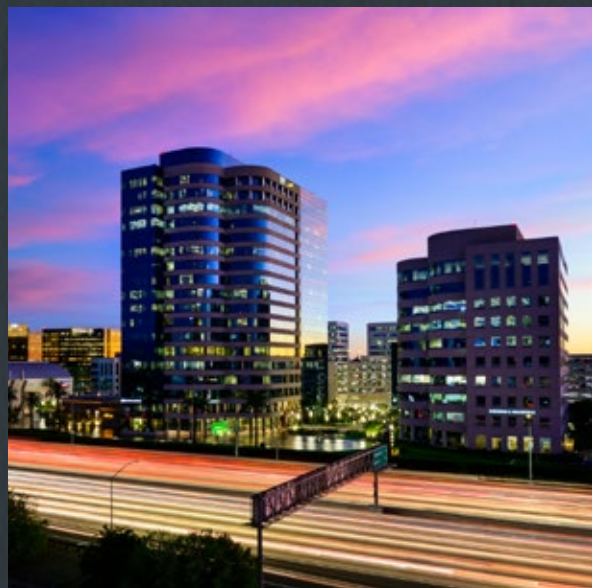


Irvine consistently ranks among the top places to live in the U.S., thanks to its excellent schools and well-maintained infrastructure



The City of Irvine recently approved zoning changes that will allow up to **15,000 additional new home units** within the Irvine Buisness 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.





Two 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



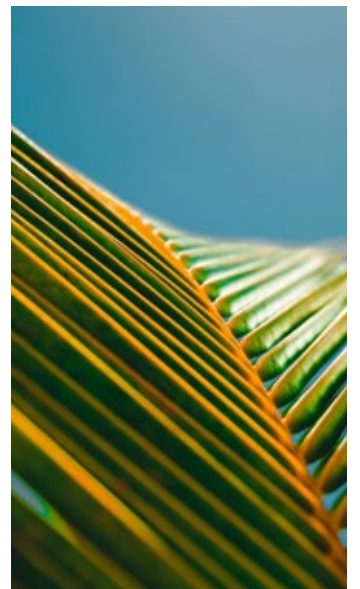
Beautifully landscaped including a **one acre central park with bocce ball courts and people spaces**



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

outdoor exercise opportunities

upscale dining

casual eateries with top-notch fare and meals to go

weekly food trucks

common area wi-fi

athletic resort

auto detailing

dry cleaning services

seasonal outdoor entertainment

meeting spaces in the park

art installation

valet service

conference center

atm

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 healty food options.

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



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



TEN
Sushi + Cocktail Bar

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

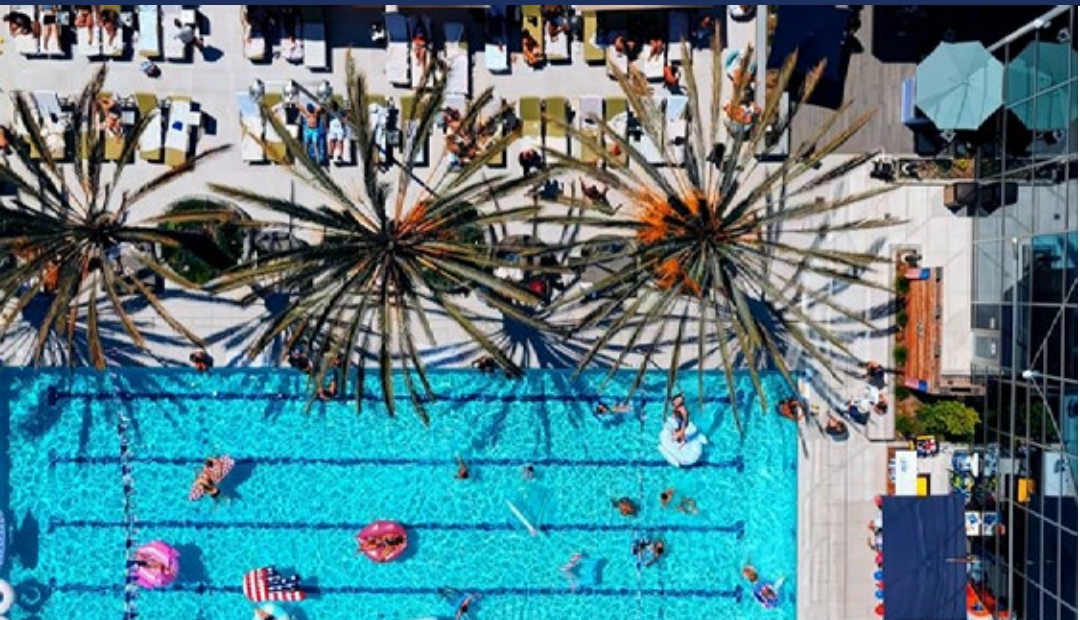
tensushicocktail.com



PANDOR
Artisan Bakery + Café

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

pandorbakery.com



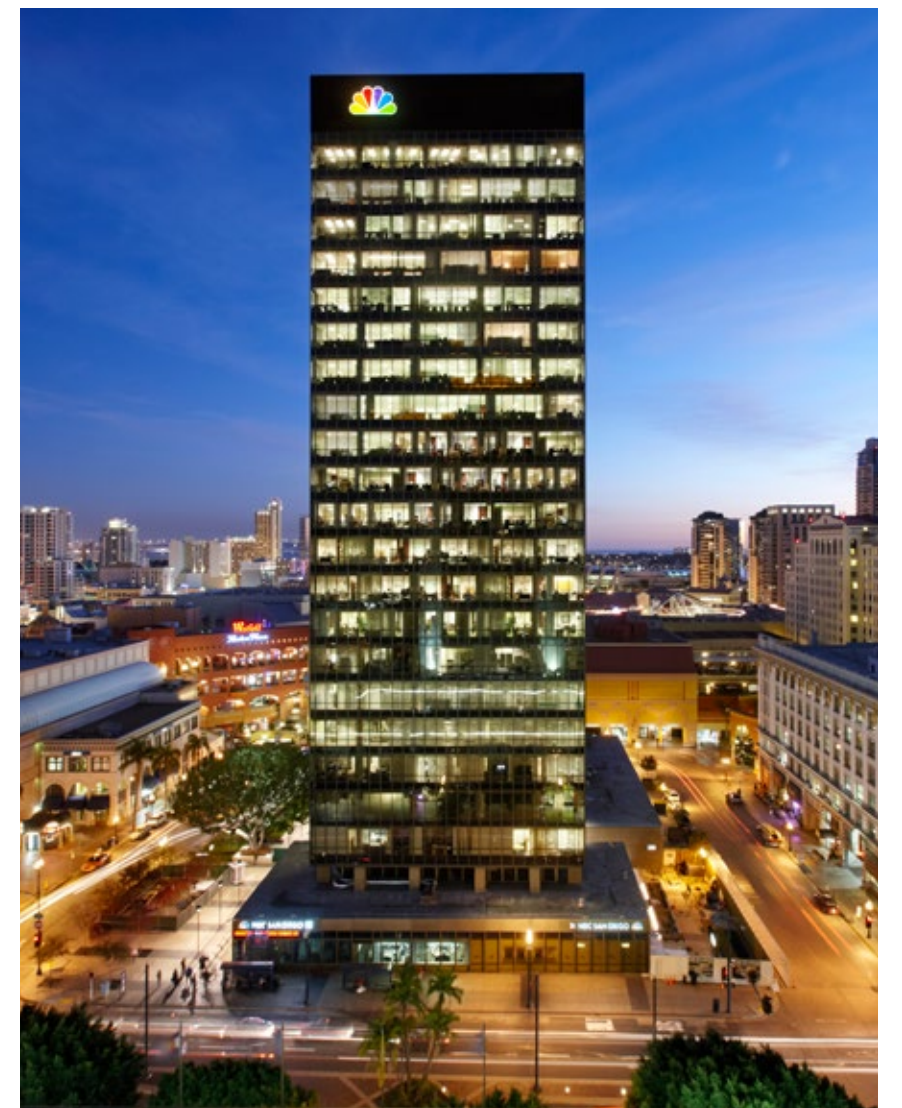
SENTRÉ



Founded in 1989, we have developed deep investment, development and operating expertise across office, multi-family, retail and industrial properties throughout the West Coast and Mexico totaling more than 10 million square feet and \$4B in transactional volume.

We partner on a variety of real estate projects in urban and/or urban-like locations that are walkable, amenity rich and located near transportation, education and employment centers.

Lakeshore is an embodiment of our real estate philosophy.



LAKESHORE



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