

2100
MAIN

IRVINE, CALIFORNIA



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BUILDING VIDEO



BUILDING HIGHLIGHTS

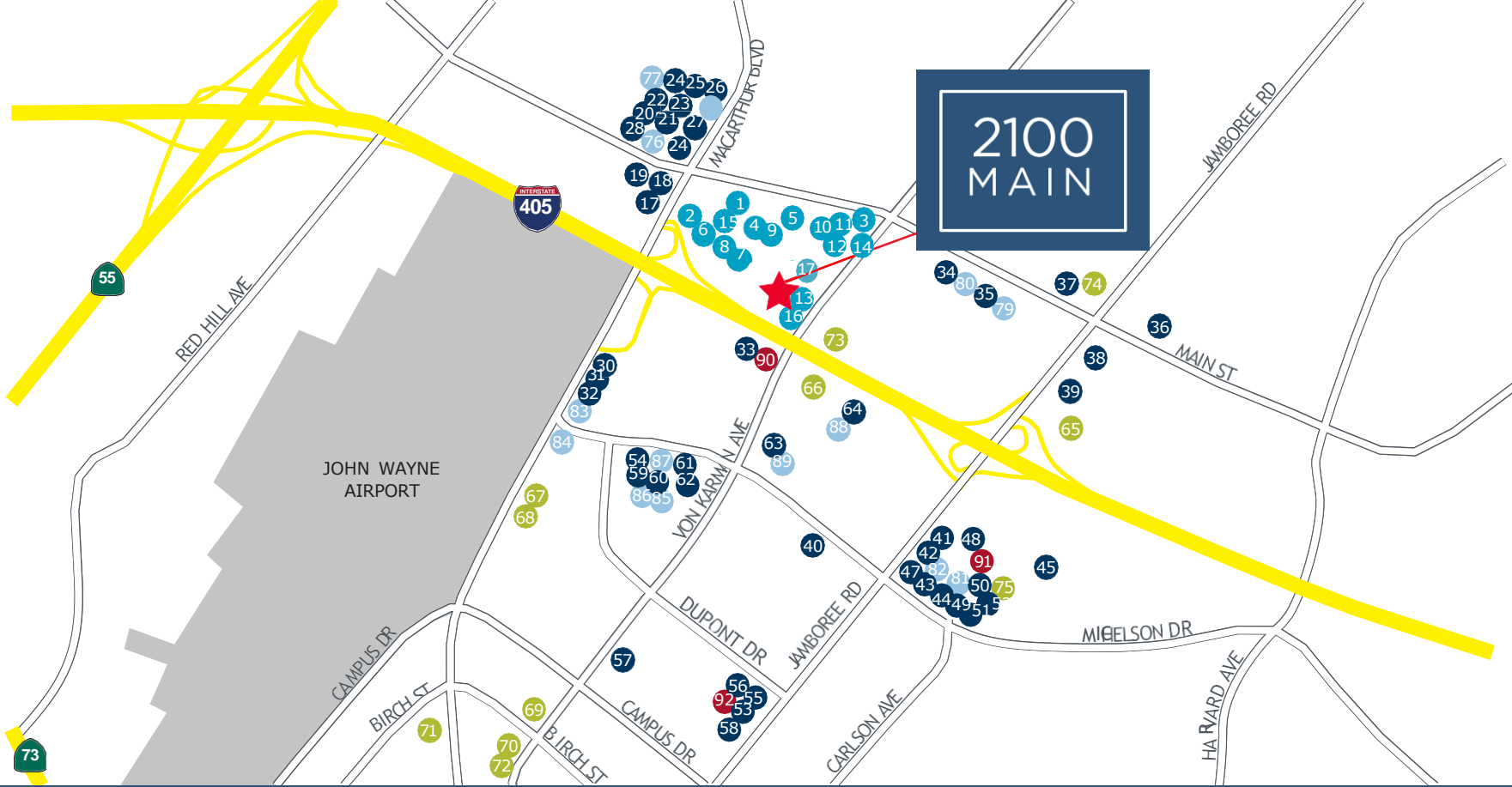
- Four story, 89,041 square foot mid-rise office building located in the Irvine Concourse
- High Identity location as the project is situated immediately adjacent to the San Diego (405) Freeway
- Amenity rich project featuring three on site cafes, multiple restaurants, two hotels, the Equinox Sports Club and both Wells Fargo and Sunwest Bank ATM machines
- Collaborative exterior people space throughout project common areas
- Major Building HVAC Upgrades Completed in 2020
- Conveniently located with easy access to John Wayne Airport, Fashion Island, South Coast Plaza and The District at Tustin Legacy



October 2024

OFFICE SPACE FOR LEASE

Suite No.	Size	Ask Rate	Details
210	3,957 RSF	\$2.50 FSG	10 Private Offices, 1 Conference Room, and Break Area. Available Now.
240	2,971 RSF	\$2.50 FSG	5 Private Offices, Conference Room and Open Office Area. Available Now.
250	9,830 RSF	\$2.50 FSG	14 perimeter private offices, open area, kitchen, conference room. Available Now.
350	5,216 RSF	\$2.50 FSG	3 private offices, 1 conference room, kitchen and open area. Available Now.
400	3,747 RSF	\$2.50 FSG	3 private offices, kitchen and open area. Available Now.
420	4,766 RSF	\$2.50 FSG	7 Private Offices, Open Bull Pen, Storage Office, Break Room. Available Now.
450	12,441 RSF	\$2.50 FSG	Upgraded finishes throughout, 9 Private Offices, 2 Conference Rooms, large breakroom, large open areas, upgraded finishes throughout. Available Now.
450A	9,785 RSF	\$2.50 FSG	Upgraded finishes throughout. 5 private offices, conference room, large kitchen and large open area. Available in 30 days.
450B	2,656 RSF	\$2.50 FSG	Upgraded finishes throughout. 4 private offices, large conference room and open area. Available in 30 days.



ON-SITE AMENITIES

- 1 The Goldfinch
- 2 Equinox Sports Club & Eclipse Restaurant
- 3 Izakaya Osen
- 4 Porch & Swing
- 5 SOL Mexican Cucina
- 6 Oliver Café
- 7 Wells Fargo ATM
- 8 MJ's Café
- 9 Maldon's Bistro
- 10 Starbucks
- 11 Vibrante SoCal Kitchen & Bar
- 12 Embassy Suites Irvine
- 13 Haven Point at the Sonesta Hotel
- 14 The Trough
- 15 Market Place
- 16 Spruce & Olive

DINING

- 17 Makino
- 18 Agora
- 19 McDonald's
- 20 Flame Broiler
- 21 Mediterrania Grill
- 22 Croutons
- 23 Nektar
- 24 Poke Dot
- 25 Jersey Mike's Subs
- 26 Tokio Grill
- 27 Starbucks
- 28 Flippin Pizza
- 29 Carl's Jr.
- 30 Gulliver's Prime Rib
- 31 El Torito
- 32 IHOP
- 33 Il Fornaio
- 34 Baja Fresh
- 35 Main Street Pizza
- 36 Boudin SF
- 37 Andrei's Conscious Cuisine
- 38 Bistro 24
- 39 Eats Kitchen
- 40 MJ's Café
- 41 Houston's
- 42 The Counter
- 43 Lady M Cake
- 44 Which Wich
- 45 Market Café
- 46 Wahoo's Fish Taco
- 47 Lemonade

LODGING

- 48 Panini Kabob Grill
- 49 Ruth's Chris Steak House
- 50 Starbucks
- 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
- 65 Hotel Irvine
- 66 Irvine Marriott
- 67 Atrium Hotel
- 68 Hilton Irvine
- 69 Extended Stay America
- 70 Fairmont Newport Beach
- 71 Hyatt Regency JWA

SERVICES

- 72 Renaissance Newport
- 73 Hilton Garden Inn
- 74 Courtyard by Marriott
- 75 AC Hotel by Marriott Irvine
- 76 Union Bank
- 77 7-Eleven
- 78 OC Smile Dental
- 79 Picadilly Cleaners
- 80 Wells Fargo ATM
- 81 Verizon Wireless
- 82 Mother's Market
- 83 Union Bank
- 84 Bank of America
- 85 Pack & Ship
- 86 Horizon Cleaners
- 87 Unique Nails
- 88 FedEx
- 89 Mickey Fine Pharmacy

HEALTH & FITNESS

- 90 24 Hour Fitness Ultra Sport
- 91 LA Fitness
- 92 CorePower Yoga



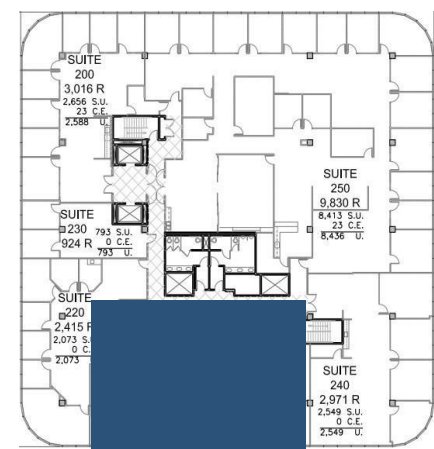
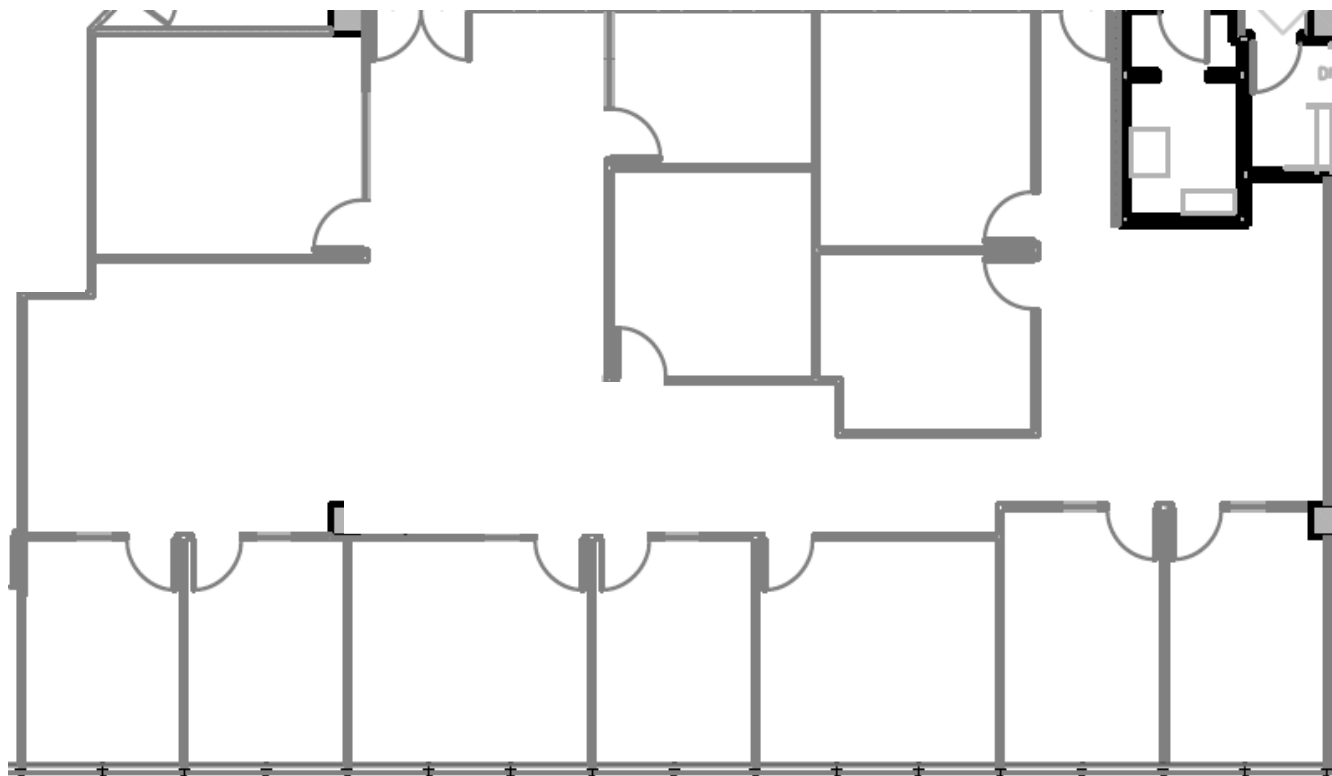


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FLOOR PLAN

SUITE 210 - 3,957 SF

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PHOTOS

SUITE 210 - 3,957 SF

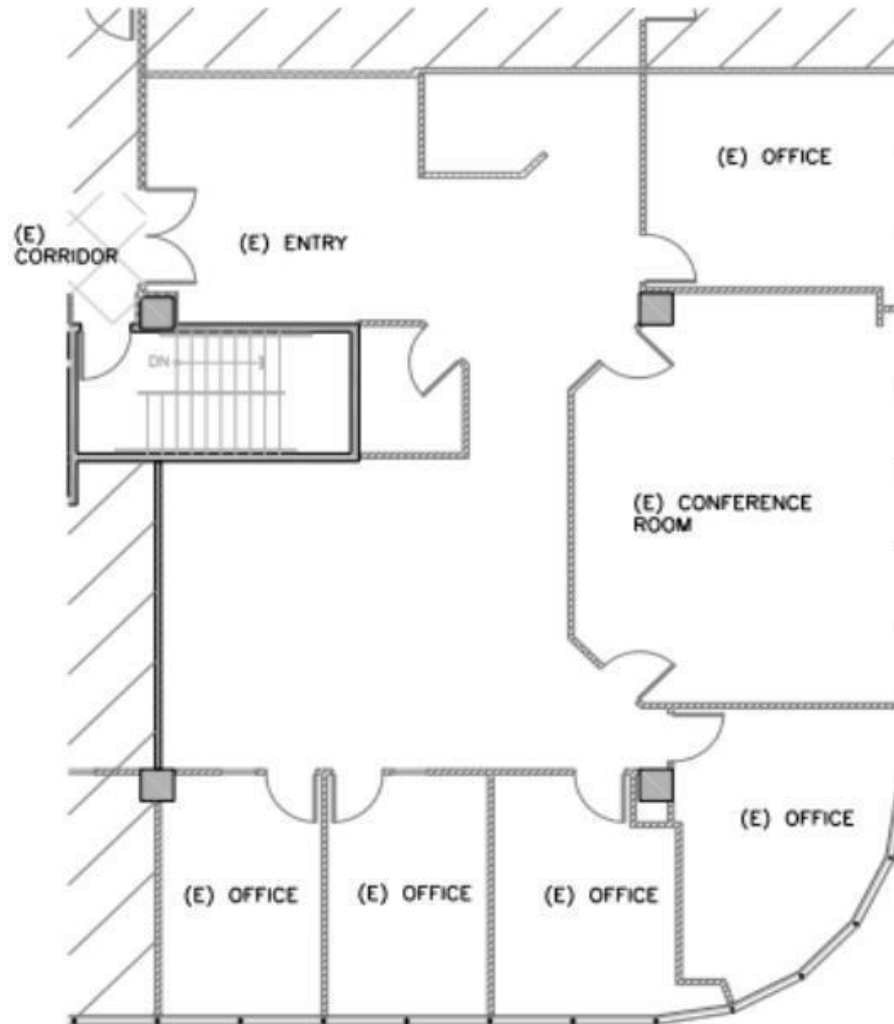
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FLOOR PLAN

SUITE 240 - 2,971 SF

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PHOTOS

SUITE 240 - 2,971 SF

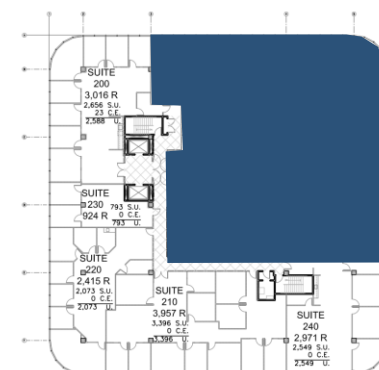
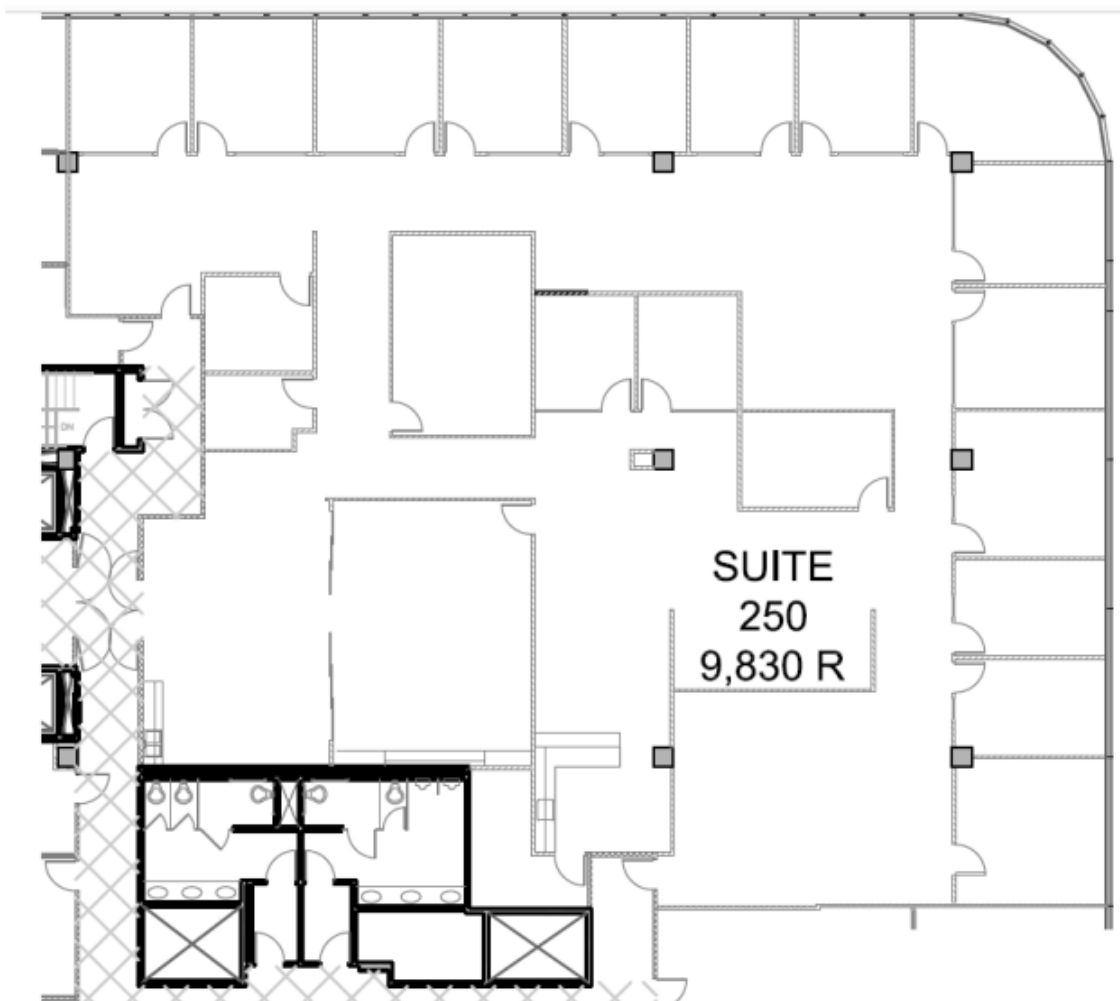
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FLOOR PLAN

SUITE 250 - 9,830 SF

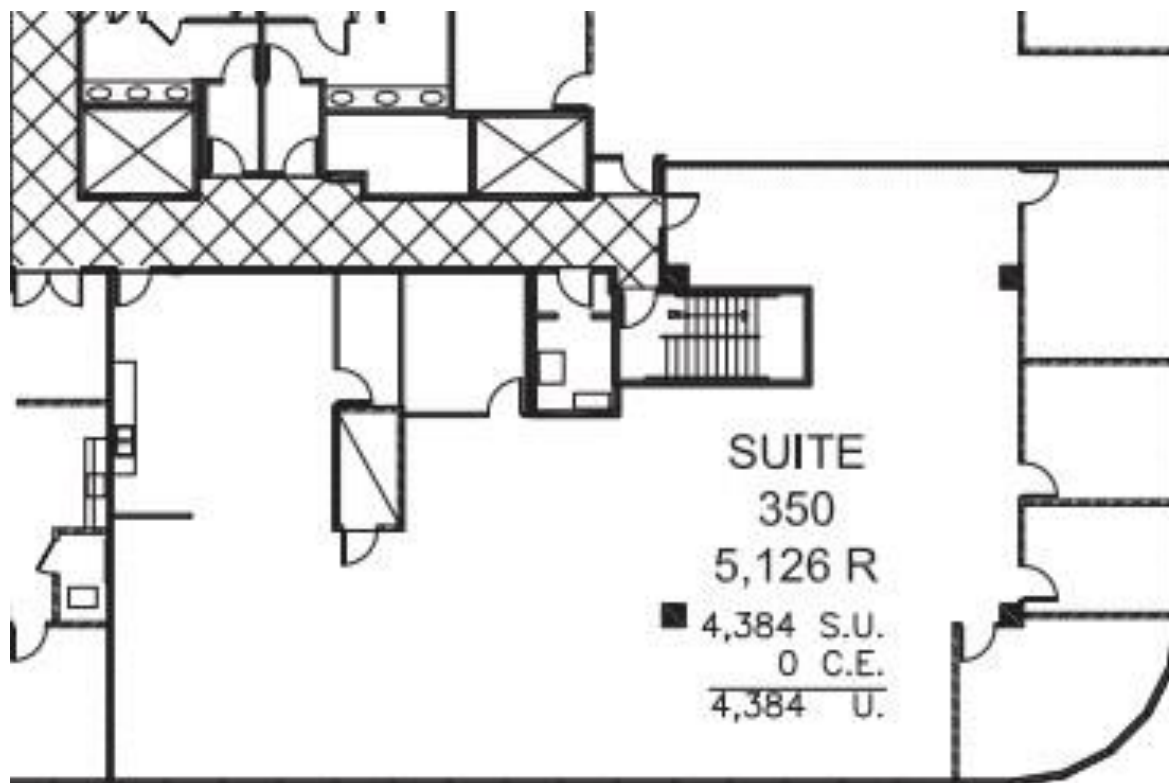
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FLOOR PLAN

SUITE 350 - 5,216 SF

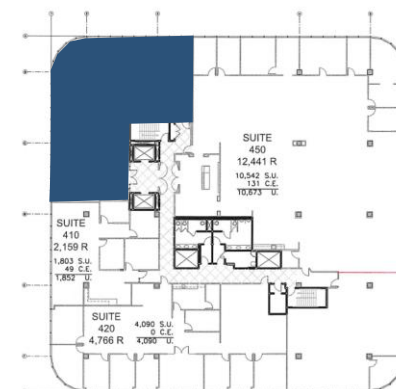
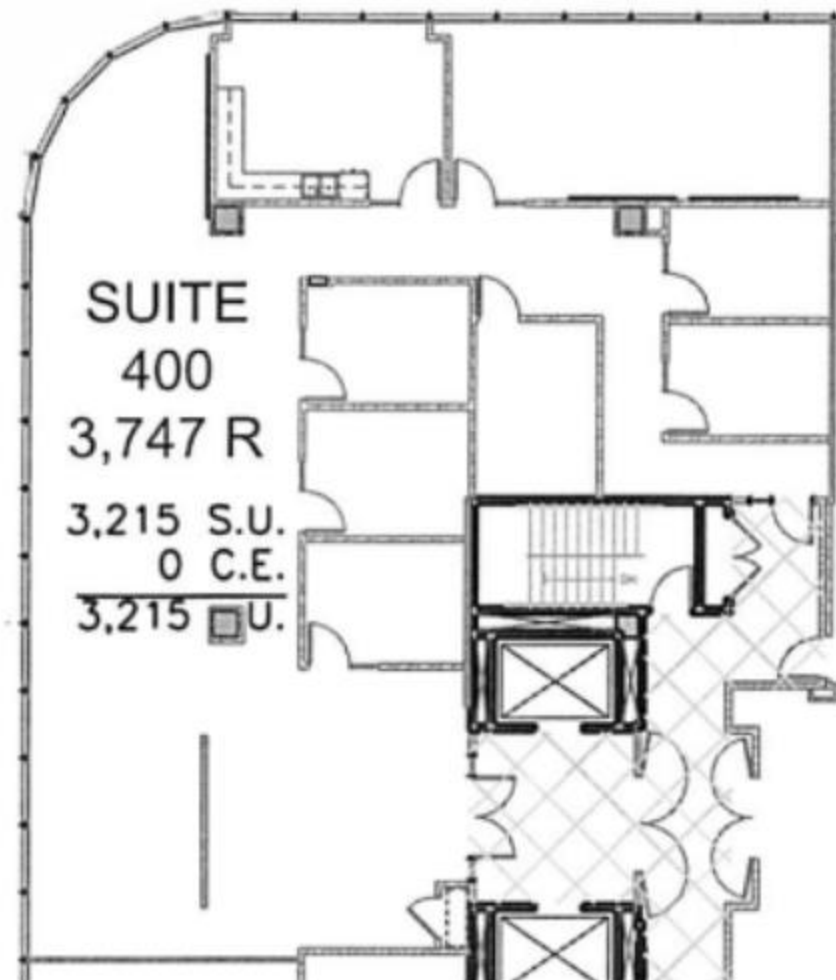
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FLOOR PLAN

SUITE 400 - 3,747 SF

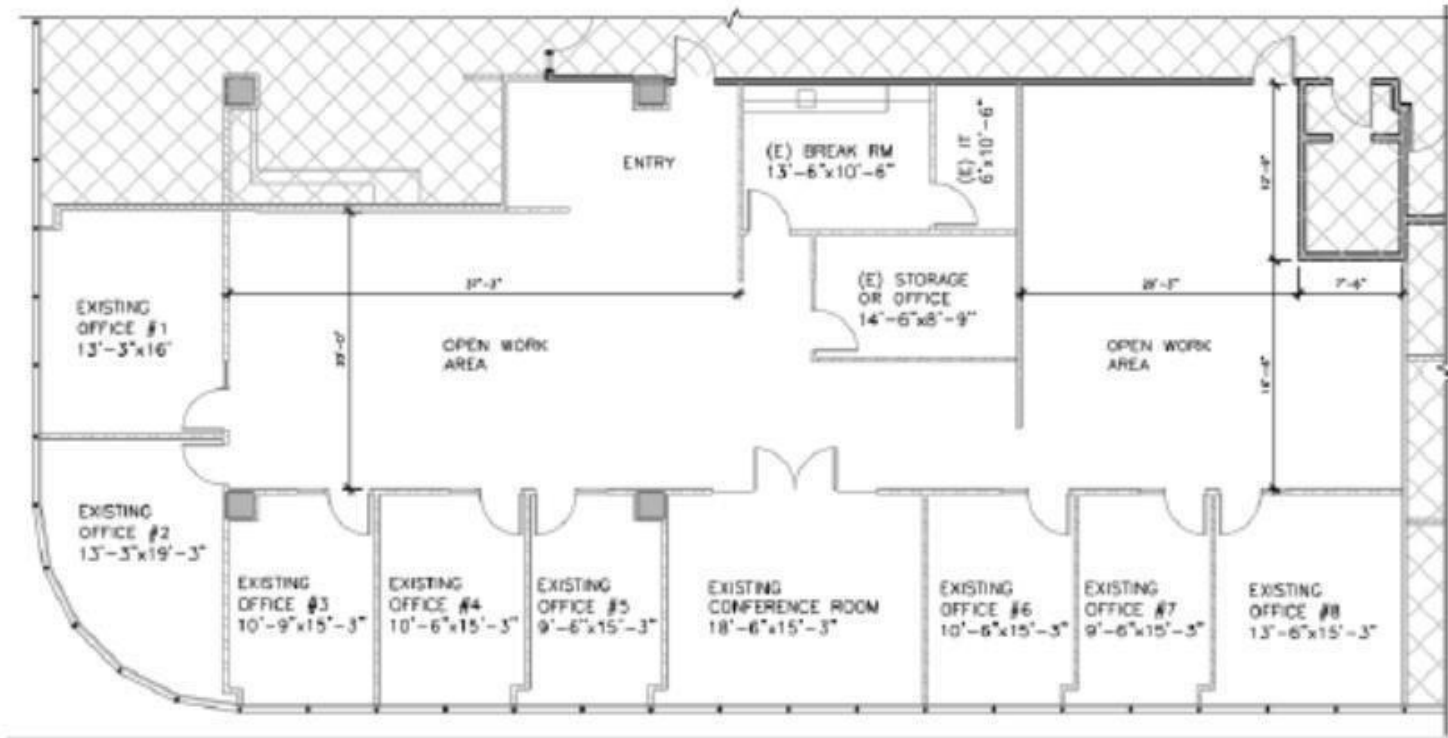
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FLOOR PLAN

SUITE 420 - 4,766 SF

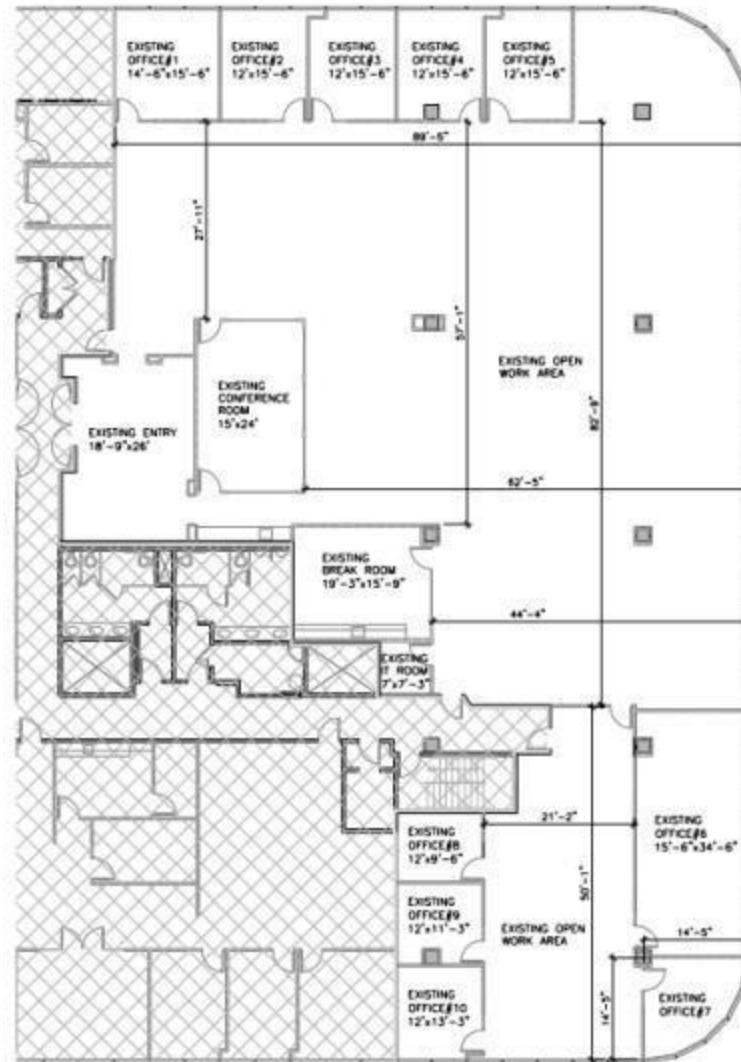
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FLOOR PLAN

SUITE 450 - 12,441 SF

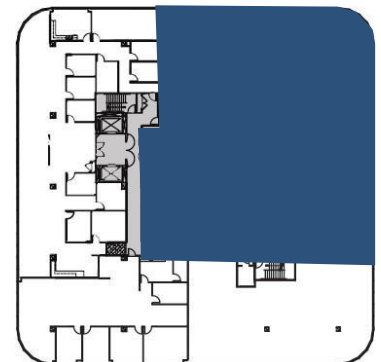
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FLOOR PLAN

SUITE 450A - 9,785 SF

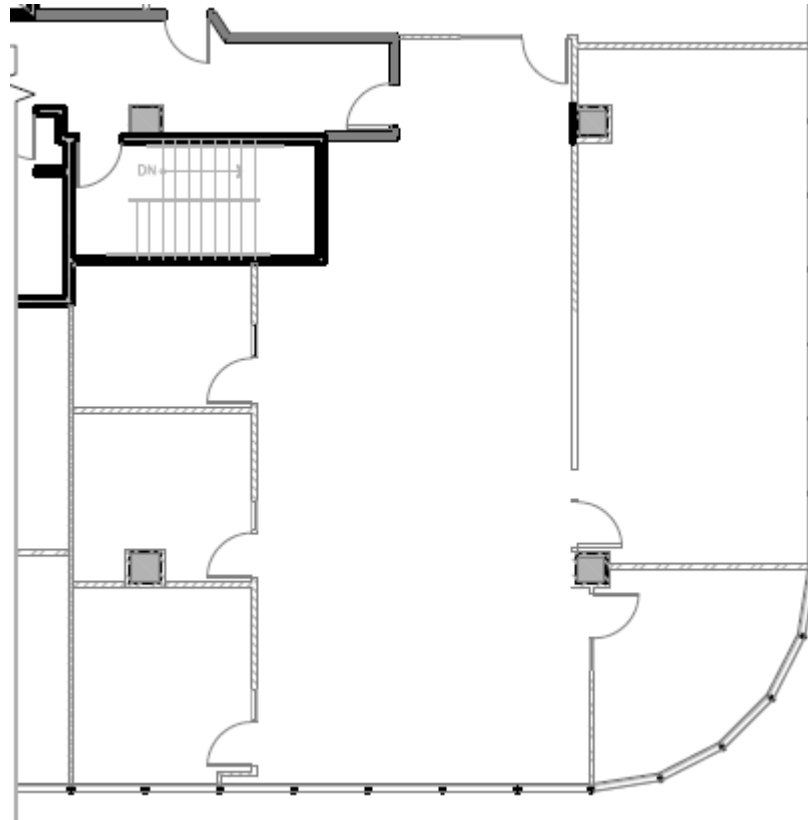
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FLOOR PLAN

SUITE 450B - 2,656 SF

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[View Site Specific COVID-19 Prevention Plan](#)