



MAIN^{AT}MAIN

2100 MAIN STREET, IRVINE CA

CBRE



2100 Main

is an 89,041-square-foot, four-story office building situated within the well-established Irvine Concourse Business Park. As one of 12 buildings in this premier mixed-use campus, the property offers strong freeway visibility and convenient regional access. Tenants benefit from an extensive collection of on-site amenities, including cafés, restaurants, hotels, Equinox Sports Club, and banking services. Recently improved outdoor workspaces and updated HVAC systems provide a contemporary, efficient work setting—minutes from John Wayne Airport, Fashion Island, South Coast Plaza, and The District at Tustin Legacy.





BUILDING

FEATURES



Four-story, 89K SF Office Building



Excellent Freeway Visibility



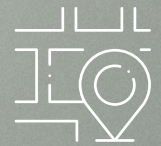
Desirable Mix of On-Site Amenities



Multiple Outdoor Working Environments



HVAC Upgrades



Located in the Heart of Irvine



FIND YOUR SPACE



- 1 **SUITE 210**
10 Private Offices,
1 Conference Room and
Break Area
±3,957 SF

- 2 **SUITE 240 (Spec Suite)**
2 Private Offices, and
Open Office Area
±2,971 SF

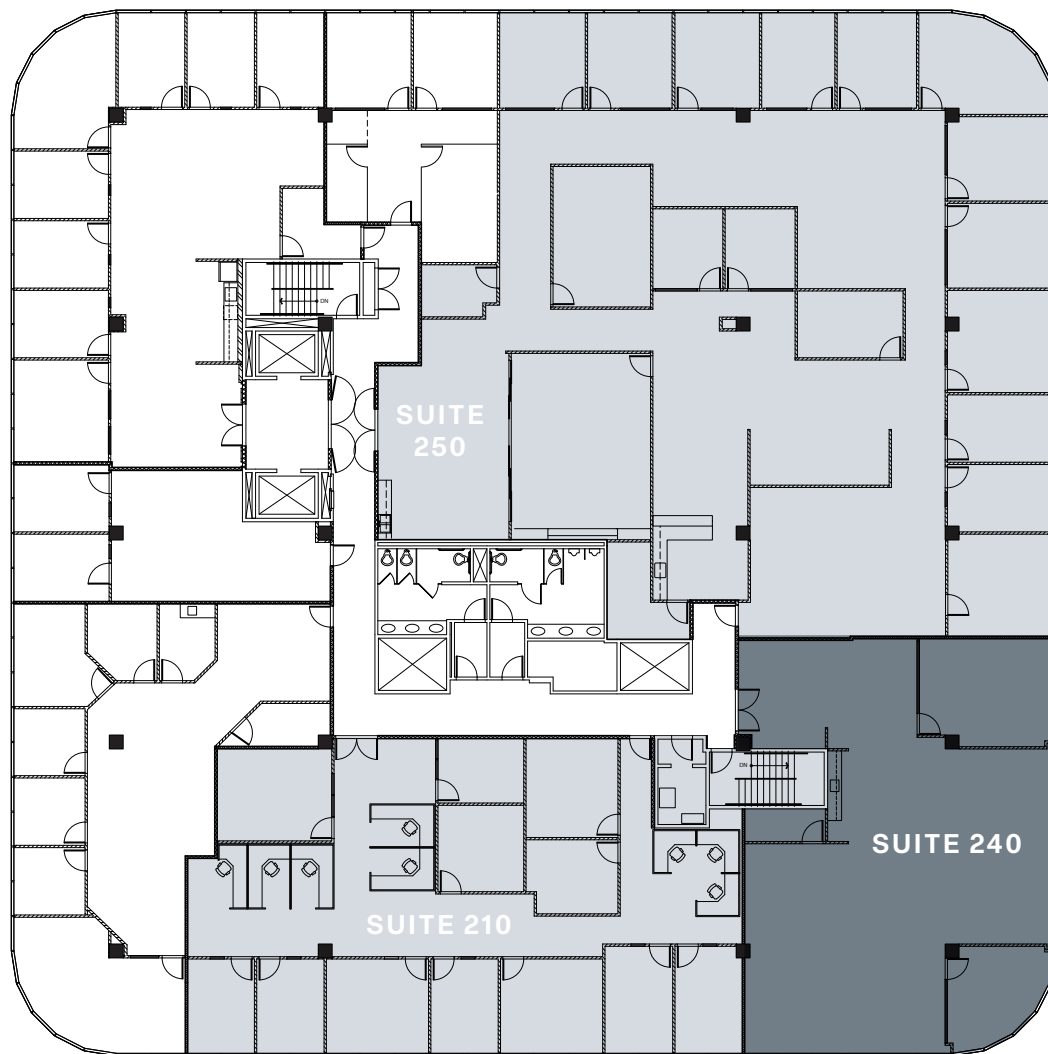
- 3 **SUITE 250**
14 Perimeter Private Offices,
3 Interior Offices, Open Area,
Kitchen, and Conference Rooms
±8,845 SF

- 4 **SUITE 350**
3 Private Offices, 1 Conference
Room, Kitchen and Open Area
±5,126 SF

- 5 **SUITE 420**
7 Private Offices, Open Bull Pen,
Storage Office, and
Break Room
±4,766 SF



SECOND FLOOR PLAN



SUITE 210

±3,957 SF

±6,928 SF

SUITE 240

±2,971 SF

(SPEC SUITE)

SUITE 250

±8,845 SF

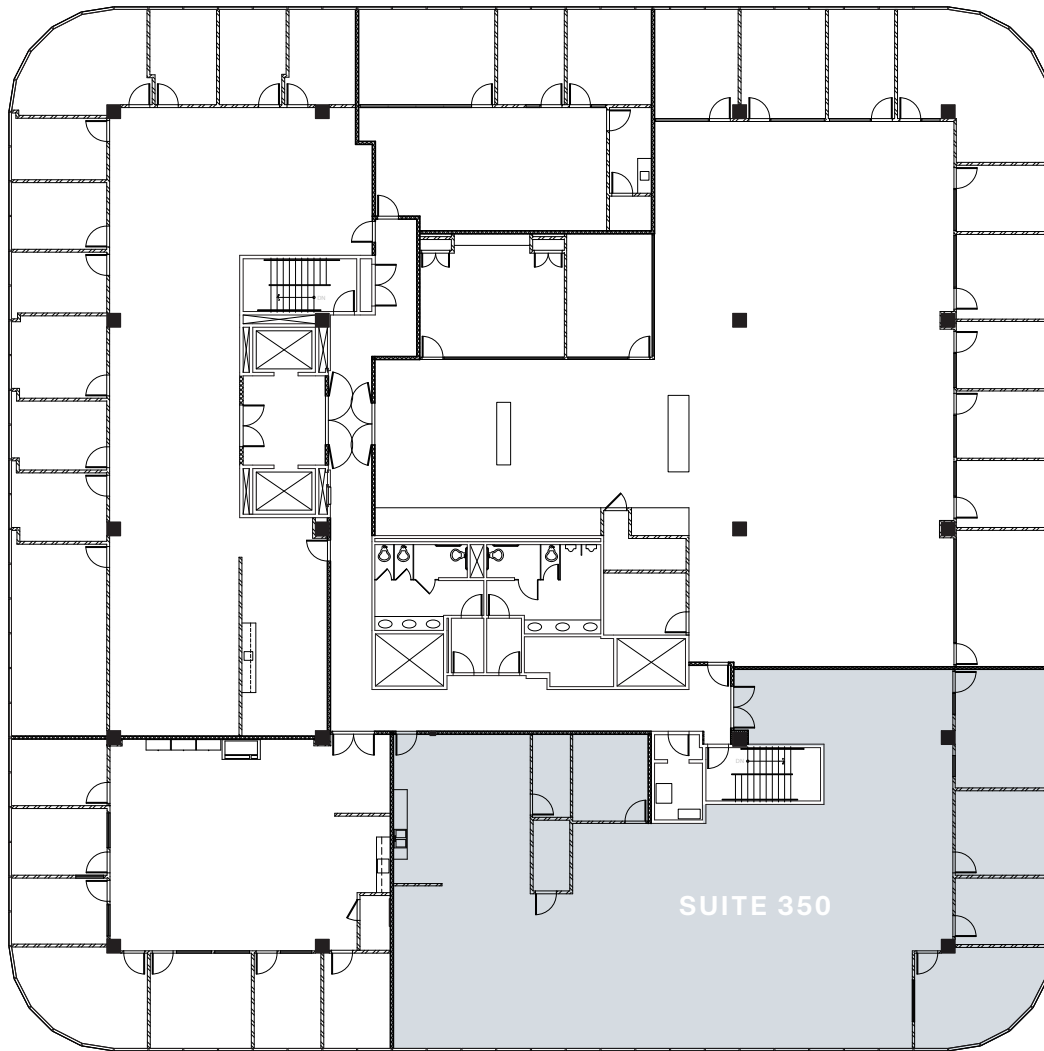
±11,816 SF

(EXTERIOR SIGNAGE OPPORTUNITY)

*ALL 3 SUITES CAN BE COMBINED FOR **±15,773 SF***



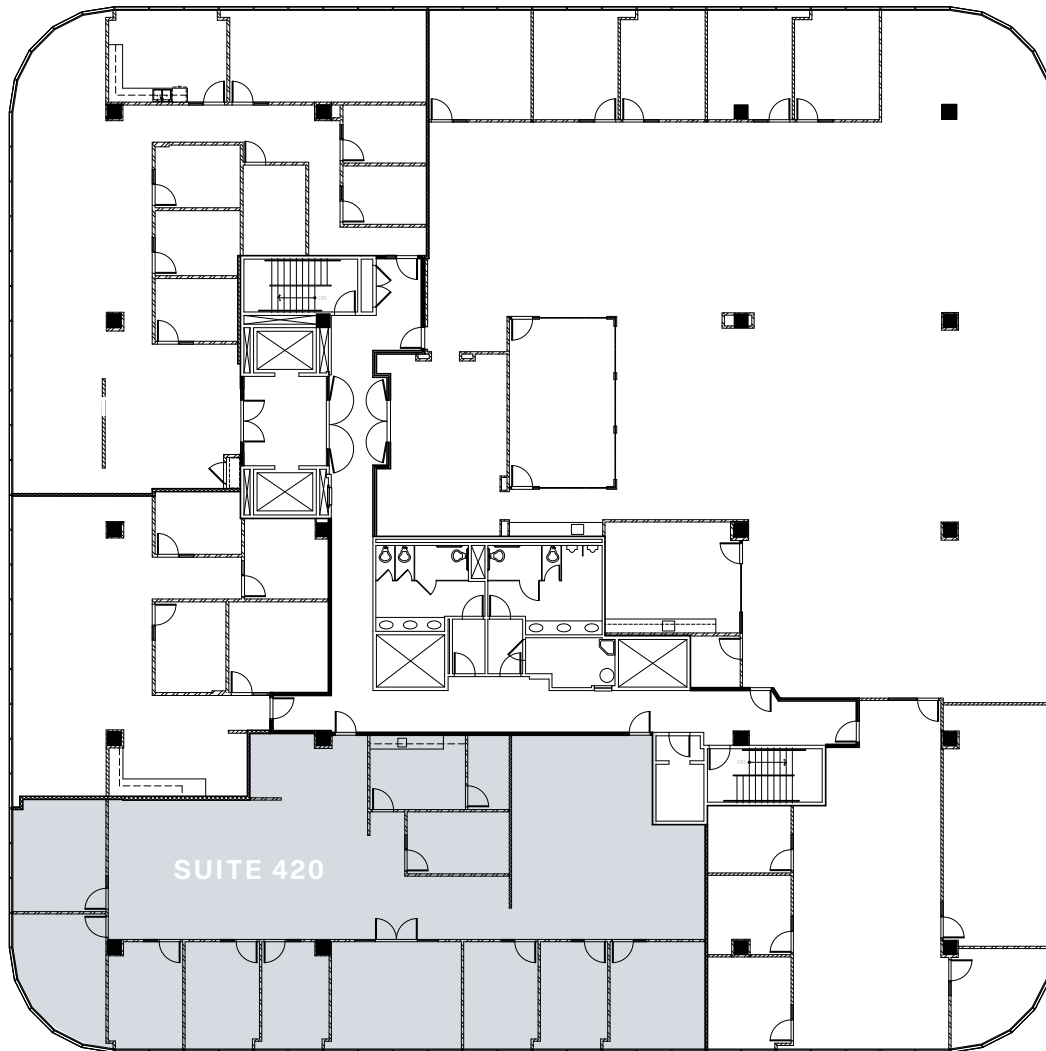
THIRD FLOOR PLAN



SUITE 350
±5,126 SF



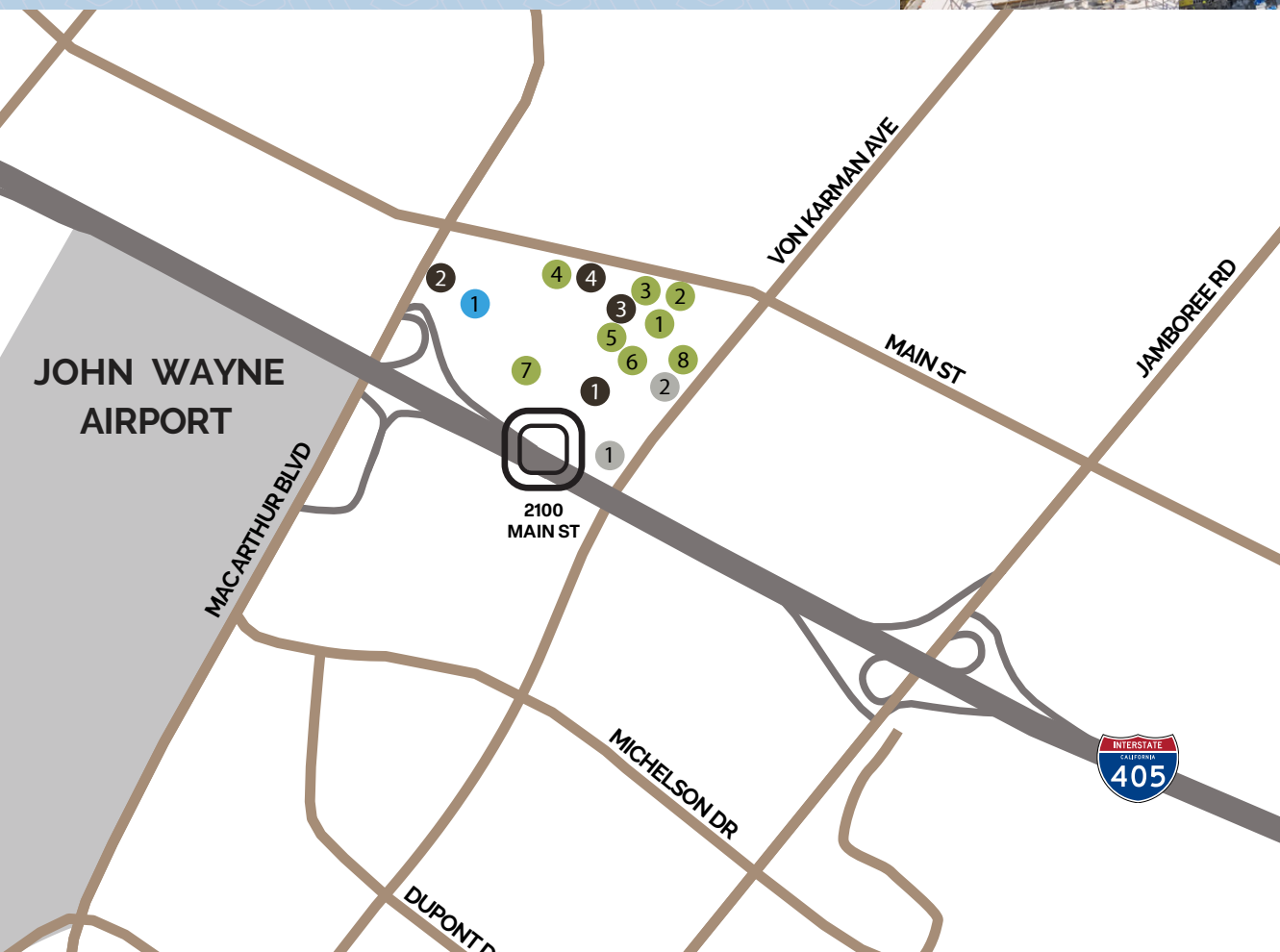
FOURTH FLOOR PLAN



SUITE 420
±4,776 SF



ON - SITE AMENITIES



DINING ★

1. The Trough
2. Izakaya Osen
3. The Goldfinch
4. SOL Mexican Cocina
5. Maldon's Bistro
6. KIT Coffee
7. MJ's Cafe
8. Vibrante SoCal Kitchen

ON-SITE LODGING ★

1. Sonesta Hotel
2. Embassy Suites by Hilton

ON-SITE HEALTH & FITNESS ★

1. Equinox

ON-SITE SERVICES ★

1. Sunwest Bank
2. California Bank & Trust
3. Umpqua Bank
4. Tesla Super Charging Stations

NEARBY AMENITIES

DINING ★

1. Galpão Gaucho
2. McDonald's
3. Carl's Jr.
4. Flame Broiler
5. Nektar Juice
6. Jersey Mike's
7. Cluck Kitchen
8. Starbucks
9. Gulliver's
10. El Torito
11. Il Fornaio
12. Bosscat Kitchen
13. TEN Sushi
14. Pandor Artisan Bakery
15. Benny & Mary's
16. North Italia
17. Ruth's Chris
18. Starbucks
19. Lady M Cake
20. Wahoo's
21. Postino
22. Houston's
23. Panini Kabob
24. Puesto

25. Warehouse 42

26. Boudin SF
27. Krave Asian Fusion
28. The Bistro
29. TP Tea
30. Main Street Pizza
31. Greek Island Cuisine
32. Baja Fresh
33. Hangar 24
34. Mother's Market & Kitchen
35. Irvine Market Liquor

HEALTH & FITNESS ★

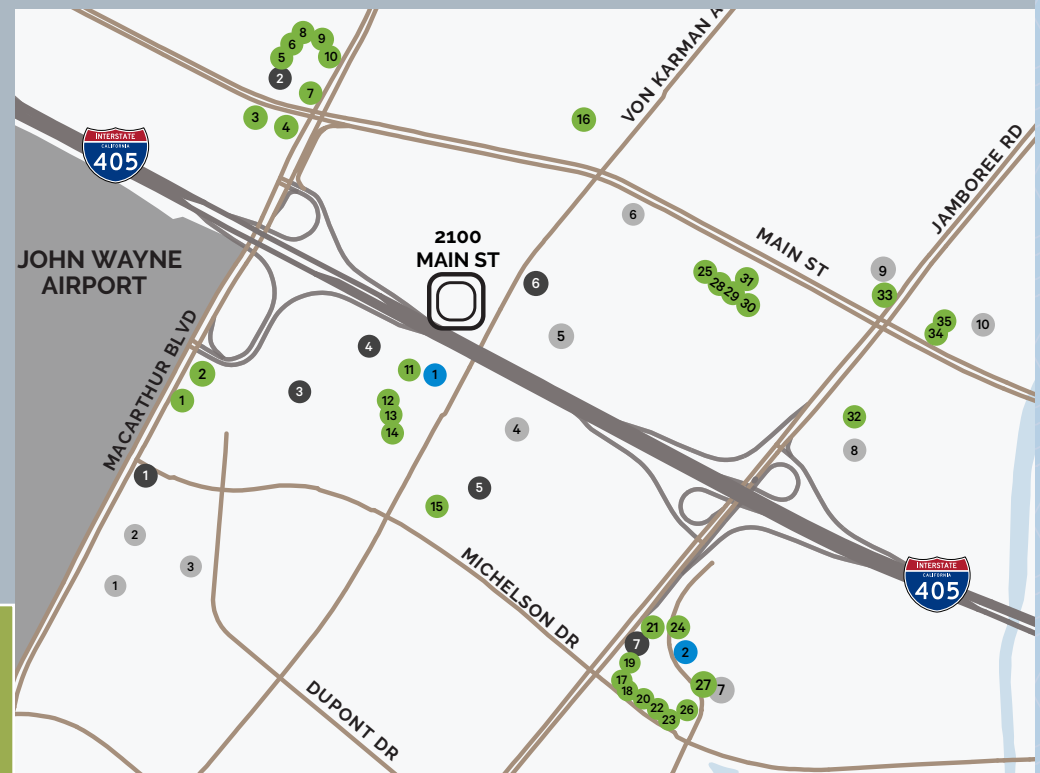
1. LifeTime
2. LA Fitness

LODGING ★

1. Hyatt House
2. Hilton Garden Inn
3. Marriott
4. Atrium Hotel
5. Hilton
6. Hampton Inn
7. AC Hotel
8. Hyatt regency
9. Residence Inn
10. Courtyard

SERVICES ★

1. Concentra Urgent Care
2. US Bank
3. 7-Eleven
4. Bank of America
5. CureNow Urgent care
6. City National Bank ATM
7. Chase





JOHN WAYNE AIRPORT

MAIN^{AT}MAIN

SONESTA HOTEL

VON KARMAN AVE



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