



2040 | Main Street



ELEGANTLY EFFICIENT

2040 Main Street is a 14-story, Class A, LEED Gold Certified and BOMA TOBY award-winning office building featuring state-of-the-art construction, and highly efficient design. Located within the prestigious Irvine Concourse office development in Orange County, 2040 Main Street stands prominently against the Downtown Orange County skyline.

A premier location within the OC Airport area, 2040 Main Street is easily accessible to the area's major freeways including the 405, 55 and 73, within close proximity to John Wayne Airport and convenient to the beach communities throughout Southern California.

Prime Location

BEST-IN-CLASS

324,955 SF, 14-story,
Class-A Office

ACCESSIBLE

Immediate access to John Wayne
Airport, I-405, SR-55 and SR-73

PROMINENT LOCATION

Located in the prestigious
Irvine Concourse

AWARD WINNING

LEED Gold Certified
Energy Star

MODERN AMENITIES

Includes top onsite amenities and
adjacent fitness and food options

AMPLE PARKING

4.00 : 1,000 USF



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AVAILABLE SPACE

Suite	Size (RSF)	Space Details
200	6,024	Spec suite 6 offices, 2 conference rooms and an open area for workstations.
300	22,888	CALL TO SHOW. Full floor availability, prominent reception area and shell condition.
420	6,886	Spec suite 7 offices, conference room and kitchenette.
460	6,691	Spec suite 8 offices, 2 conference rooms, and kitchenette.
800	13,513	17 Perimeter offices, 2 conference rooms. Connected to suite 900 by in-suite staircase.
900	22,885	Full floor availability. Connected to suite 800 by in-suite staircase.
800,900	36,398	Connected suites.



**GREENLAW
LEASING**

Orange
County

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