



# 2030 Main Street, Irvine, California

## Frequently Asked Questions and Building Information

### Amenities:

Restaurants:

MJ's Café, Haven Point Provisions & Spirits at the Sonesta Hotel, Evolve at the Equinox, KIT Coffee, Maldon's Bistro, The Trough, SOL Mexican Cocina, The Goldfinch, Izakaya Osen and others  
Sonesta Hotel and Embassy Suites, Equinox Sports Club, Fed-Ex/Norco drop boxes, ATM, Free Exterior Common Area WiFi, Exterior Seating

Hotels:

Other Amenities:

### Ceiling:

Finished Ceiling Height:

Clearance Between Ceiling And Floor Above:

Standard For Ceiling Tile And Grid:

Approximately 9' (12' on first floor)

Approximately 3'

2' x 2' Dune Armstrong

### Contact Information:

Leasing Contacts: CBRE

John Weiner, (949) 474-1800

Justin Hill, (949) 809-4064 / (714) 371-9230

On-Site Property Management Contacts: CBRE

Lori Ring, Real Estate Services Administrator (949) 476-1631

Tammy Bayless, Assistant Real Estate Manager (949) 476-1631

Sarah Chang, Real Estate Manager (949) 476-1631

Michael Palladino, General Manager (949) 476-1631

On-Site 24-Hour Security:

(949) 261-8740

On-Site Parking Office:

(949) 261-8729

## Electrical:

Receptacle Capacity In Watts Per Square Foot:  
Bus Riser Capacity:  
Lighting Capacity In Watts Per Square Foot:  
Primary Electrical Feed Voltage:

Approximately 4.0 watts per rentable square foot  
3,000 amps, 277/480 volts, 3 phase, 4 wire  
1.2 per rentable square foot  
277 / 480, 3-phase, 4000 amps service

## Elevator Systems:

Number of Elevators:  
Width And Height of Door Opening At Freight Elevator:  
Inside Clearance of Freight Elevator:  
Type of Elevator Drive System:  
Access To Freight Elevators:  
Passenger Elevator Speed Rating:  
Freight Elevator Speed Rating:  
Elevator Tied Into The Card Access Operations:  
Freight Elevator Availability and Reservation:

7 Passenger and 1 Freight  
4' wide and 8' high  
5' wide, 7' 6" deep and 10' high  
Geared traction  
Via exterior loading zone and on each floor  
3,000 lbs. @ 400 feet per minute  
4,000 lbs. @ 350 feet per minute  
Yes. Proximity access card needed outside of business hours  
General delivery: Monday – Friday 7:00 AM - 6:00 PM  
Large moves: Monday – Friday 6:00 PM - 7:00 AM  
Notify management of all large moves  
24/7 availability on Saturday and Sunday

## Environmental Designations:

LEED Certification  
Energy Star Certification

Gold Re-Certification – 2016  
Energy Star Rating of 95% (subject to change)

## Fitness Center:

On-Site Fitness Center open to all building tenants at no cost  
Secured bike room with separate entry card system  
Three (3) separate restrooms/showers  
Nine (9) lockable storage lockers  
Free weights, treadmills, stair climbers, Peloton bikes, rower  
Towel service, sitting area, phone room, TV's, music and WiFi  
Monday Through Friday 5:00 AM to 8:00 PM (subject to change)

## General Information:

Building Square Footage:  
Floors:  
Ceiling Height:  
Construction Date And Type:  
Bay Depths:  
Building Load Factor:  
Mullion Spacing:  
Column Spacing:  
Emergency Power:  
Fire Sprinklers  
Building Hours:  
Security:

355,360 rentable square feet (BOMA 2010)  
Sixteen (16) Stories  
Ground Floor – 12', Floors 2-16 – 9'  
1989 – steel, concrete, granite and glass  
39' to 45' by 5 ¼ multi tenant to full floor use  
Multi tenant: 16% / Full Floor: 9%  
Approximately 3'- 4" to accommodate a wide array of office sizes  
Varies from approximately 24' to 28'  
Detroit 350kW generator for building emergency systems  
The building has fire sprinklers in accordance with fire codes  
7:00 AM- 6:00 PM, Monday through Friday  
Manned security on-site 24/7/365, (949) 261-8740  
Security cameras at key entry and exit points  
Access card readers for parking, building and elevators

## HVAC:

Hours Of HVAC Operation:

Monday - Friday: 8:00 AM – 6:00 PM  
Saturday: 8:00 AM- 1:00 PM (available by request at no charge)  
Sunday and after hours: (available by request)

Over Time HVAC Capability And Availability:  
Cost Of After Hours HVAC Per Hour:  
Cost Of HVAC Condenser Water For Supplemental Units:  
Cost Of HVAC Electrical For Supplemental Units:  
Description Of Base Building System:

Yes; Available on demand in 1/10<sup>th</sup> of an hour increments  
\$75.00 per hour  
\$118.75 per ton per month for water cooled supplemental units  
Based upon rate of utility provider  
Individual Air Handling Units on each floor, Direct Digital Controls (DDC) for precise temperature control, electric strip heating on all exterior (window) zones. Chillers located in parking structure.

## Lighting:

Specification For Building:

Lightolier 81653 power light 2' x 4' fixture with silver reflection, 18-cell parabolic lens with fluorescent lamps or T24 compliant, 2x4 direct/indirect LED with dimmable driver.

## Loading Dock:

Loading Dock Location:  
Maximum Vehicle Height:

Located in the back of the building across from parking structure  
N/A (Non-Enclosed)

## Miscellaneous:

Hardware & Doors:  
Recycling:  
Type Of Roof:  
Are Public Areas Of Building Considered Non-Smoking:

Schlage lever handle and solid core mahogany  
All trash recycled through contracted local recycle station  
Built- up system with coating and mineral surface cap sheet  
Yes, building is a non-smoking facility (tobacco and e-cigarettes)

## Parking Structure:

Type Of Facility:  
Total Parking:  
Ratio Of Parking To Usable Square Foot:  
Hours Of Parking Office:  
Entrance And Exits:

Seven-level shared concrete parking structure  
1,188 (4,167 spaces total in shared parking structure)  
Approximately 4.00 parking spaces per 1,000 usable square feet  
8:00 am – 5:00 pm, Monday - Friday. Parking gates down 24/7/365  
Multiple entrances and exits via Gillette and Mercantile Streets  
from Main Street and Von Karman Avenue.

Vehicle Clearance For Facility:

Varies with signage indicating heights throughout.

Current Daily Parking Rate:

Ramps to upper levels: Approximately 6' 10" but varies  
\$1.25 every fifteen (15) minutes, \$17.00 all day  
10-minute free grace period

Current Monthly Rates:  
Type Of Entry and Exit Access:  
For Monthly & Visitor Parking:  
Handicap Parking:  
Bicycle Parking:  
Bus Service:

\$85.00 (Unreserved) and \$155.00 (Reserved)  
Proximity card system and automated controls  
Barrier gate using access card  
Throughout first floor of parking structure  
Four (4) locations on the first floor throughout parking structure  
Bus stops located at Main and Mercantile, Main and Gillette and  
Von Karman and Morse

Electric Vehicle (EV) Charging Stations:

Eight (8) conveniently placed ChargePoint stations available

## Plumbing:

Is Filtered Water Available?  
Access To Domestic Water on Each Floor:

Yes. Tenant to subscribe directly with provider  
Men's restrooms

## Structural:

What Is The Live Load Of Capacity Of The Floors:  
Type Of Slab Construction:

50 pounds live load per square foot – all floors  
Pan, non-post tension

## Telecom & Business Services:

High Speed Internet and Phone Services:  
WiFi (Free)  
Roof Top Dish Accommodations:  
Business TV  
Summit Riser (866) 778-6648

Provided by AT&T, Cogent, Cox Communications and Level 3  
Exterior plaza area  
Accessible and available at \$500.00 per month per dish  
Provided by service providers at tenant's cost  
The building does not allow phone, data or other providers in  
the building's riser closets. You can choose your provider, who  
will bring your service to the Minimum Point of Entry. Summit Riser  
will then bring the service to your back board and then Summit or  
a vendor of your choosing would distribute it through your suite.

## Notes:


All Information Subject to Change Without Notice

Updated October 6, 2025