

LAKESHORE



FIRST FOUNDATION

OFFICE

COASTAL ORANGE COUNTY



The District

South Coast
Plaza

IRVINE

Diamond
Jamboree

LAKESHORE



JOHN WAYNE
AIRPORT



Park
Place



The Spectrum



COSTA
MESA

University
Center

UNIVERSITY
OF CALIFORNIA
IRVINE

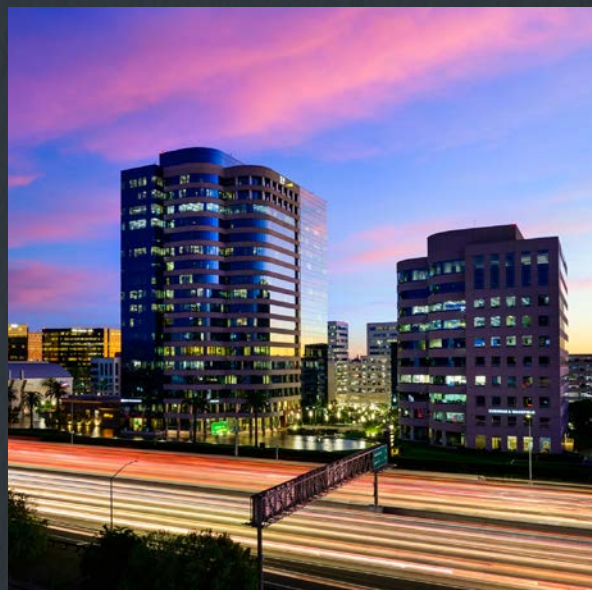
The Bluffs



PACIFIC
OCEAN

NEWPORT
BEACH

Fashion
Island



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

Designed by world renowned architect Gensler, “The Park at Lakeshore” seamlessly blends the best of a work environment with an expansive Wi-Fi enabled and thoughtfully amenitized park.

We’re proud to offer Orange County businesses a modern mixed-use space nestled between serene, harmonious landscapes – an atmosphere that perfectly blends urban sophistication with the grounding elements of nature. Our amenity-rich corporate center promotes collaboration by offering flexible work settings and forward-thinking technology connections, and we foster the spirit of community via campus-wide social engagements, special events and the daily details around the campus.

From the flow of the landscape and indoor-outdoor work environment, seasonal outdoor entertainment, and a multitude of on-campus activities, this office campus is built for efficiency and equipped to be part of the fabric of the Coastal OC experience.





Three class-A office towers surrounded by a two acre lake with fountains and walkways



Landmark freeway identity fronting 405 and proximity to the 55 and 5 freeways



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



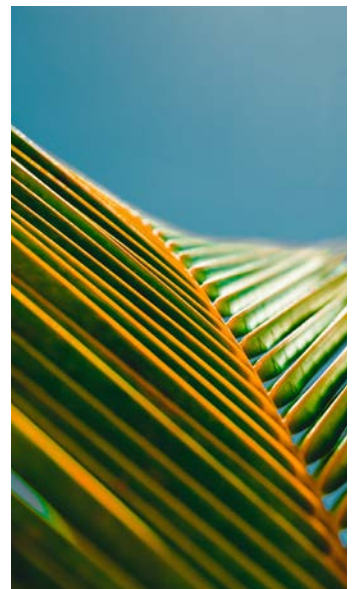
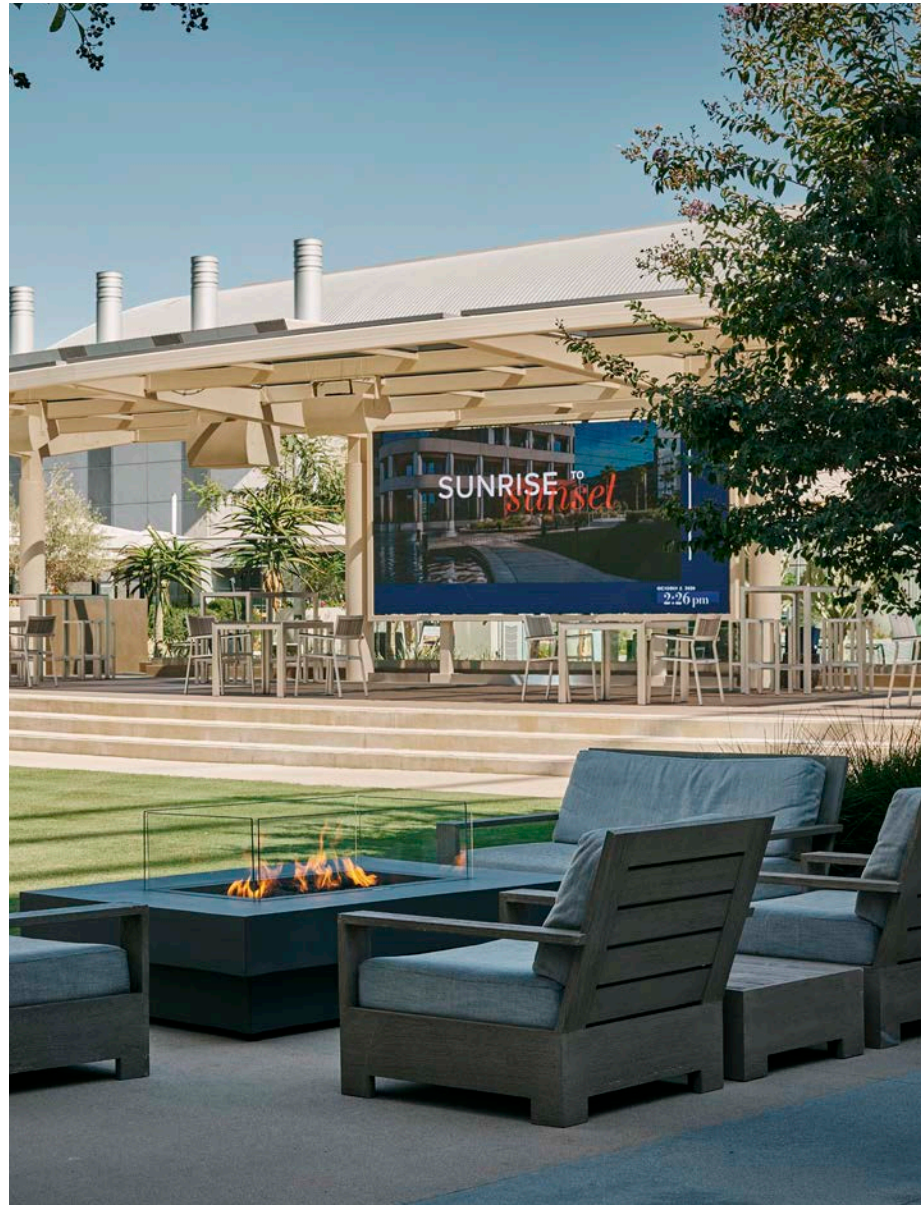
Beautifully landscaped including a **one acre central park with bocce ball courts and people spaces**



Life Time **Athletic Resort**



Il Fornaio, Ten, and Bosscat **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







Open

Using the freshest ingredients & traditional cooking techniques, Il Fornaio offers a wide variety of premium-quality Italian food paired with an award-winning wine list & crafted cocktails in beautiful settings.

IL FORNAIO | *Authentic Italian Restaurant*



Opening Q2 of 2022

Bosscat Kitchen & Libations is home to an impressive whiskey stash of over 300 bottles, tasty American comfort food with a contemporary twist.

BOSSCAT KITCHEN | *American Comfort Food & Whisky Bar*



Opening Q2 of 2022

The menu highlights a new level of Asian flair, with an emphasis on fresh, unique, and quality ingredients. Specially trained master chefs strive to bring guests fresh, and innovative dishes.

TEN | *Sushi and Cocktail Bar*



Opening Q4 of 2022

Life Time is the ultimate social and athletic destination, offering the best boutique programs, industry-leading amenities, dedicated fitness studios, and a resort like pool deck.

LIFE TIME | *Athletic Resort*

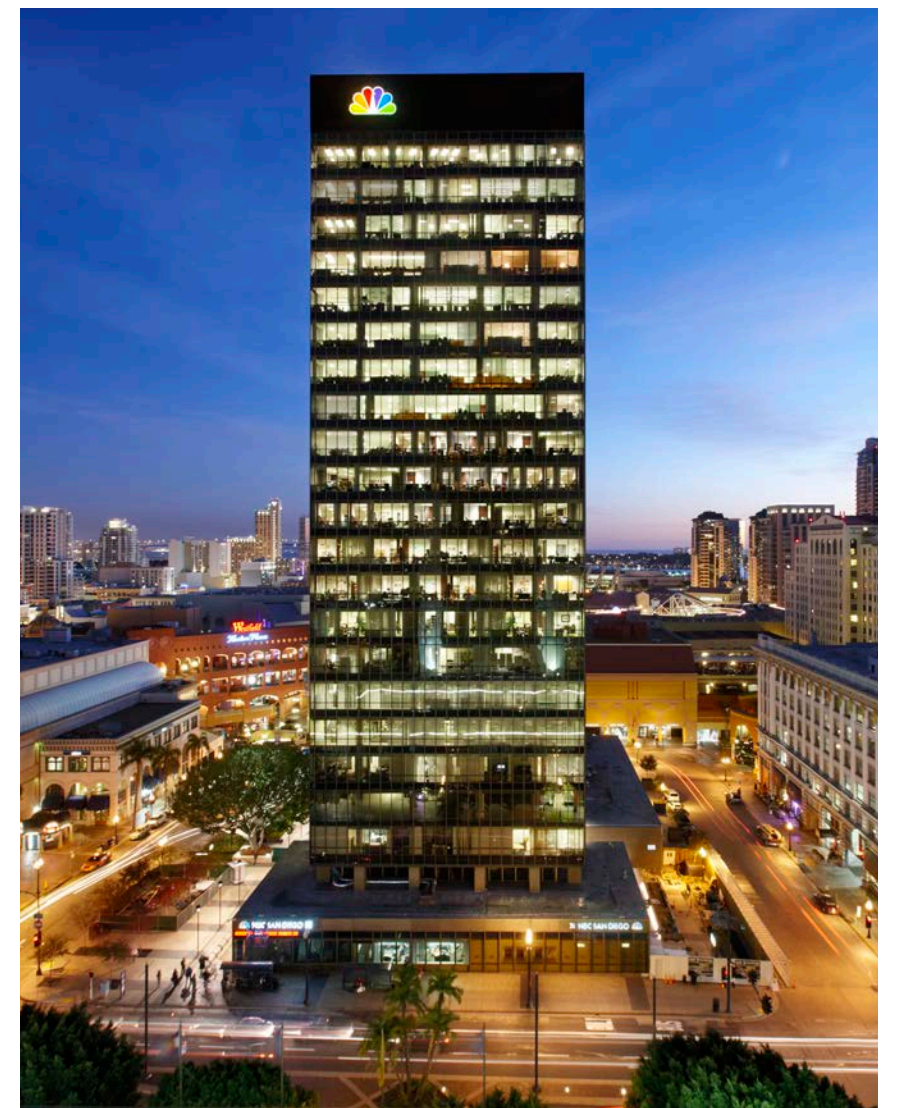
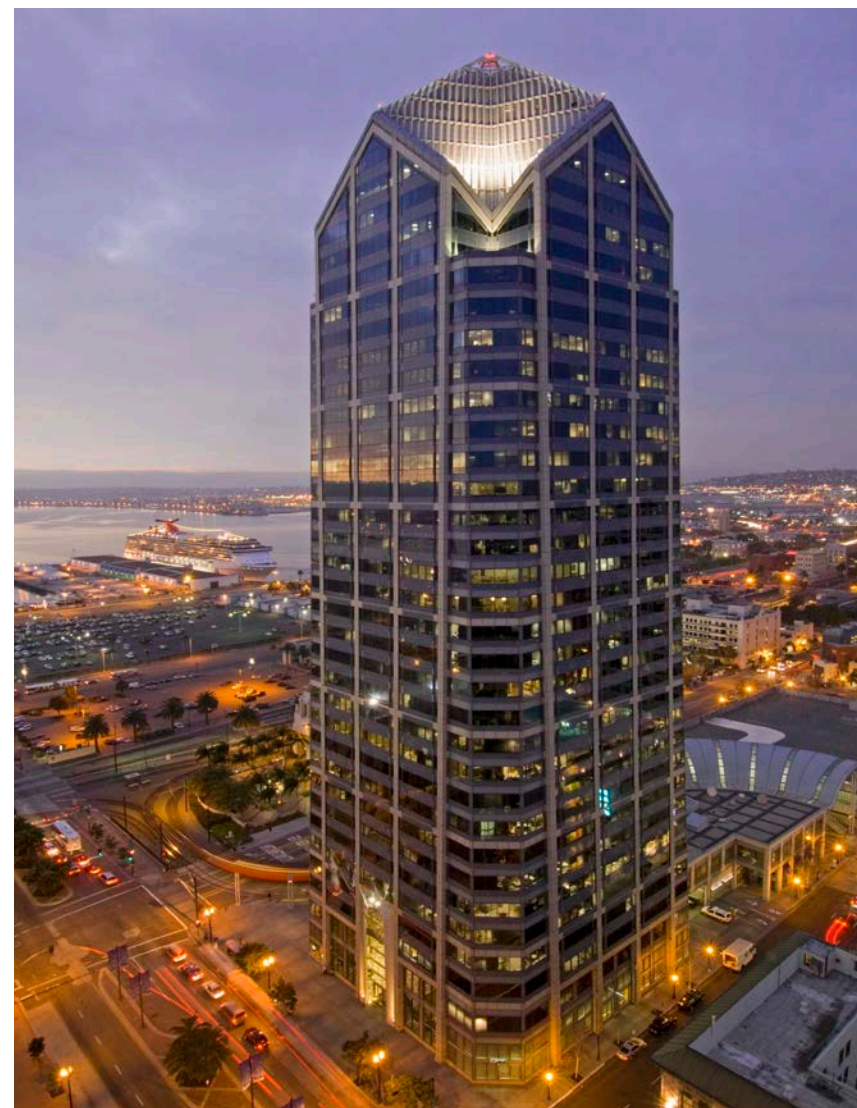
SENTRÉ



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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