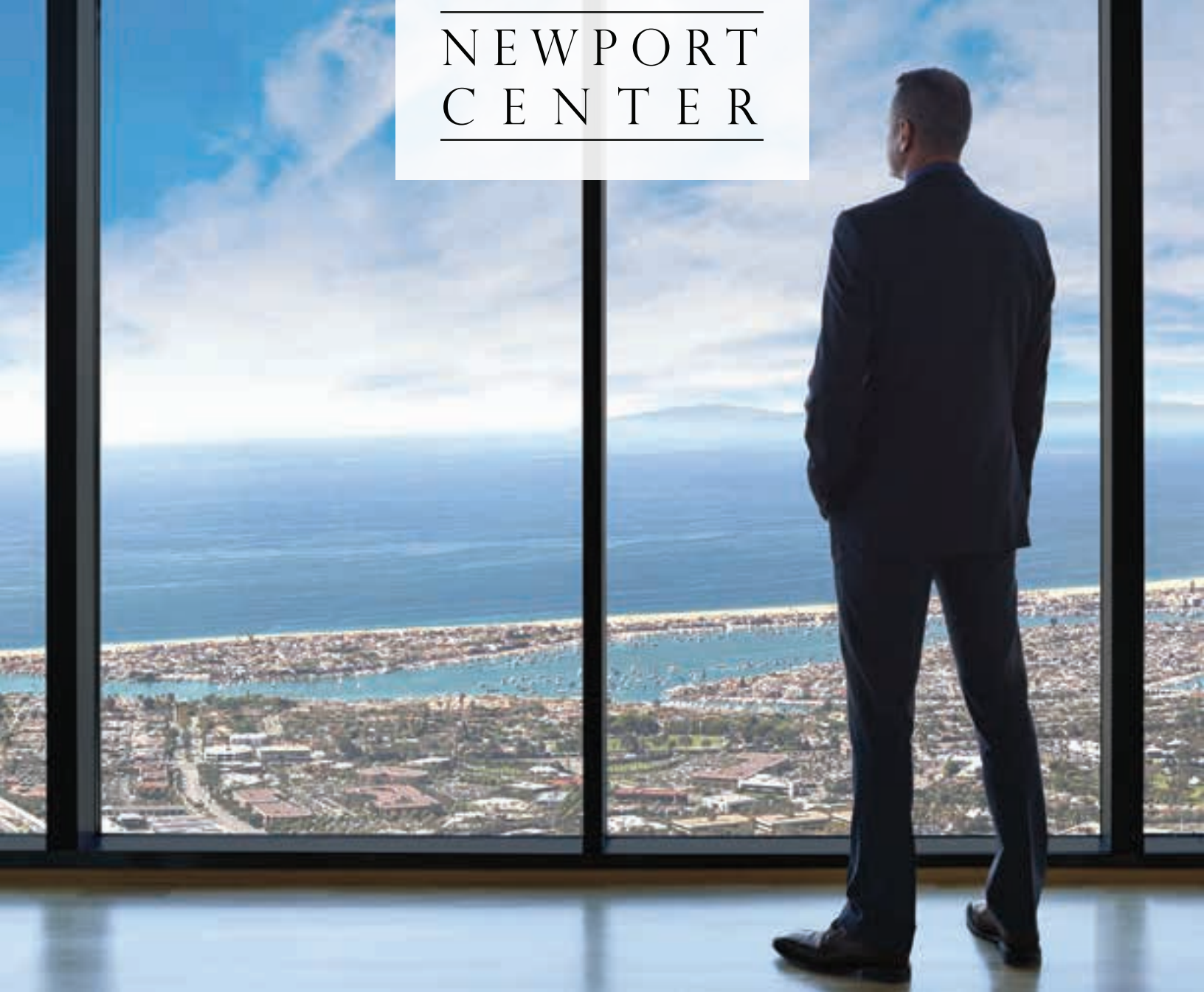


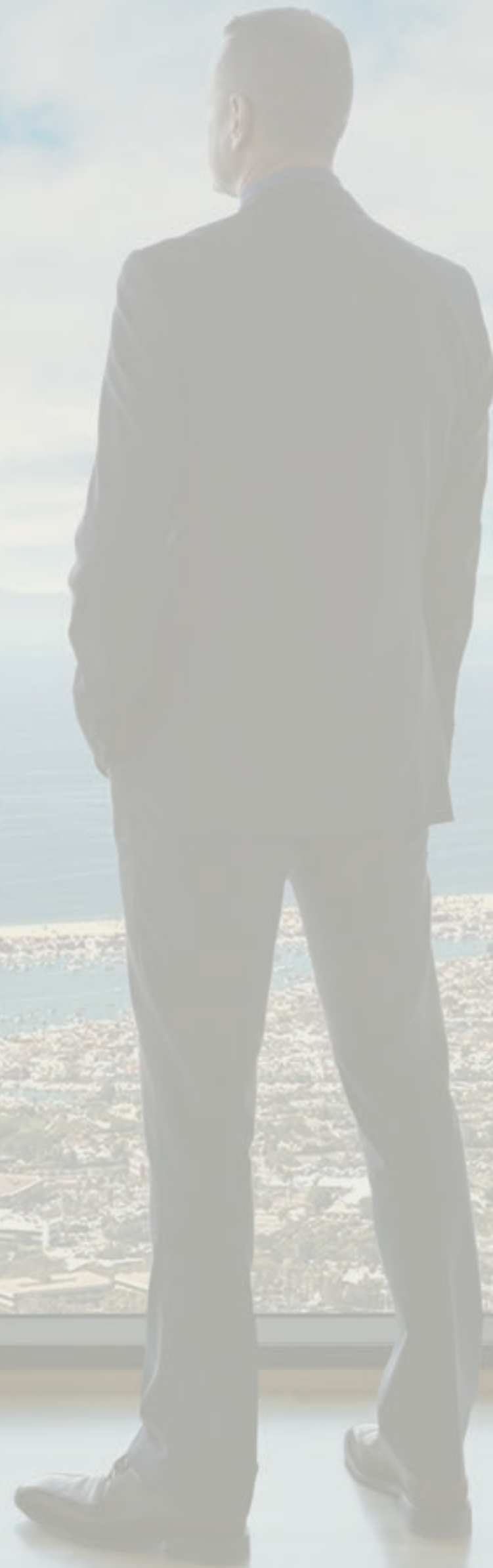


520
NEWPORT
CENTER

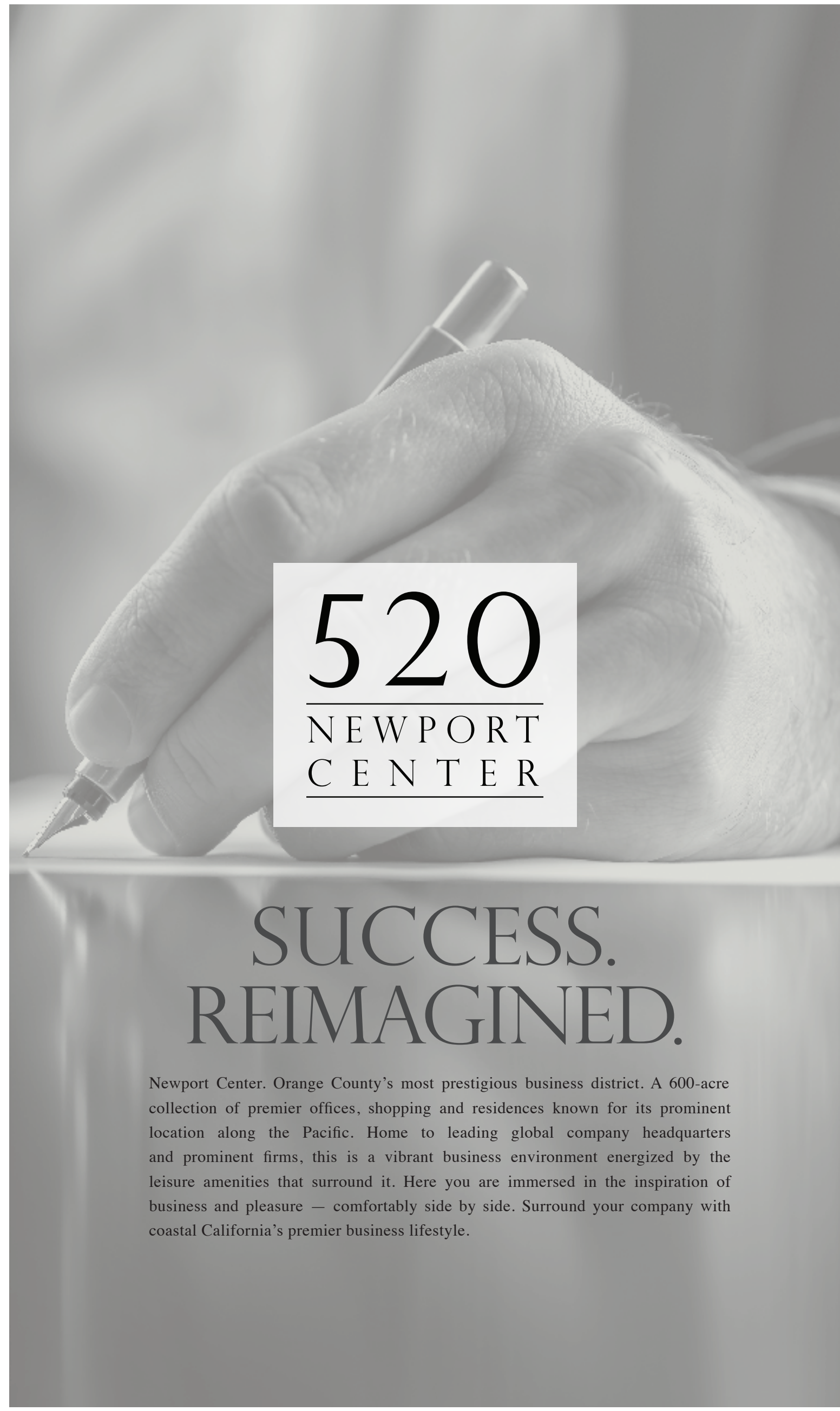




WELCOME TO
BUSINESS
ELEVATED







520
NEWPORT
CENTER

SUCCESS.
REIMAGINED.

Newport Center. Orange County's most prestigious business district. A 600-acre collection of premier offices, shopping and residences known for its prominent location along the Pacific. Home to leading global company headquarters and prominent firms, this is a vibrant business environment energized by the leisure amenities that surround it. Here you are immersed in the inspiration of business and pleasure — comfortably side by side. Surround your company with coastal California's premier business lifestyle.

SUPPORT YOUR MOST VALUABLE ASSET

Customer conveniences give back the precious resource of time to simplify the day. The 520 Marketplace offers a gourmet, curated collection of barista-served Kéan Coffee, fresh culinary pastries, artisan snacks and more. The contemporary, technologically-equipped Conference Center accommodates up to 77 people for on-site meetings and trainings.

520 Newport Center's prime location, efficient coastal access, proximity to acclaimed restaurants at Fashion Island – including FIG & OLIVE, Red O and CUCINA enoteca – and access to a premier knowledge-based workforce provide your company with valuable tools to help you recruit and retain the best talent in the business.

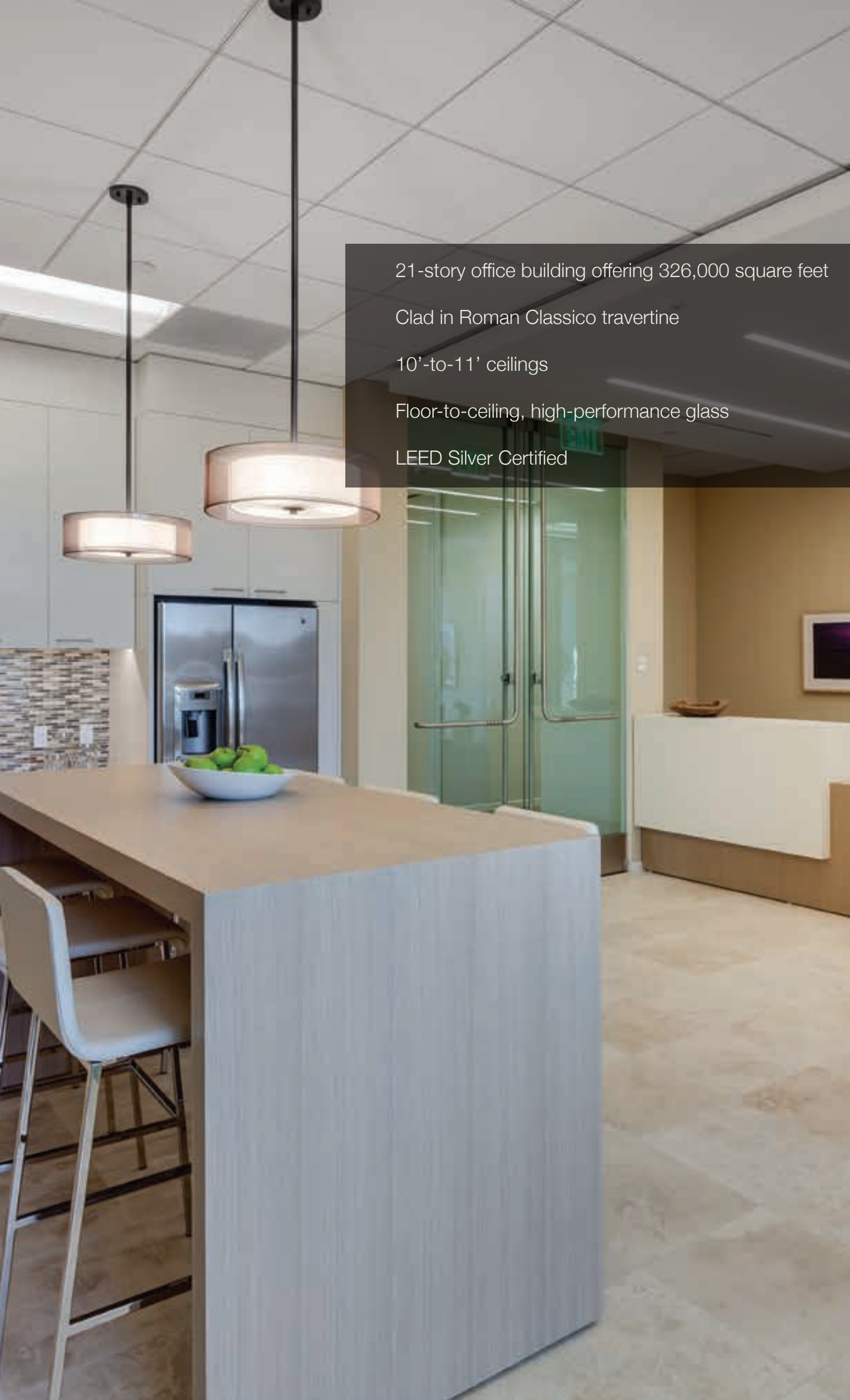




BUILT FOR BUSINESS

21-STORY MASTERPIECE

International design with coastal California character. Travertine quarried from Italy, high-performance glass designed to neutralize heat load and maximize natural light – 520 Newport Center is truly a model of elegance and efficiency. LEED (Leadership in Energy & Environmental Design) design standards, lush landscaping, outdoor workspaces with plush, soft seating, expansive courtyards and two entry promenades. All this comes together to deliver not simply office space, but an office destination that turns the workday into an inspiring lifestyle experience unlike anything else in the marketplace.



21-story office building offering 326,000 square feet

Clad in Roman Classico travertine

10'-to-11' ceilings

Floor-to-ceiling, high-performance glass

LEED Silver Certified

EPIC ENTRANCE

Presenting a regal statement for visitors and guests, the palm-lined promenade creates a grand entrance to 520 Newport Center. The expansive courtyard welcomes guests with a tranquil water feature and kinetic artwork by American sculptor, George Rickey — visitors begin to anticipate the grand lobby awaiting their arrival. The dramatic two-story space and welcoming lobby ambassador will make your experience personal and unforgettable. Guests easily navigate with electronic directories and a smooth, fast ride to floors above with Destination Dispatch elevator system.



PANORAMIC VIEWS



Savor the spectacular view as the sun dips behind the Pacific Ocean. Extensive use of floor-to-ceiling glass lets in the natural daylight so you can enjoy panoramic views of Catalina, Newport Back Bay, Big Canyon Country Club and Crystal Cove State Park from your office. Soak up 300 days of sunshine in a climate found few places on our planet. Breathtaking.

COASTAL LIVING

Offering unforgettable experiences in California's most stunning locales, Irvine Company is renowned for its portfolio of high-quality retail and resort properties, as well as luxury-living residences along the Newport Coast. The collection creates a destination unlike any other.

Fashion Island® – Delivering an unparalleled coastal dining, shopping and guest experience with 200 specialty stores, 5,000 restaurant seats and complimentary guest services.

Island Hotel Newport Beach® – Orange County's finest inspiring business hotels, combining a sense of casual elegance and comfort in a five-diamond, award-winning setting.

The Resort at Pelican Hill® – Just two miles from Newport Center, Irvine Company's internationally renowned luxury resort and golf club was awarded Forbes Five-Star Award for 2013 and voted #1 Resort in the United States by Conde Nast Traveler Magazine.





AT THE CENTER OF IT ALL.



Orange County's premier coastal shopping destination. Fashion Island features a distinctive blend of inspirational, designer and fashion specialty boutiques and a vast array of fine and al fresco dining. World-class stores include Orange County's largest Apple store, Orange County's only Neiman Marcus as well as Nordstrom, Bloomingdale's and Macy's. With the Pacific Ocean as a shimmering backdrop, Fashion Island offers a sophisticated yet relaxed open-air shopping and dining experience — the very essence of Southern California.



FASHION ISLAND

- 40 Dining options
- 200 Specialty Stores
- 5,000 Restaurant Seats

DESIGNED BY THE BEST

Since its formation in 1955, New York architects Pei Cobb Freed & Partners has completed more than 200 projects in more than a hundred cities across North America and around the world. 200+ major design awards recognize lifetime achievement, successful collaboration and distinguished design.

**NEW YORK ARCHITECT,
PEI COBB FREED & PARTNERS**



QUALITY SURROUNDS YOU.

With operations throughout coastal California, Irvine Company plans and brings to life balanced, sustainable communities with a full range of housing, office and retail centers, recreational and permanently preserved open spaces. Master planner, community builder, real estate owner and environmental steward, Irvine Company is committed to long-term ownership and management of a high-quality portfolio — the breadth and quality of which is unmatched in the industry — with each individual property positioned at the top of its class.







FOR LEASING INFORMATION,
VISIT 520NewportCenter.com
OR CALL 949.720.2550

CALIFORNIA'S
PREMIER
BUSINESS
LIFESTYLE

