

# PARK PLACE

THE MODERN WORKPLACE





# PREMIER

Certain properties transcend local markets and develop a unique environment that makes the property stand out. Park Place is an example of such an iconic asset. It provides one of the few true work, live and play communities in Southern California with its modern architecture, unsurpassed amenities and all-encompassing campus environment.

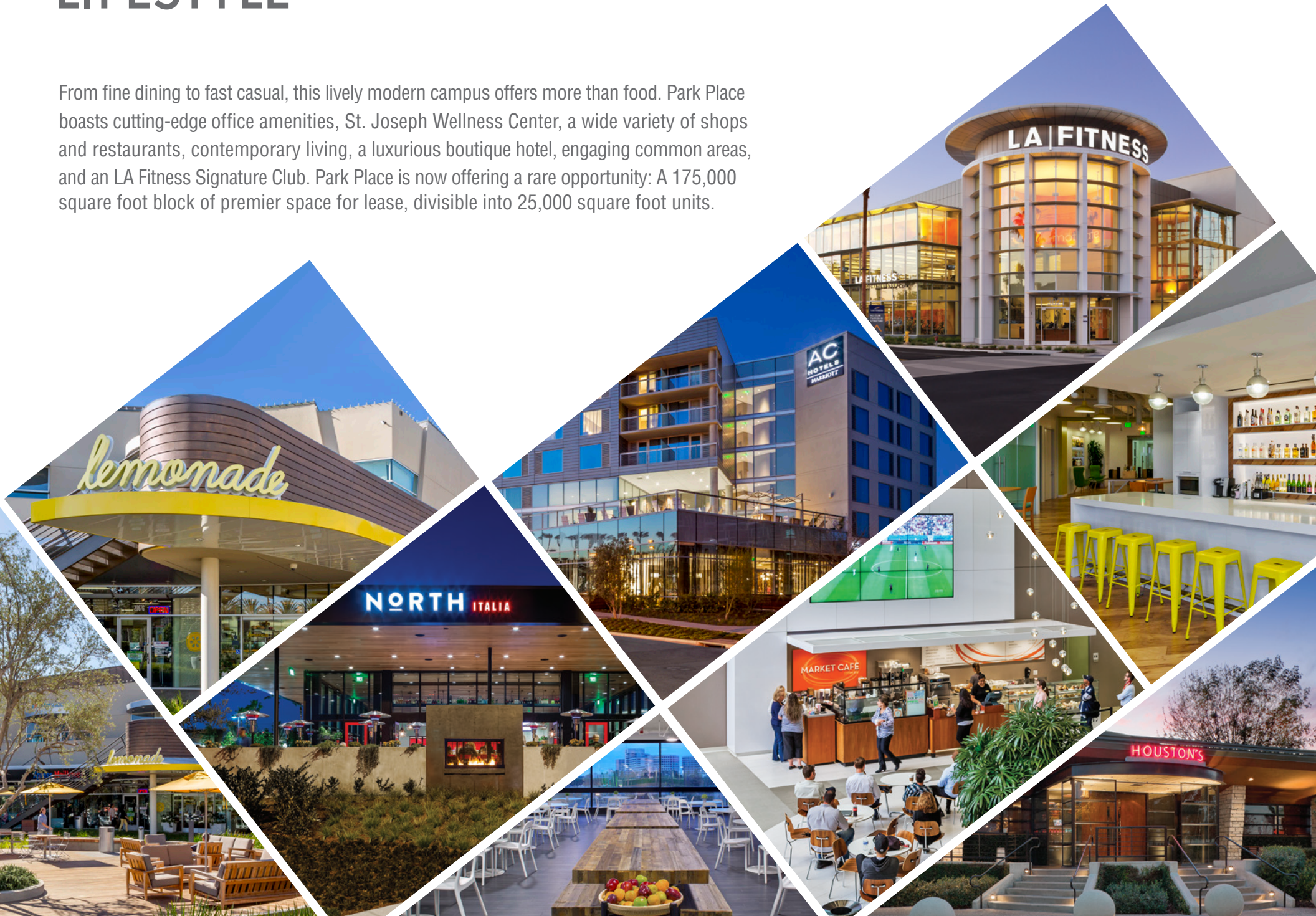


**PARK PLACE**  
APARTMENT HOMES



# LIFESTYLE

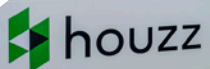
From fine dining to fast casual, this lively modern campus offers more than food. Park Place boasts cutting-edge office amenities, St. Joseph Wellness Center, a wide variety of shops and restaurants, contemporary living, a luxurious boutique hotel, engaging common areas, and an LA Fitness Signature Club. Park Place is now offering a rare opportunity: A 175,000 square foot block of premier space for lease, divisible into 25,000 square foot units.





# COMMUNITY

Park Place accommodates the most discerning space users—from high tech research and development to large corporate headquarters, leading start-ups to national service corporations. The campus is Orange County's leader in 'creative space' improvements and has become the choice for dynamic, fast growing technology firms.





# PARK PLACE

Park Place is located in the heart of Orange County, at Jamboree and the 405, with easy access to John Wayne Airport. Situated on 105 acres, Park Place boasts a wide variety of shops and restaurants, cutting-edge office space, contemporary living, an AC Hotel, St. Joseph Wellness Center, Industrious co-working option and an LA Fitness Signature Club. Nowhere else will you find the synergy of quality space and on-site amenities within a lively campus environment.





# THE CAMPUS

## 3345 - 3355 & 3337 | THE MODERN WORKPLACE

The Campus Buildings & Concourse feature iconic architecture providing unique opportunities for large corporate offices as well as mid-size technology and creative companies. The buildings feature dramatic high volume lobbies and provide companies and their guests a variety of collaborative work areas, gourmet coffee bars, conference rooms, WiFi and a host of other on-site amenities. The Campus Buildings answer employee demands for flexible collaborative spaces and a live, play, work environment that offers walkable restaurants, retail, healthcare, fitness and residential communities.

## FEATURES

- 1,625,000 total square feet
- Six connected buildings
- Iconic architecture
- Dramatic lobby and atrium areas
- Lush landscaping and bamboo gardens
- Efficient floor plates: 25,000-100,000 square feet
- Number of floors: 4
- Prime Irvine location
- Parking: 4 per 1,000 square feet
- Comprehensive sustainability program
- LEED® Gold Certification



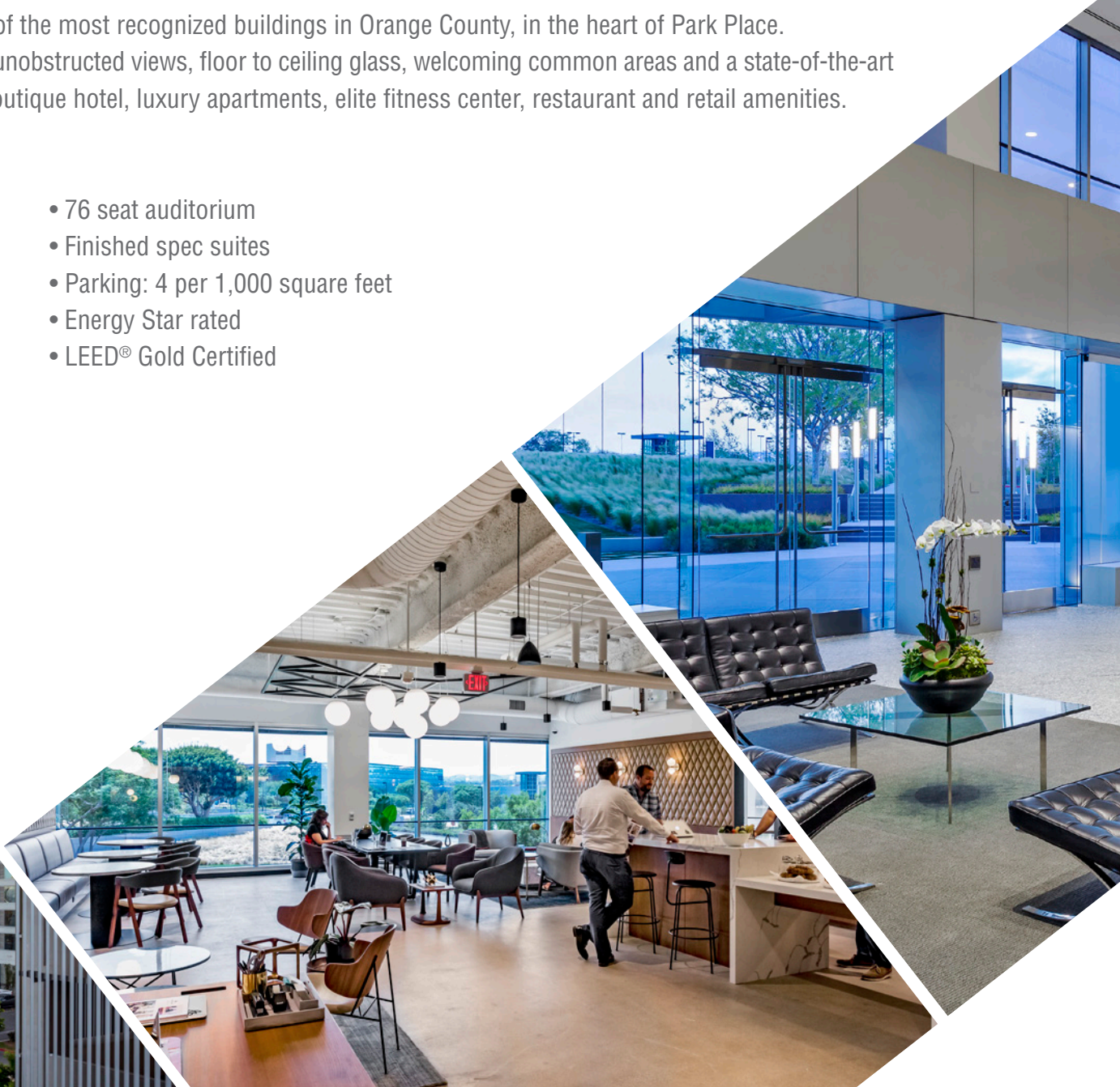


# 3333 - LANDMARK TOWER

3333 Michelson's distinctive design makes it one of the most recognized buildings in Orange County, in the heart of Park Place. The building's workspace provides opportunity for unobstructed views, floor to ceiling glass, welcoming common areas and a state-of-the-art auditorium. Steps away from the entrance are a boutique hotel, luxury apartments, elite fitness center, restaurant and retail amenities.

## FEATURES

- 240,000 total square feet
- 10 stories
- 23,000 – 30,000 square feet efficient floor plates
- 24 hour security with card key access
- Emergency back-up power
- 76 seat auditorium
- Finished spec suites
- Parking: 4 per 1,000 square feet
- Energy Star rated
- LEED® Gold Certified





# 3121 - ELEGANT MIDRISE

3121 Michelson combines a modern architectural design with efficient floor plates, bordering Jamboree Road with dramatic street exposure. It is comprised of 150,000 square feet of premium office space within 6 stories and enjoys outstanding visibility from Jamboree Road and the 405 freeway. The building is surrounded by outdoor collaborative workspaces and unmatched retail amenities.

## FEATURES

- 150,000 total square feet
- Six stories featuring 25,000 square feet floor plates
- Unobstructed views
- 9.5' Ceilings
- Energy Star rated
- LEED® Gold Certified
- Parking: 4 per 1,000 square feet





# LEASING

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