

**PARK
PLACE**



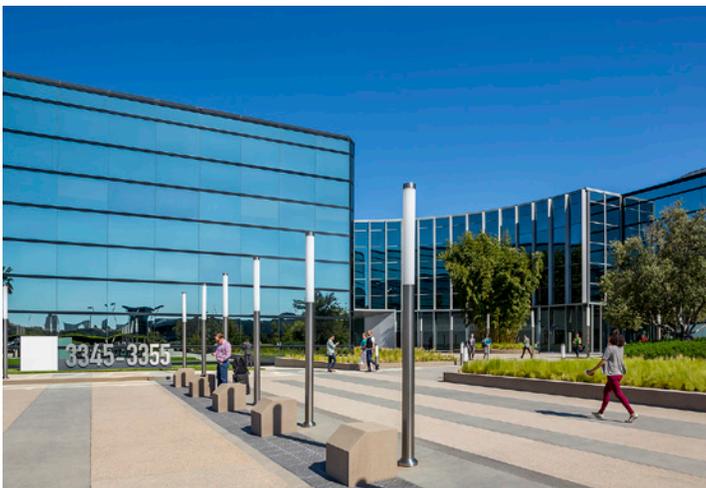
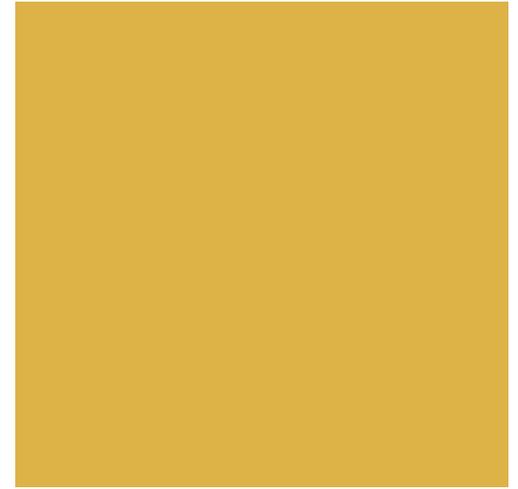
PARK PLACE

PREMIER



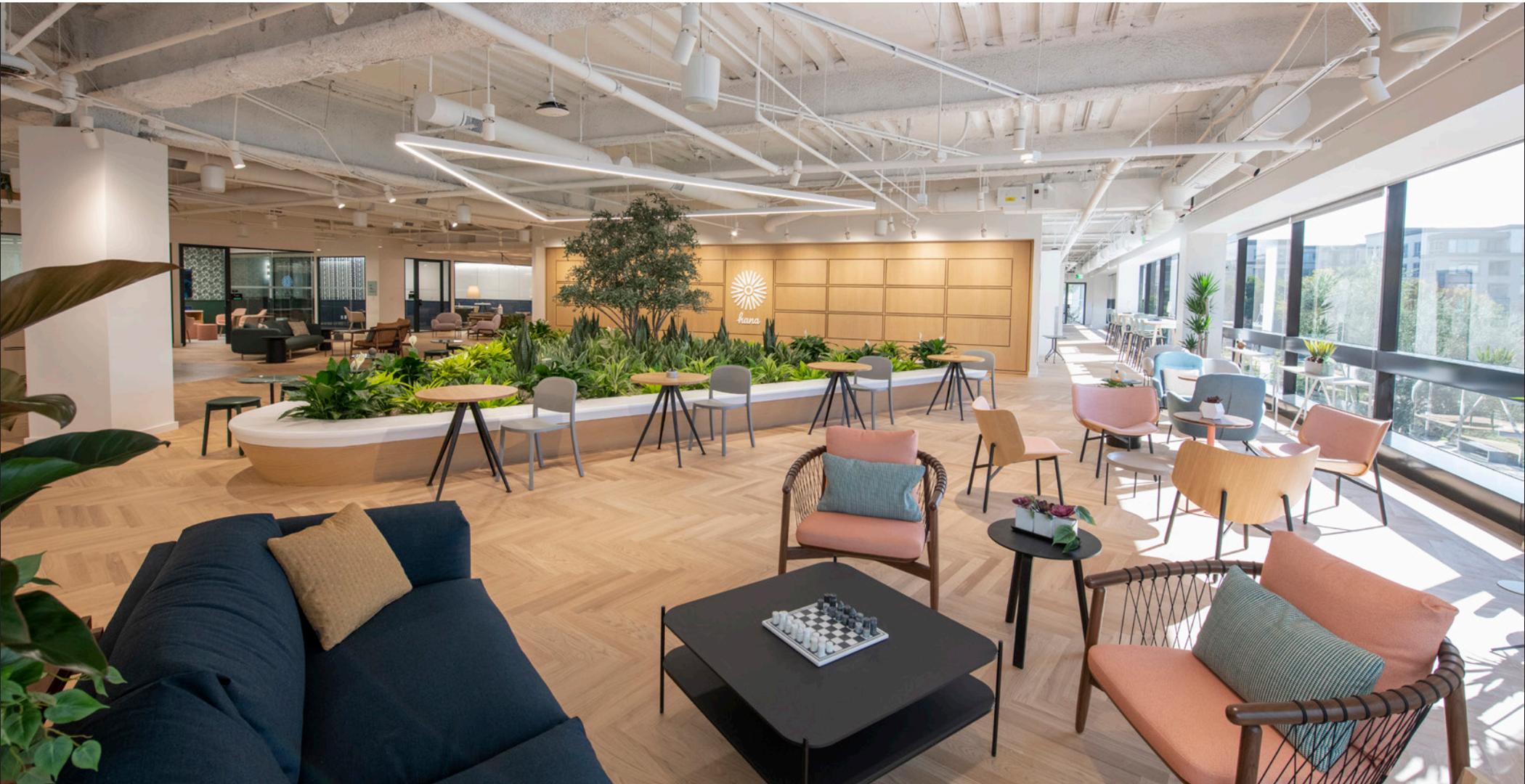
Certain properties transcend local markets and develop a unique environment that makes the property stand out. Park Place is an example of such an iconic asset. It provides one of the few true work, live and play communities in Southern California with its modern architecture, unsurpassed amenities and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





Park Place 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.

COMMUNITY





AC
HOTELS
MARRIOTT

↑
ONE
WAY



LIFESTYLE

From fine dining to fast casual, this lively modern campus offers more than food. Park Place boasts cutting-edge office amenities, 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 100,000 square foot block of premier space for lease, divisible into 25,000 square foot units.





THE PARK

LBA Realty's commitment to sustainability, the environment, and tenant health and wellness extends beyond its iconic buildings. Located at the heart of Park Place, the transformation of its newest amenity begins. The Park at Park Place will be an oasis from your busy workday.





SUSTAINABILITY HIGHLIGHTS



UL'S HEALTHY BUILDING MARK FOR INDOOR ENVIRONMENTAL QUALITY:

Park Place is the first office building in the U.S. to achieve the UL verified Healthy Building mark for indoor environment excelling in air quality. At regular intervals, the air & filtration systems are examined, samples of indoor air and water are analyzed, and hygiene, light, and acoustics are assessed.



LEED GOLD CERTIFIED:

Park Place is proud to be LEED Gold certified. Operating within the LEED framework demonstrates our commitment to manage our buildings with the highest level of standards in energy efficiency, green building practices, and healthy building spaces.



ENERGY STAR CERTIFIED:

Park Place is ENERGY STAR certified. By earning the ENERGY STAR certification, we're acting on our commitment to save energy, protect the environment, and conserve for the future.





FITWEL CERTIFICATION:

LBA has achieved Fitwel certification at Park Place. The Fitwel program was created by the U.S. Centers for Disease Control and the General Services Administration to optimize healthy buildings, decrease disease, improve mental health, encourage social interaction, and increase civic trust and overall well-being. Park Place's certification demonstrates our commitment to prioritize healthy building operations and promotes the well-being of our building occupants.



YARDI PULSE:

LBA has partnered with Yardi Energy at Park Place to provide an automated energy management software that monitors the building's electrical utility meter and HVAC Building Automation System (BAS). This includes real-time building electrical meter monitoring and analytics, HVAC system fault detection & diagnostics and HVAC active optimization system software to maximize tenant comfort and energy efficiency.



ELECTRIC VEHICLE (EV) CHARGING STATIONS:

All Park Place parking facilities have EV charging stations and Tesla superstations. Having EV charging stations on-site is part of the campus sustainability commitment to reduce and eliminate GHG emissions.



THE CAMPUS

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

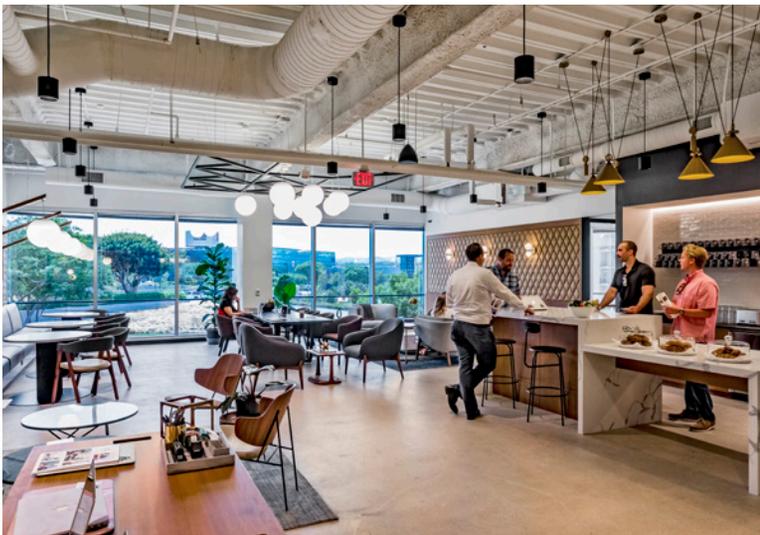
- 1,625,000 total square feet
- Six connected buildings
- Iconic architecture
- Dramatic lobby and atrium areas
- Lush landscaping and bamboo gardens
- Efficient floor plates: 25,000-100,000 sf
- Number of floors: 4
- Prime Irvine location
- Parking: 4 per 1,000 square feet
- Comprehensive sustainability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

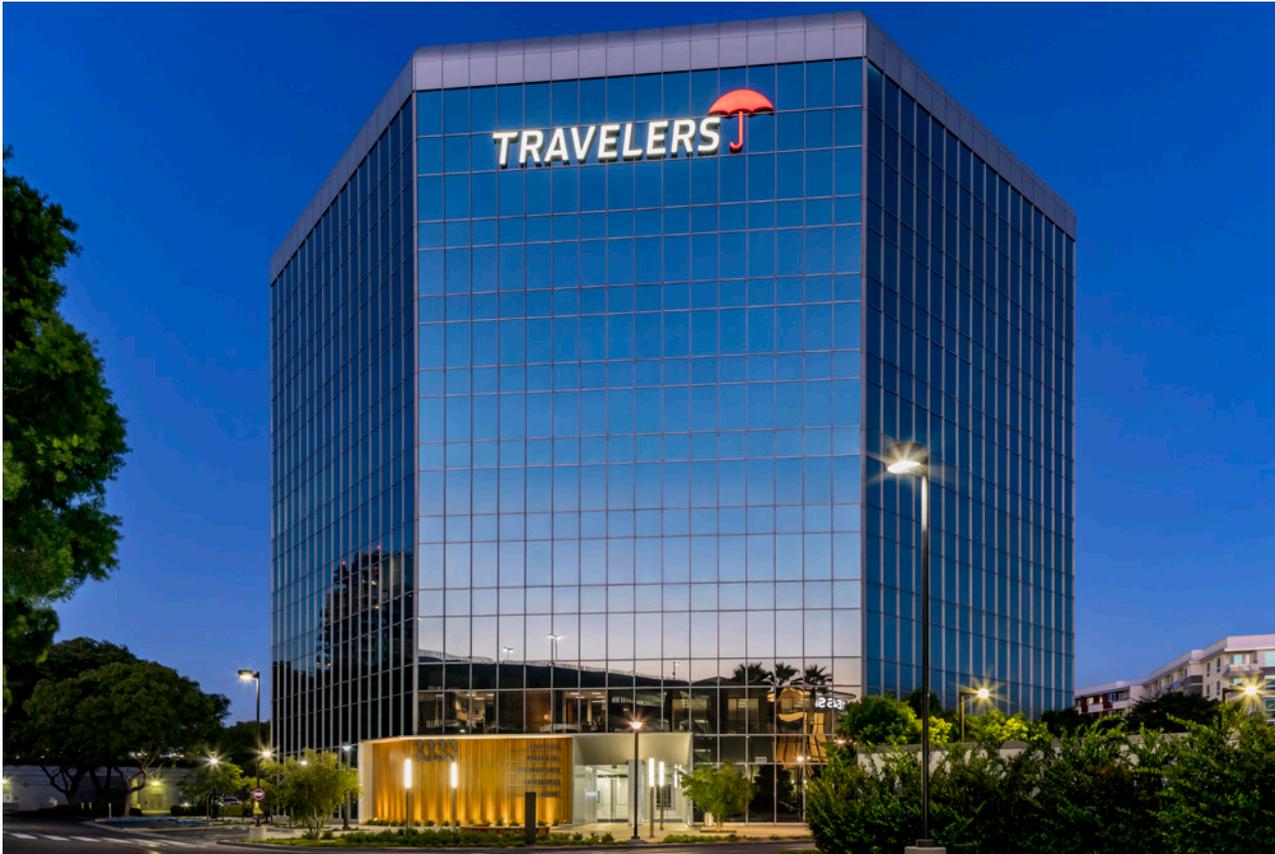




3333-LANDMARK TOWER

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





us bank

3121

LOCATION

Park Place is located in the heart of Orange County, at Jamboree and the 405 with easy access to John Wayne Airport.



For more information:

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