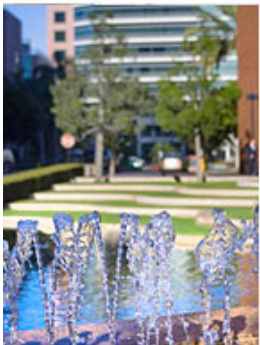




TERRACE TOWER GROUP U.S.A.

1900 MAIN, IRVINE, CALIFORNIA



PROPERTY FACTS

Location: (Irvine Concourse)
1900 Main Street
Irvine, CA, 92614
Year Built: 2000
Number Of Floors: 8
Building Total Sq. Feet: 180,000

MORE INFORMATION

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DESCRIPTION

1900 Main exudes the new vision for office buildings by combining high-tech features with a functional design and an aesthetically pleasing appearance.

Prominently located within the award winning Irvine Concourse Business Park, 1900 Main is an 8-level, 180,00 square foot, class "A" office building with an adjacent 5-level parking structure. It is centrally located in the heart of Orange County's premier business district. Sited at the corner of the Long Beach (405) Freeway and MacArthur Avenue adjacent to the John Wayne (Orange County) Airport, 1900 Main's accessibility is second to none.

The building possesses many unique features including wireless and fiber communications, sophisticated multi-programmable computer operated systems for parking, building access, and security, floor-to-ceiling windows for great views. Tenants also value the individualized HVAC controls that are controlled and operated individually via telephone. In addition, it offers responsive professional management and engineering services.

EXTERIOR

Exterior finishes consist of terra cotta-colored, pre-cast panels and full height, double-paned, green reflective glass windows between bands of white alucaband mullions.

INTERIOR

Interior finishes consist of Italian granite, German limestone, and chrome hardware throughout. The building's column-free interior provides flexible space planning and maximum space efficiency.

LOBBY

Convenient dual-entrance to lobby.

VIEWS

Beautiful views of palm trees and water features.

SECURITY

- On-site security guards
- 24/7 access via computer operated card access/security system
- Secured on-site parking and convenient visitor parking

PARKING

Both a surface parking lot accommodating over 180 vehicles and an adjacent 5-level parking structure for up to 430 vehicles.

ELEVATORS

Four high-speed elevators.

ON-SITE AMENITIES

- Full Service Bank/ATM

NEARBY AMENITIES

- Located next to the Sports Club Irvine (a world-class fitness club)
- Many nearby restaurants and retail shops
- Landscaped common areas with palm trees and water fountains

HVAC

Individual HVAC digitally controlled and operated individually via telephone.

AIRPORT

Located ½ mile from the John Wayne (Orange County) Airport.

FREEWAY

Direct access to Highway 405.