



# Twenty20

**DAVID DOWD**

Lic. 00896764  
949-836-1555  
david.dowd@cbre.com

**JENNIFER WHITTINGTON**

Lic. 01839221  
949-725-8444  
jennifer.whittington@cbre.com

**MATT DIDIER**

Lic. 01345447  
949-725-8431  
matt.didier@cbre.com

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# PROJECT FEATURES



271,106 square foot, twelve-story, Class A office building in the Irvine Concourse



The site offers easy access to Orange County's business and residential areas and is within minutes of Fashion Island, South Coast Plaza and University of California, Irvine



Surrounded by beautifully landscaped common areas, palm tree lined entryways and water features



On-site property management and engineering personnel



Collaborative exterior people space with complimentary Wi-Fi



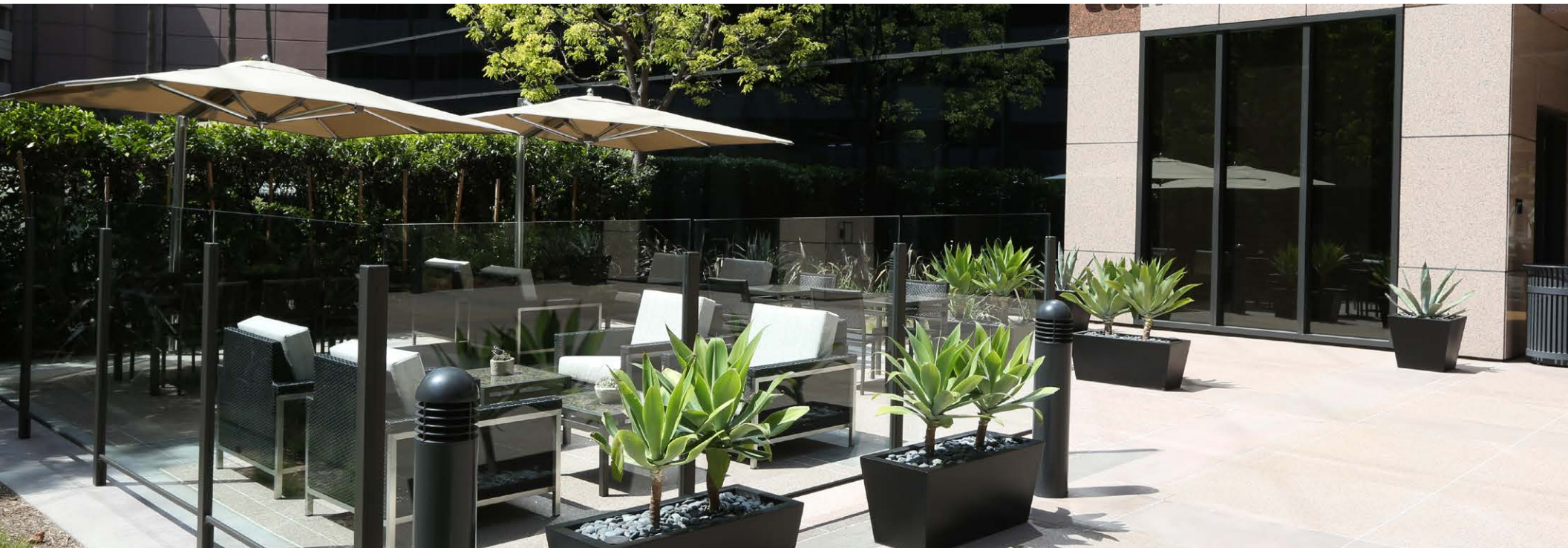
USGBC LEED Gold Certified, BOMA 360 and Energy Star Certified



Conveniently located along the San Diego (I-405) Freeway near John Wayne Airport



Awarded a Fitwel 1 Star Rating due to design and operations that support the physical, mental and social health of tenants  
[>>For more information<<](#)





 **TOUR OUR CONFERENCE ROOM**



**VIEW THE  
TWENTY20 MAIN  
EXPERIENCE**



Tenants of the building can take advantage of the free Fitness Center and amenity space Monday through Friday 6:00 am - 8:00 pm.

- Executive conference center and boardroom located on the 2nd Floor featuring a kitchen and serving area
- State-of-the-art Technogym equipment including a **Peloton bikes and treadmills** and three elliptical machines all with touchscreen TV's, internet connectivity, basic cable TV and iPod/iPhone capabilities
- Plurima multi-station leg press/calf machine and Plurima multi-station tower which includes the core/leg extension/curl; press & overhead press; and high & low pull
- A 60" flat screen TV
- Water and towel service, and personal code lockers
- Private shower rooms with shampoo, conditioner, and body wash
- Lunch from a different restaurant Monday - Friday provided by "Fooda"



## SAFETY & WELLNESS BENEFITS

- Highest standards in HVAC filtration, cleaning and sanitation services are implemented throughout the project to maintain the latest government recommended guidelines
- Automatic lobby entry doors provide for "touch-less" entry into the building
- Large outdoor areas provide a fresh-air option to work and hold meetings
- Onsite security to assist with elevator use during peak business hours



## IRVINE CONCOURSE



EIGHTEEN MAIN - COMING SOON

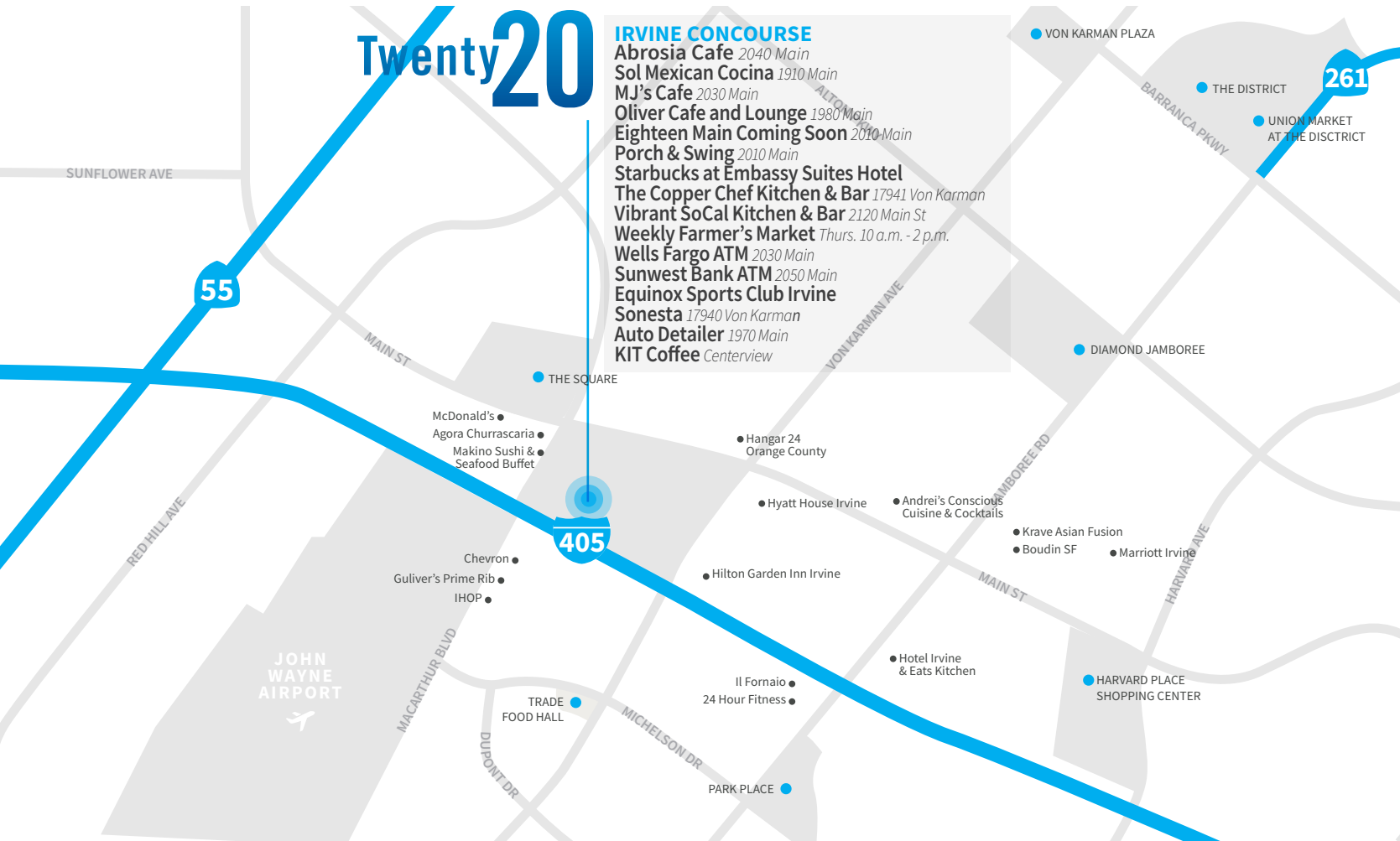


The master-planned Irvine Concourse development is the most amenity rich environment in the area, creating an excellent environment for companies and their employees. It currently includes nine office buildings, two hotels, the 130,000 square foot Equinox sports club, and several restaurants and services including:

- Equinox Sports Club Irvine
- Sol Mexican Cocina
- Oliver Cafe and Lounge
- Porch & Swing
- Abrosia Cafe
- MJ's Cafe
- Vibrant SoCal Kitchen & Bar
- Embassy Suites by Hilton
- Starbucks at Embassy Suites
- Sonesta Hotels & Resorts
- Weekly Farmer's Market
- The Copper Chef Kitchen & Bar
- Wells Fargo ATM
- Auto Detailing
- Eighteen Main - Coming soon!

# AMENITIES

Twenty **20**



## IRVINE CONCOURSE

- Abrosia Cafe 2040 Main
- Sol Mexican Cocina 1910 Main
- MJ's Cafe 2030 Main
- Oliver Cafe and Lounge 1980 Main
- Eighteen Main Coming Soon 2010 Main
- Porch & Swing 2010 Main
- Starbucks at Embassy Suites Hotel
- The Copper Chef Kitchen & Bar 17941 Von Karman
- Vibrant SoCal Kitchen & Bar 2120 Main St
- Weekly Farmer's Market Thurs. 10 a.m. - 2 p.m.
- Wells Fargo ATM 2030 Main
- Sunwest Bank ATM 2050 Main
- Equinox Sports Club Irvine
- Sonesta 17940 Von Karman
- Auto Detailer 1970 Main
- KIT Coffee Centerview

## THE DISTRICT (PARTIAL LIST)

- Petsmart
- Mendocino Farms
- Massage Envy
- Target
- Lowe's
- Costco
- Michael's
- T.J. Maxx / Home Goods
- Whole Foods
- Chick-Fil-A
- In-N-Out
- AMC Tustin 14
- Bowlmore Lanes
- Five Guys Burgers
- Lucille's Smokehouse BBQ
- Prego Ristorante
- JT Schmid's Restaurant
- Pei Wei Asian Diner
- RA Sushi
- Wells Fargo
- The Winery Restaurant

## UNION MARKET

- Portola Coffee Roasters
- The Kroft
- Mr. Holmes
- Milk Box
- Central Bar
- The Dirty Cookie
- Hatch
- Kettle Bar
- Sweets Choice
- Front Porch Pops
- M2P Pasta/Salads
- Cubed Poke
- Crepe Coop
- Market 2 Plate
- Churned Creamery
- Bear Cheese Tart
- Berry Brand Superfoods

## TRADE FOOD HALL

- Butterleaf
- Center Hub
- Dos Chinos
- Gyro King
- HiroNori Craft Ramen
- Krisp Fresh Living
- Megadon
- Pig Pen Delicacy
- Portside
- Sweet Comforts
- Two Birds
- Ootoro Sushi

## THE SQUARE

- 7-Eleven
- Carl's Jr.
- CROUTONS
- The Flame Broiler
- Flippin' Pizza
- Jersey Mike's Subs
- Mediterrania Grill
- Nektar Juice Bar
- Poke Dot
- Starbucks
- Tokio Grill

## VON KARMAN PLAZA

- Panda Express
- The Habit Burger Grill
- Taco Bell
- Walmart
- JOANN Fabrics
- Jersey Mike's Subs
- Chase Bank
- Pasta Fresh
- Apola Gyro Grill
- Mag's Donut & Bagel
- Starbucks

## PARK PLACE

- North Italia
- Houston's Restaurant
- Ruth's Chris Steak House
- Panini Cafe
- Market Cafe
- LA Fitness
- Lemonade
- Which Wich?
- The Counter
- AC Hotel by Marriott
- Puesto
- Fatty Tuna

## HARVARD PLACE

- The Coffee Bean & Tea Leaf
- Jamba Juice
- CVS
- Rubio's Coastal Grill
- Einstein Bros. Bagels
- Corner Bakery Cafe
- Chase Bank
- Pick Up Stix
- Shell Gas Station
- Del Taco
- Jiffy Lube Oil
- Union Bank

## DIAMOND JAMBOREE

- Tokyo Table
- Capital Seafood Restaurant
- Meet Fresh
- Chef Hung Taiwanese Beef Noodle
- 85C Bakery Cafe
- Kura Revolving Sushi
- Ajisen Ramen
- Paper Lantern Dumpling House
- The Kickin' Crab
- Urban Seoul Restaurant
- Kona Loa Coffee
- BCD Tofu House
- Plush

# AVAILABILITIES



| SUITE       | SIZE (RSF)  | AVAILABLE | DESCRIPTION   |
|-------------|---|-----------|---|
| 150         | 2,523   | 8/1/22    | Ground floor space with high ceilings and prime visibility. Turnkey space with high end, creative finishes, five window offices, open kitchen/break area, and large open work area - call to show.                        |
| 160         | 4,778   | 3/1/23    | Ground floor space with high ceilings and prime visibility. Eight window offices, multiple conference rooms, reception area, work room, kitchen/break area, storage/IT - call to show.                                    |
| 310         |  1,340 | Immediate | Two perimeter offices and open area.  |
| 320         |  1,824 | Immediate | Dedicated reception area, large conference room, kitchen/break room and open area for workstations.   |
| 310/320     | 3,164   | Immediate | Contiguous space.   |
| 350         | 3,368   | Immediate | Furnished space, reception area, conference room, seven private offices, kitchen and work area/storage.   |
| 650         | 3,380   | Immediate | Corner space with ample window line. Two private window offices, kitchen with sink, storage/work room and large open work area.   |
| 660         | 2,178   | Immediate | Three perimeter offices, conference room and open area.   |
| 675         | 2,147   | 10/1/22   | Double door entry with improvements to suit.  |
| 650/660/675 | 7,705   | 30 Days   | Contiguous space.   |
| 700         | 4,352   | Immediate | Spec suite featuring double door entry off lobby, conference room, huddle room, break area, four private offices, and area for workstations. <i>Completion 10/1/22</i>  |
| 750         | 6,211   | Immediate | Spec suite featuring double door entry off lobby, reception area, large conference room, two huddle rooms, large executive office, six private offices, break area, copy room and storage room. <i>Completion 10/1/22</i> |
| 770         | 2,450   | Immediate | Corner space with spectacular airport views, three window offices, conference room, kitchen, work/storage/IT room, small open area.   |
| 800         | 10,272  | Immediate | Double door entry off elevator lobby featuring dedicated reception, multiple large conference rooms, private office, break room, work / copy room, file room, IT closet and open area.                                    |
| 1120        | 3,147   | Vacant    | Conference room, two window offices, three small satellite work rooms, work room/storage, kitchen and large open work area. Call to show.   |
| 1140        | 5,434   | Immediate | Upper floor space with improvements to suit.  |
| 1120/1140   | 8,581   | Immediate | Contiguous space.   |
| 1200        | 22,145  | 1/1/23    | Top floor available with improvements to suit - call to show.   |





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