

## Commercial Office Projects

Developing built environments where commerce can flourish has been a core market segment throughout the history of our firm.

### **Transwestern (Koll Center Irvine) Office Building** – Irvine, California

10-Story Office Building  
216,000 SF Total  
Parking Structure

### **Lakeshore Towers** – Irvine, California

18-Story Office Building, 400,000 SF  
10-Story Office Building, 275,000 SF  
5-Story Office Building, 130,000 SF

### **Warner Center Plaza** – Woodland Hills, California

Two 21-Story Office Buildings  
One 26-Story Office Buildings  
Two 11-Story Office Buildings  
1,900,000 SF Total

### **1900 Main Street, 1901 & 1903 Main Street** – Irvine, California

Two 8-Story Office Buildings & Single-Story Office Building  
365,000 SF Total  
Parking Structure

### **The Water Garden 2** – Santa Monica, California

5-Story Office Building, 275,000 SF  
6-Story Office Building, 325,000 SF  
3-Levels Subterranean Parking  
First Generation Tenant Improvements

### **Pacific Bell Office Building** – Anaheim, California

8-Story Office Building, 200,000 SF  
First Generation Tenant Improvements  
8-Level Parking Structure

### **City of Anaheim Utilities Building** – Anaheim, California

11-Story Office Building, 230,000 SF Total  
First Generation Tenant Improvements  
7-Level Parking Structure

**12<sup>TH</sup> & I Street Office Building & Tenth Street Place Office Building** – Modesto, California

Two 6-Story Office Buildings  
323,000 SF Total  
Parking Structure

**Jamboree Business Center, Phases 4 & 5** – Irvine, California

Three 3-Story Office Buildings  
201,000 SF Total

**Vantis, Phases 1 & 2** – Aliso Viejo, California

5-Story Office Building, 181,500 SF  
3-Story Office Building, 75,000 SF

**University Research Park** – Irvine, California

Multiple 2-Story, 3-Story & 4-Story Office Buildings  
1.5 Million SF Total

**Wilshire Bixel Office Building** – Los Angeles, California

16-Story Office Building  
300,000 SF over 4-Level Parking Structure

**Irvine Technology Center** – Irvine, California

Twenty 2-Story Office Buildings  
1.7 Million SF Total

**Ladera Ranch Office Buildings** – Mission Viejo, California

Five 2-Story Office Buildings  
144,500 SF Total  
Buildings 777 & 999 are LEED Certified

**Discovery Business Center, Phases 1 Thru 4** – Irvine, California

Eight 2-Story Tilt-Up Office Buildings  
420,000 SF Total

**Discovery Business Center, Phases 5 Thru 12** – Irvine, California

Sixteen 2-Story Office Buildings  
824,000 SF Total

**Eastgate Technology Park** – La Jolla, California

Multiple 2-Story Office Buildings  
640,000 SF Total



**Tsuchiyama Kaino Sun & Carter**  
Consulting Mechanical Engineers

**McCarthy Center, Phases 1 Thru 6** – Milpitas, California  
Nineteen, 2-Story Office Buildings  
1,042,000 SF Total

**Irvine Business Center, Phases 1 & 2** – Irvine, California  
Four 2-Story Office Buildings  
214,000 SF Total

**Oak Creek Business Center, Phases 1 Thru 7** – Irvine, California  
Twelve 2-Story Office Buildings  
672,000 SF Total

**Arena Corporate Center** – Anaheim, California  
Three 2-story Office Buildings  
382,000 SF Total