



CENTERVIEW

1920 Main Street, Irvine, California 92614

Facts and Commonly Asked Questions



General Information:

Square Footage:	299,812 rentable square feet; approximately 25,569 per floor
Floors:	Twelve
Construction Date and Type:	1988 – concrete and steel
Building Hours:	7:00 AM – 6:00 PM, Monday through Friday
Move Hours:	6:00 PM – 7:00 AM, Monday through Friday
Security:	Anytime, Saturday and Sunday subject to availability Manned security on-site 24/7, 365 days per year Security cameras at key entry and exit points Access card readers for structure, building, and elevators

Parking Structure:

Type of Facility:	Six-level parking structure
Total Parking:	1,934 spaces (shared with Centerview East – 2010 Main)
Ratio of Parking to Usable Square Foot:	4.0 parking spaces per 1,000 usable square feet
Hours of Operation:	24 hours a day, 7 days a week, 365 days a year
Entrance and Exits:	Main Street (two entry and two exit lanes) Gillette Street (two entry and three exit lanes) Mercantile Street (one entry and one exit lane)
Vehicle Clearance for Facility:	Entrance: 8' – 1 st floor only Ramps to floors 2 – 6: 7'
Current Daily Parking Rate:**	\$1.50 every fifteen (15) minutes, \$17.00 all day 10 minute free grace period
Current Monthly Rate (Unreserved and Reserved):**	\$90.00 and \$155.00
Type of Entry and Exit Access:	Barrier gate activated by button or proximity card
For Monthly Parking:	Proximity card reader and card
Visitor Parking:	132 spaces (1 – 3 hour parking, 1 st floor)
Handicap Parking:	Thirty spaces (1 st floor)
Bicycle Parking:	Two bicycle racks (1 st floor)
Valet Service:	Available for patrons of SOL Mexican Cocina restaurant (Mercantile entrance)
Bus Service:	OCTA bus stop on Main Street in front of parking structure
Tesla EV Chargers:**	Twenty-four Tesla Superchargers (1 st floor: Tesla rates) Ten Tesla Level 2 Chargers (5 th floor: complimentary)
ChargePoint EV Chargers:**	Four ChargePoint Chargers (1 st floor: \$1.25/hr first 3 hours, \$3/hr thereafter) Ten ChargePoint Chargers (5 th floor: \$1/hr)

Elevator Systems:

Number of Elevators (Passenger and Freight):	6/1
Inside Clearance of Freight Elevator:	5'4" wide, 7'10" deep and 9' high
Type of Elevator Drive System:	Geared traction
Width and Height of Door Opening at Freight Elevator:	47" width and 8' height
Freight Elevator Availability & Reservation:	General delivery: Monday – Friday 7:00 AM – 6:00 PM Large moves: Monday – Friday 6:00 PM – 7:00 AM Weekend – anytime
Access to Freight Elevators:	Notify management of all large moves
Passenger Elevator Speed Rating:	6' wide hallway leads to freight elevator
Freight Elevator Speed Rating:	3,500 pounds at 400 feet per minute
Elevator Tied Into the Card Access Operations:	4,000 pounds at 350 feet per minute
Elevator Security System:	Yes Proximity card reader

Lighting:

Specification for Building:	2' x 4' VT Series Volumetric LED Troffer 2VTL
Are Light Fixtures Air Handling Fixtures:	Yes

Ceiling:

Finished Ceiling Height:	1 st & 12 th floors – 11 ft. 2 nd to 11 th floors – 9ft.
Average Height Between Top of Suspended Ceiling and Underside of Structure Above:	Approximately 43"
Standard for Ceiling Tile and Grid:	2' x 2' USG Acoustone "F"

HVAC:

Hours of HVAC Operation:	Monday – Friday: 8:00 AM – 6:00 PM Saturday: Available upon request. Typically free from 8:00 AM to 12:00 PM Sunday: Available upon request
Over Time HVAC Capability and Availability:	Yes; reserved through on-demand web portal
Cost of After Hours HVAC per Hour:**	\$85.00 per hour
Cost of HVAC Chilled Water for Supplemental Units:**	\$25.00 per ton per month
Cost of HVAC Electrical for Supplemental Units:**	Based upon rate of utility provider
Description of Base Building System:	Central plant located in loading dock area. One air handling unit per floor. Air handling units are controlled by variable speed fans with 28** zones per floor. The base building systems provide one thermostatically controlled zone per 800 rentable square feet.**

Electrical:

Receptacle Capacity in Watts per Square Foot:	3.0 watts per rentable square foot
Power Capacity in Watts per Square Foot:	4.0 watts per rentable square foot
Bus Riser Capacity:	3,000 amps
Lighting Capacity in Watts per Square Foot:	1.2 per rentable square foot per Energy Efficiency Standards
Primary Electrical Feed Voltage:	277/ 480, 3-phase
Supplied from Building Main Switchboard to Power Centers in Electrical Closets on Each Floor:	Yes

Structural:

What Is the Live Load of Capacity of the Floors:	50 pounds live load per square foot
Type of Slab Construction:	Pan

Loading Dock:

Subterranean Loading Dock Hours of Availability:
Loading Dock Location:
Maximum Vehicle Height:
Maximum Vehicle Length:
Loading Dock Facilities:

24/7 via security pass down
Off Gillette Street next to parking structure
14'
45'
Two "back-up" type truck delivery bays with adjustable height decks & walk-up ramp

Amenities:

Food & Beverage:

KIT Coffee, Porch & Swing, SOL Mexican Cocina, The Trough, Izakaya Osen, The Goldfinch, Maldon's Bistro, Ambrosia Café, Food Trucks, MJ's Café, Starbucks, The Copper Chef Kitchen & Bar, Vibrante SoCal Kitchen & Bar, and Weekly Farmer's Market.

Mail & Delivery:

FedEx, UPS, and USPS drop boxes.

Accommodations & Conference Facilities:

On-site security, day porters, parking, management, property management, and engineering, stylized lounge with kitchenette, Conference Center (Seats 60), Boardroom (Seats 16), Secure bike room storage, Parcel lockers, Healthy vending, Lockers/showers, Sonesta, and Embassy Suites.

Health & Fitness:

Equinox Sports Club Irvine

Other Amenities:

ATM, Captivate (elevator video display network), Auto detailer, Battery jump service

Telecom & Business Services:

High Speed Internet Services:

AT&T, Level 3, Cox Communications, WiLine Networks, Cogent Communications

Roof Top Dish Accommodations:**

Accessible and available at \$500.00** per month per dish

Satellite TV:

Provided by Business TV (DirecTV) at negotiated rates

Cable TV:

Provided by Cox Communications

Miscellaneous:

Doors & Hardware:

Door hardware is Schlage; brass lever handle; doors are solid core mahogany

Recycling:

All trash recycled through DC Environmental

Type of Roof:

Built-up system with rock coating

Are Public Areas of Building Considered Non-Smoking:

The building is a non-smoking facility

Locked Storage Cages Available:

Various sizes located in basement

Contact Information:

(949) 253-3428

Property Management Contacts:

David Gekchyan, Senior Property Manager
Eliana Romero, Assistant Property Manager
Kameron Hadley, Property Coordinator

On-Site 24-Hour Security:

(949) 456-5139

Leasing Contacts:

Rich Essen and Jay Carnahan

Leasing Contact Number:

(949) 721-6981

Notes:

** Subject to change

Updated June 2022