



Facts and Commonly Asked Questions

2020 Main Street, Irvine, California 92614

General Information:

Square Footage:	268,838 rentable square feet; approximately 23,000 per floor
Floors:	Twelve
Construction Date And Type:	1999 - concrete and steel
Building Hours:	8:00 AM - 6:00 PM, Monday through Friday
Security:	Manned security on-site 6:00 AM – 10:00 PM, Monday – Friday; 7:00 AM – 3:00 PM, Saturday Security cameras at key entry and exit points Access card readers for structure, building and elevators

Parking Structure:

Type Of Facility:	Seven-level steel and concrete parking structure
Total Parking:	4,077 spaces (shared with 2030, 2040, 2050 & 2100)
Number of Parking Stalls for 2020 Main	738
Ratio Of Parking To Usable Square Foot:	4.0 parking spaces per 1,000 usable square feet
Hours Of Operation:	7:00 AM- 7:00 PM, Monday through Friday
Entrance And Exits:	Mercantile (four entry, three exit lanes) for monthly parking only Gillette (two entry, two exit lanes)
Vehicle Clearance For Facility:	Entrance: 6'10" Ramps to upper levels 1 – 7: 6'10"
Type Of Entry and Exit Access:	Barrier gate activated by button or proximity card
For Monthly Parking:	Proximity card reader and card

Visitor Parking:	263 spaces (2 hour parking, 1 st level)
Valet Parking	60 spaces
Handicap Parking:	53 spaces (adjacent to the building)
Bicycle Parking:	Two bicycle racks (1 st level)
Bus Service:	OCTA bus stop on Main St. & Morse St. and on Main St. & Von Karman Ave.
Irvine Shuttle Service:	The Irvine Shuttle or the “i shuttle” stop on Main St. & Morse St. and on Main St. & Von Karman Ave. The i shuttle is operated by the City of Irvine and designated for the Irvine Business Center (IBC) community. The shuttle connects IBC employees & residents to IBC offices, restaurants & retail, Metrolink, UCI & the airport

Elevator Systems:

Number Of Elevators (Passenger and Freight):	5/1
Inside Clearance Of Freight Elevator:	5’ ½” wide, 7’½” deep and 9’ high
Type Of Elevator Drive System:	Geared traction
Width And Height Of Door Opening At Freight Elevator:	4’ width and 8’ height
Freight Elevator Availability & Reservation	General delivery: Monday – Friday 8:00 AM - 6:00 PM Large moves: Monday – Friday 6:00 PM-7:30 AM Weekend – anytime Notify management of all large moves
Access To Freight Elevators:	5’9” wide hallway leads to freight elevator from loading dock
Passenger Elevator Speed Rating:	3,500 lbs. @ 400 feet per minute
Freight Elevator Speed Rating:	4,000 lbs. @ 400 feet per minute
Elevator Tied Into The Card Access Operations:	Yes
Elevator Security System:	Proximity card reader

Lighting:

Specification For Building:	2’ x 4’ parabolic light fixtures / 3 lamp 32 watt, T8
Are Light Fixtures Air Handling Fixtures:	Yes, to allow for Air Flow in Plenum

Ceiling:

What Is The Finished Ceiling Height:	Approximately 9’0” (will vary by floor)
What Is The Average Height Between Top Of Suspended Ceiling And Underside Of Structure Above?	Approximately 42”
Standard For Ceiling Tile And Grid:	2’ x 2’ Acoustical Ceiling Tile in 1/8” Slot Grid

Water:

Quantity And Location For Access To Domestic Water On Each Floor:	N/A
Is Filtered Water Available?:	Yes, tenant to subscribe directly with water company

HVAC:

Hours Of HVAC Operation:	Monday - Friday: 8:00 AM – 6:00 PM Saturday: 9:00 AM- 1:00 PM (available upon request) Sunday: Available upon request
Over Time HVAC Capability And Availability:	Yes; tenant may activate by turning on thermostat located in their suite
Cost Of After Hours HVAC Per Hour: **	\$60.00 per hour**
Cost Of HVAC Chilled Water For Supplemental Units:**	Will vary by Liebert system

Cost Of HVAC Electrical For Supplemental Units: **

Description Of Base Building System:

Based upon rate of utility provider

Central plant located in parking structure. One air handling unit per floor. Air handling units are controlled by energy management system.

The base building systems provide one thermostatically controlled zone per 750 rentable square feet **

Electrical:

Receptacle Capacity In Watts Per Square Foot:

5 watts per rentable square foot

Power Capacity In Watts Per Square Foot:

2 watts per rentable square foot

Bus Riser Capacity:

4,000 amps

Lighting Capacity In Watts Per Square Foot:

5 per rentable square foot

Primary Electrical Feed Voltage:

277/ 480, 3-phase

Supplied From Bldg. Main Switchboard To Power Center Yes

In Electrical Closets On Each Floor:

Structural:

What Is The Live Load Of Capacity Of The Floors:

80 pounds live load per square foot

Type Of Slab Construction:

Concrete reinforced rebar

Loading Dock:

Hours Of Availability

24/7 via security pass down

Loading Dock Location:

North off Mercantile Drive

Loading Dock Facilities:

Open driveway with walk-up ramp

Telecom & Business Services:

High Speed Internet Services:

Provided by AT&T & Cox Business

Roof Top Dish Accommodations: **

Accessible and available at \$100-\$200 per month per dish

Cable TV

Provided by Cox Communications at negotiated rates

Miscellaneous:

Doors & Hardware:

Door hardware is Schlage L9453 O3A lever handle; doors are solid core cherry

Recycling:

All trash recycled through contracted local recycle station

Type Of Roof:

Built- up system with steel decking and concrete topping

Are Public Areas Of Building Considered Non-Smoking:

Yes, the building is a non-smoking facility

Contact Information:

(949) 404-4740

Leasing Contacts:

David Down, Leasing Director

Gregory Brown, Leasing Director

Property Management Contacts:

(949) 252-1453

Lorraine Drown, Senior Property Manager

Nikki Tran, Assistant Property Manager

Mitch Sigband, Director

**** Subject to change**

The information contained herein is believed to be accurate. Items critical to any party should be verified.