



MICHELSON





Design transforms experience.

Park Place unveils its newest development: 3181 Michelson. The six-story building is designed by Gensler to empower creativity, encourage community and inspire innovation. It combines a sophisticated, class A, architectural design with efficient floor plates. Unique features such as a 34,000 s.f. showroom space with prominent signage opportunities on the 405 freeway as well as 22' clear ceiling to slab spaces differentiate this prestigious building centrally located in Orange County's premier mixed use office campus. The tower is surrounded by landscaped outdoor collaborative spaces, abundant parking with direct pedestrian access to floors 1 through 3 from the attached parking garage and is just steps away from unmatched retail amenities and luxe residential opportunities that Park Place offers.



Features



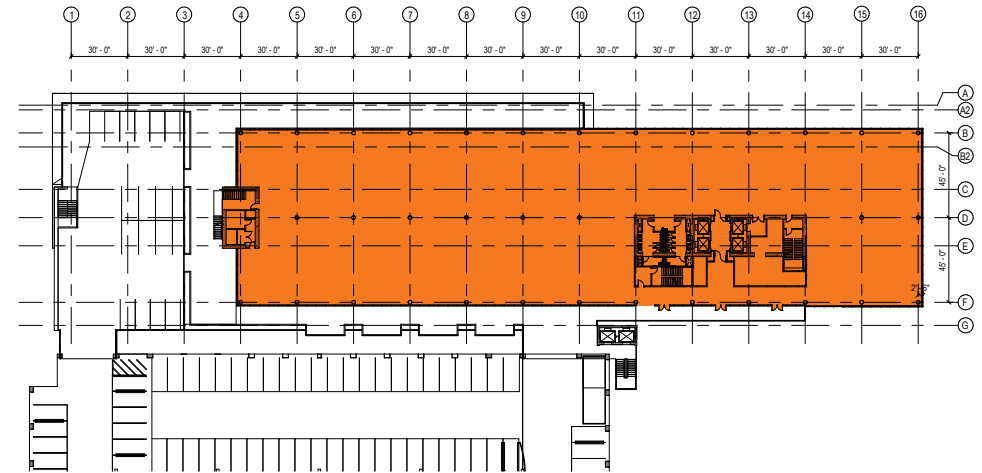
- + Full height glass
- + Post-tension concrete construction
- + 20' finished ceilings (floors 1 – 2)
- + 10' finished ceilings (floors 3 – 6)
- + 4 per 1,000 parking

- + 3 passenger elevators & 1 freight elevator
- + Sided loaded core design
- + Premier signage opportunity along the 405 Freeway
- + LEED Gold Certification

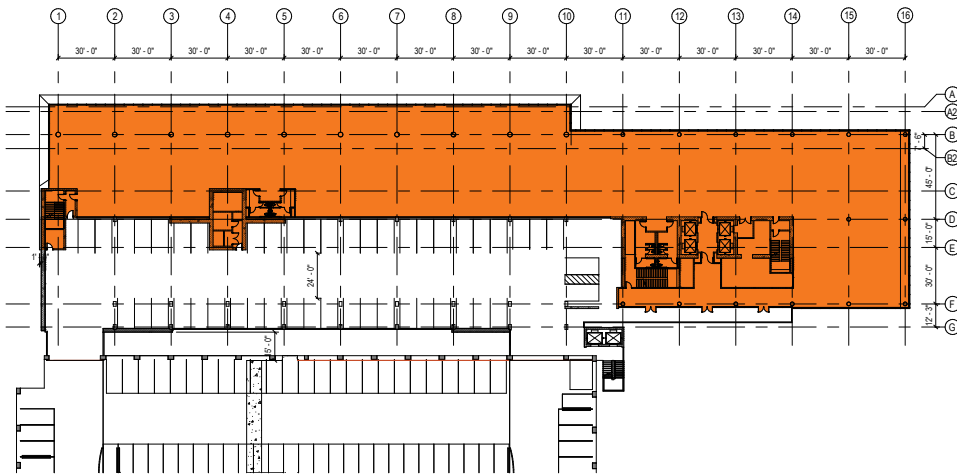
Floor Plans



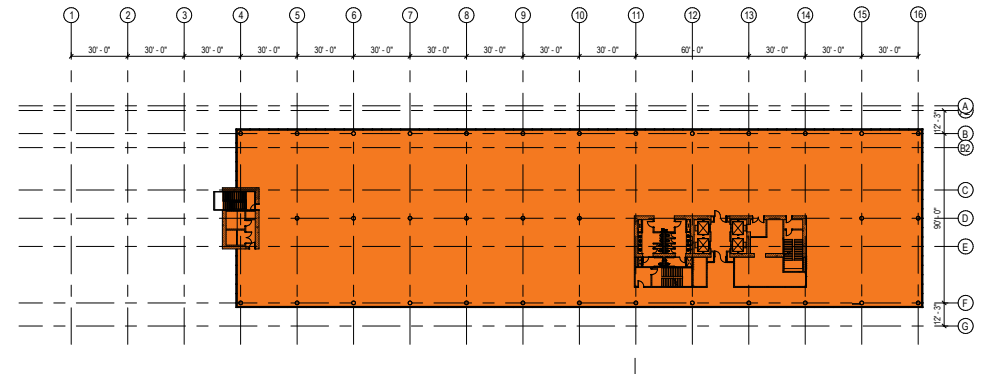
Floor 3 | 34,900 S.F.



Showroom | 32,680 S.F.



Floors 4 - 6 | 34,700 S.F.



Park Place



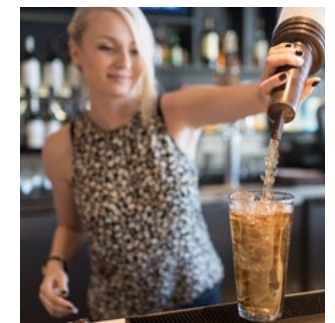
RETAIL

DINING

North Italia
Houston's Restaurant
Ruth's Chris Steak House
Starbucks
Panini Café
Market Café
Wahoo's Fish Taco
Lemonade
Which Wich? Superior Sandwiches
The Counter
Lady M
Puesto (coming soon)
Fatty Tuna (coming soon)

SHOPPING & SERVICES

LA Fitness
Mother's Market
Verizon Wireless
Empire Salon
Nailtique
Massage Envy
Baretan
Zagster Bikes
Zipcar
US Bank
Chase Bank



RESIDENTIAL



8,000 Residential Units walking distance, including the newly developed Irvine and Aura luxury apartments



HOTEL



AC Hotel by Marriott scheduled to open March 2017



PUESTO
A modern Mexican concept out of San Diego by Eric and Alan Adler, located inside the new AC Hotel by Marriott at Park Place.

Site Plan

- Residential
- Office Space
- Retail
- Hotel





Leasing Info

David Dowd | CBRE
949 725 8410
david.dowd@cbre.com
lic. 00896764

Bob Thagard | Cushman & Wakefield
949 372 4909
bob.thagard@cushwake.com
lic. 00891244



