

# Park Tower

ORANGE COUNTY

WORK

*Enlightened*



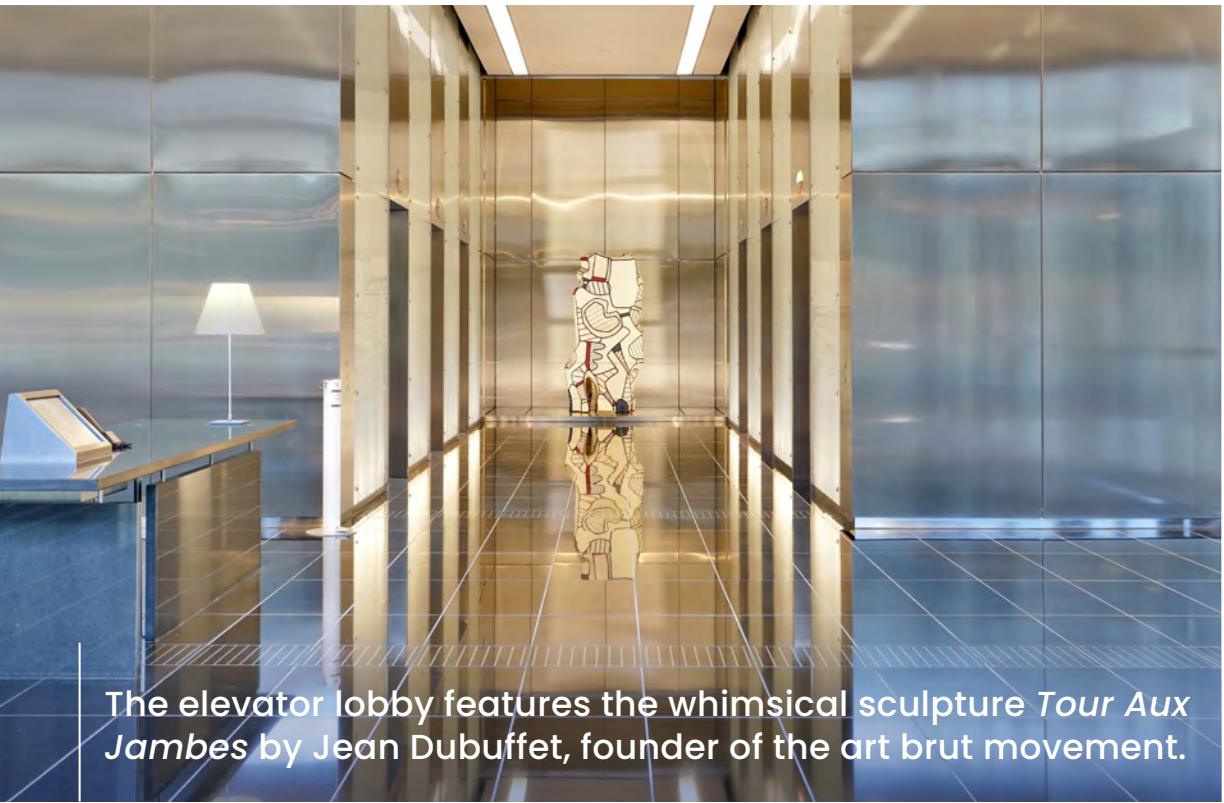
BOLD. MEMORABLE.

# Inspired.

As soon as you arrive, you can see that Park Tower is a different kind of workplace – the ultimate in upscale space. Defined by its striking glass atrium lobby designed by famed architect Helmut Jahn, Park Tower’s premium office space helps tenants communicate the caliber of work they do – and make strong, lasting impressions.

Located in Orange County’s epicenter of arts and culture, Park Tower is for discerning tenants looking for a higher standard of office.

In keeping with the area’s concentration of art institutions, fine art pieces complement Park Tower’s elegant aesthetic. Pictured here is “The Ram” by acclaimed sculptor Charles Owen Perry.



The elevator lobby features the whimsical sculpture *Tour Aux Jambes* by Jean Dubuffet, founder of the art brut movement.

*Class A*  
OFFICE FOR LEASE

*18*  
STORY BUILDING

*337,000*  
TOTAL SF

*19,000*  
SF FLOOR PLATES

*Spec Suites*  
AVAILABLE

*Full Floor*  
AVAILABILITIES

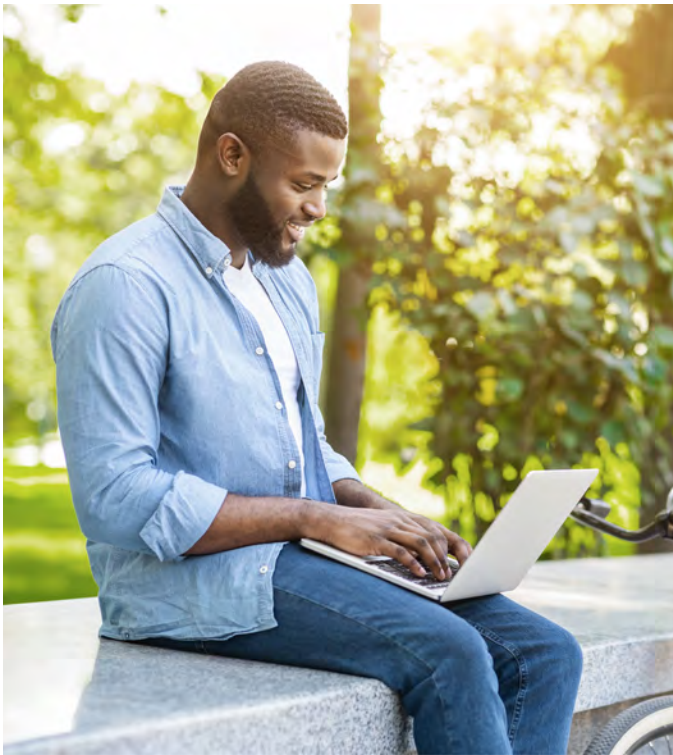
Park Tower



EXPECT MORE.

*Get More.*

**Timeless luxuries and modern amenities converge at Park Tower:** abundant natural light, high-end finishes, panoramic views, outstanding dining, and features that support tenant health and wellness. The result is a premier workplace in a prestigious location.



**VALET AND  
SELF-PARKING**



**PEDESTRIAN  
BRIDGE**  
to South Coast Plaza



**ACCLAIMED  
RESTAURANT VACA**  
on the ground floor featuring  
authentic Spanish cuisine



**FITNESS CENTER**  
with locker room and  
towel service



**LEED PLATINUM  
CERTIFIED**



**24/7 SECURITY  
SERVICE**  
and controlled  
building access



**UL VERIFIED  
HEALTHY BUILDING**  
for Indoor Environment

Park Tower is surrounded by a lushly landscaped park with public art

**Park Tower**

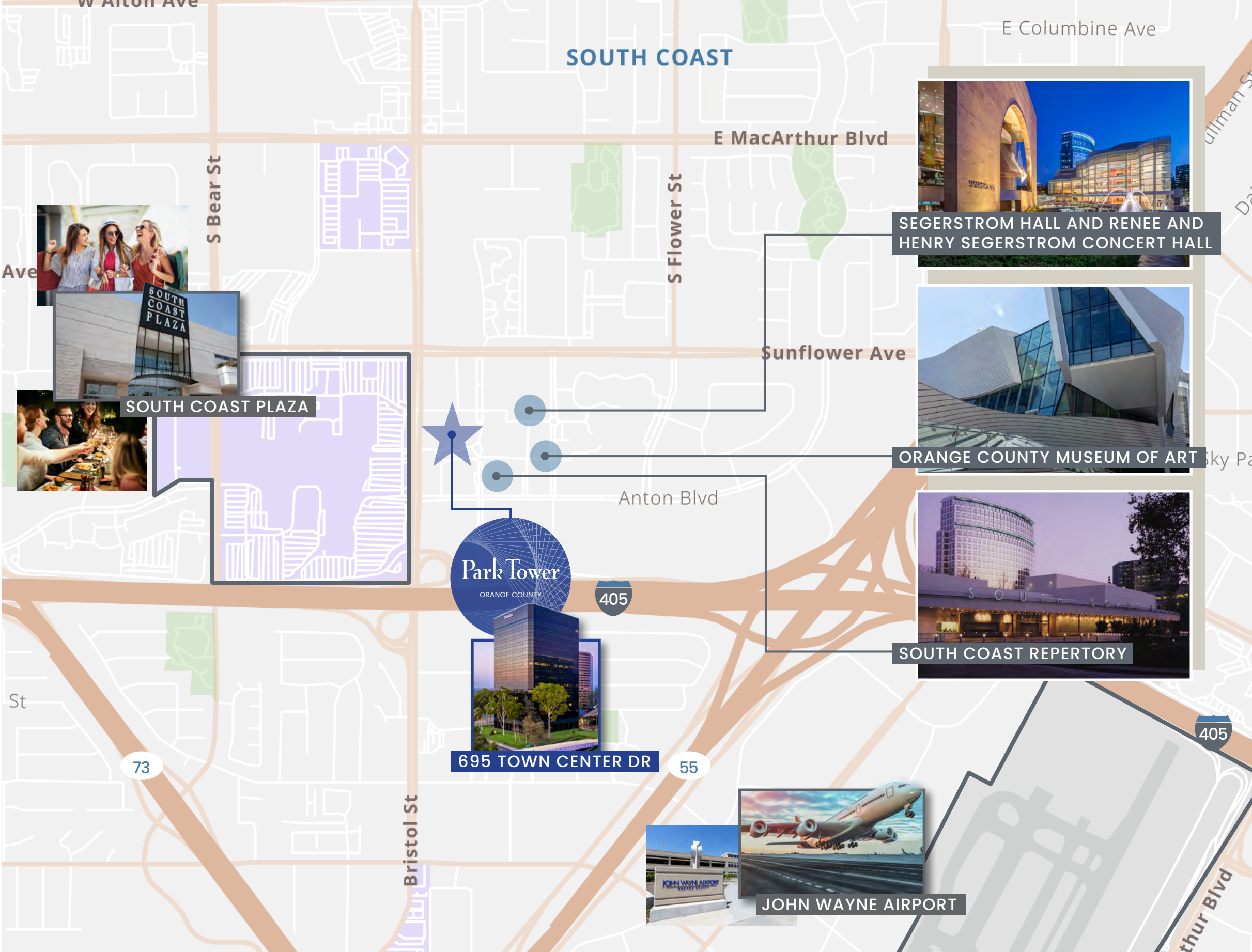


THIS LOCATION IS A  
*Lifestyle.*

Adjacent to South Coast Plaza – Southern California’s preeminent shopping destination featuring luxury brands and services – and in the heart of Orange County’s arts and cultural hub, this area is known for first-rate entertainment, museums, dining, and shopping. Coupled with excellent walkability and direct access to the 405, 55, and 73 freeways, the location offers more advantages to businesses than any other in Orange County.

LESS THAN *10* MINS  
TO JOHN WAYNE AIRPORT

OVER *10,500*  
RESIDENTIAL UNITS  
WITHIN ONE MILE



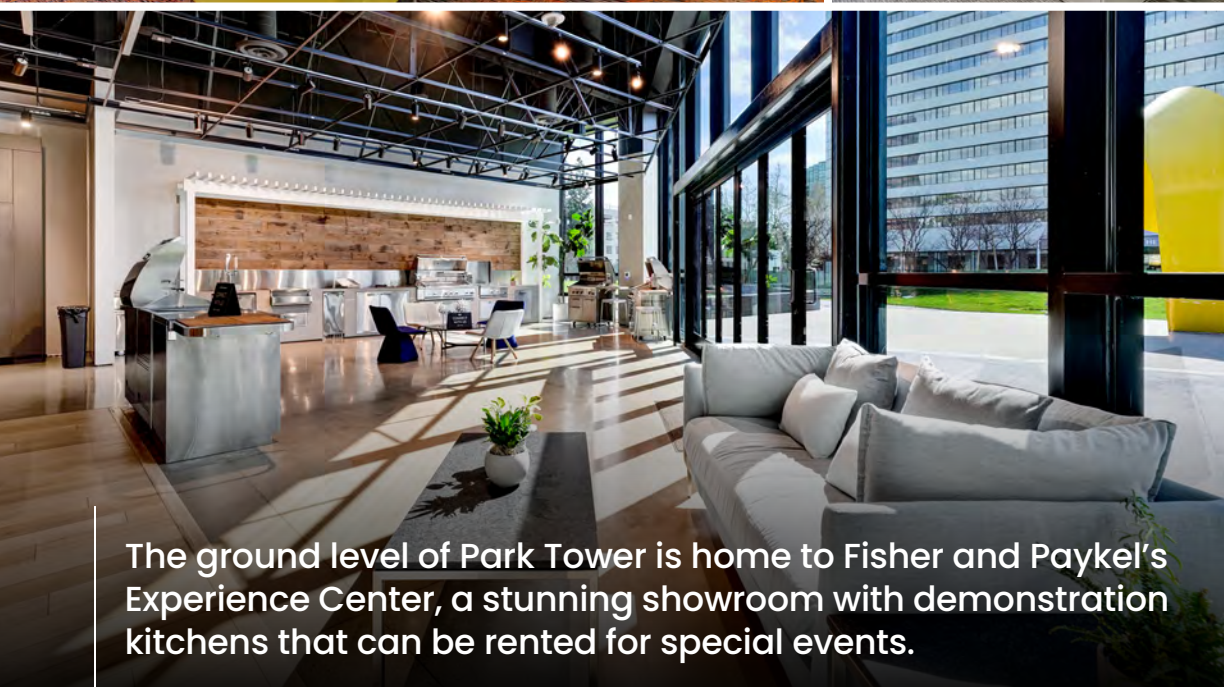


BRING

# *Your Vision.*

From move-in ready spec suites to customizable full floors, Park Tower offers a variety of spaces. Businesses navigating hybrid work models and an increased need for collaborative space will find the flexibility they need.

[CLICK TO SEE ALL AVAILABILITIES](#)



The ground level of Park Tower is home to Fisher and Paykel's Experience Center, a stunning showroom with demonstration kitchens that can be rented for special events.

Park Tower



GLOBAL CUISINE

Outside Your Door.

Known throughout Orange County as a hub of fine dining, this location puts you in the heart of a wide variety of high-end, celebrated restaurants.



WATER GRILL



OUTPOST KITCHEN



VACA



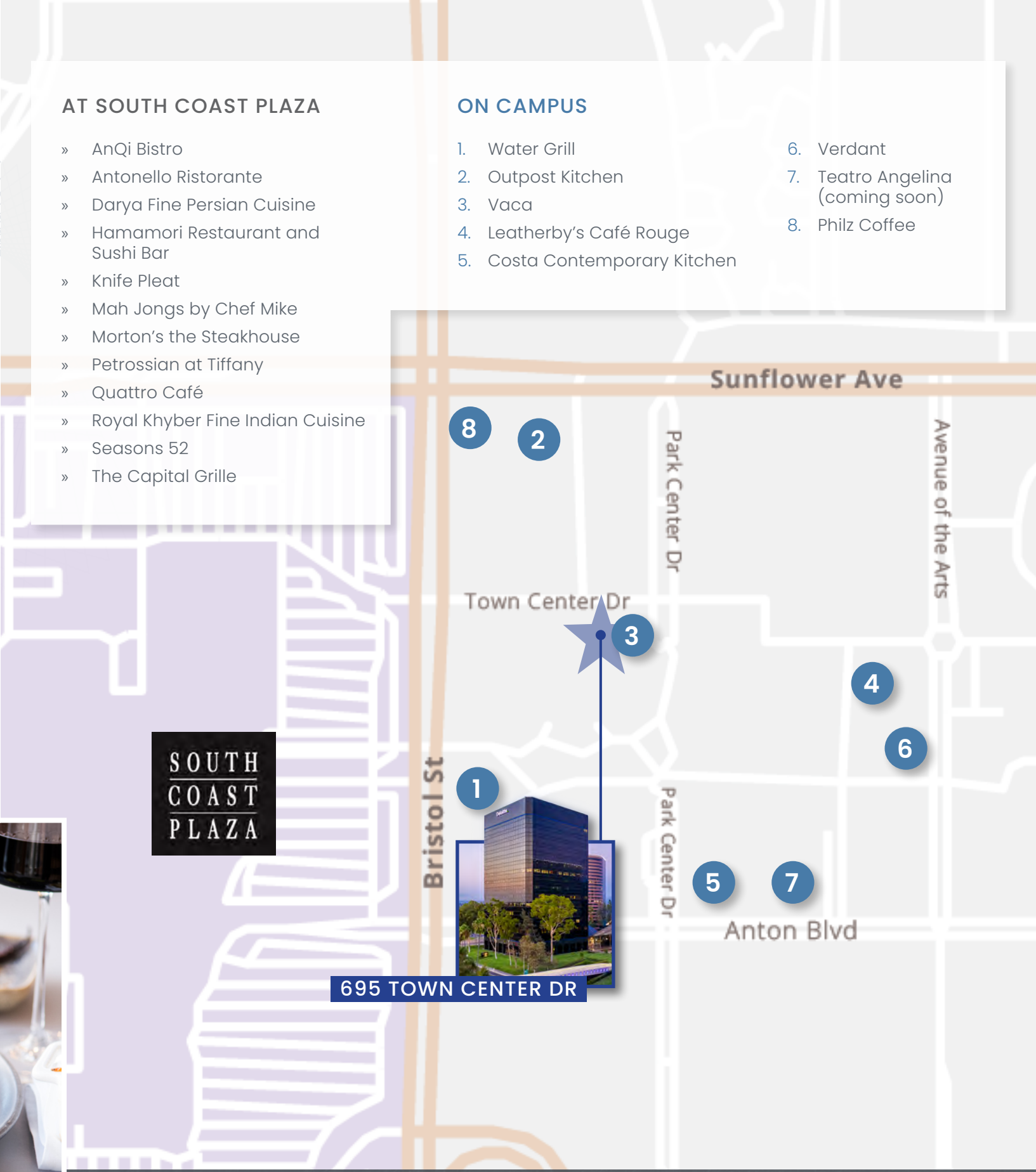
LEATHERBY'S CAFE ROUGE

AT SOUTH COAST PLAZA

- » AnQi Bistro
- » Antonello Ristorante
- » Darya Fine Persian Cuisine
- » Hamamori Restaurant and Sushi Bar
- » Knife Pleat
- » Mah Jongs by Chef Mike
- » Morton's the Steakhouse
- » Petrossian at Tiffany
- » Quattro Café
- » Royal Khyber Fine Indian Cuisine
- » Seasons 52
- » The Capital Grille

ON CAMPUS

- |                               |                                  |
|-------------------------------|----------------------------------|
| 1. Water Grill                | 6. Verdant                       |
| 2. Outpost Kitchen            | 7. Teatro Angelina (coming soon) |
| 3. Vaca                       | 8. Philz Coffee                  |
| 4. Leatherby's Café Rouge     |                                  |
| 5. Costa Contemporary Kitchen |                                  |





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