



# A FIRST-OF-A-KIND OFFICE DEVELOPMENT





## ORANGE COUNTY'S FIRST PURPOSE-BUILT CREATIVE OFFICE CAMPUS

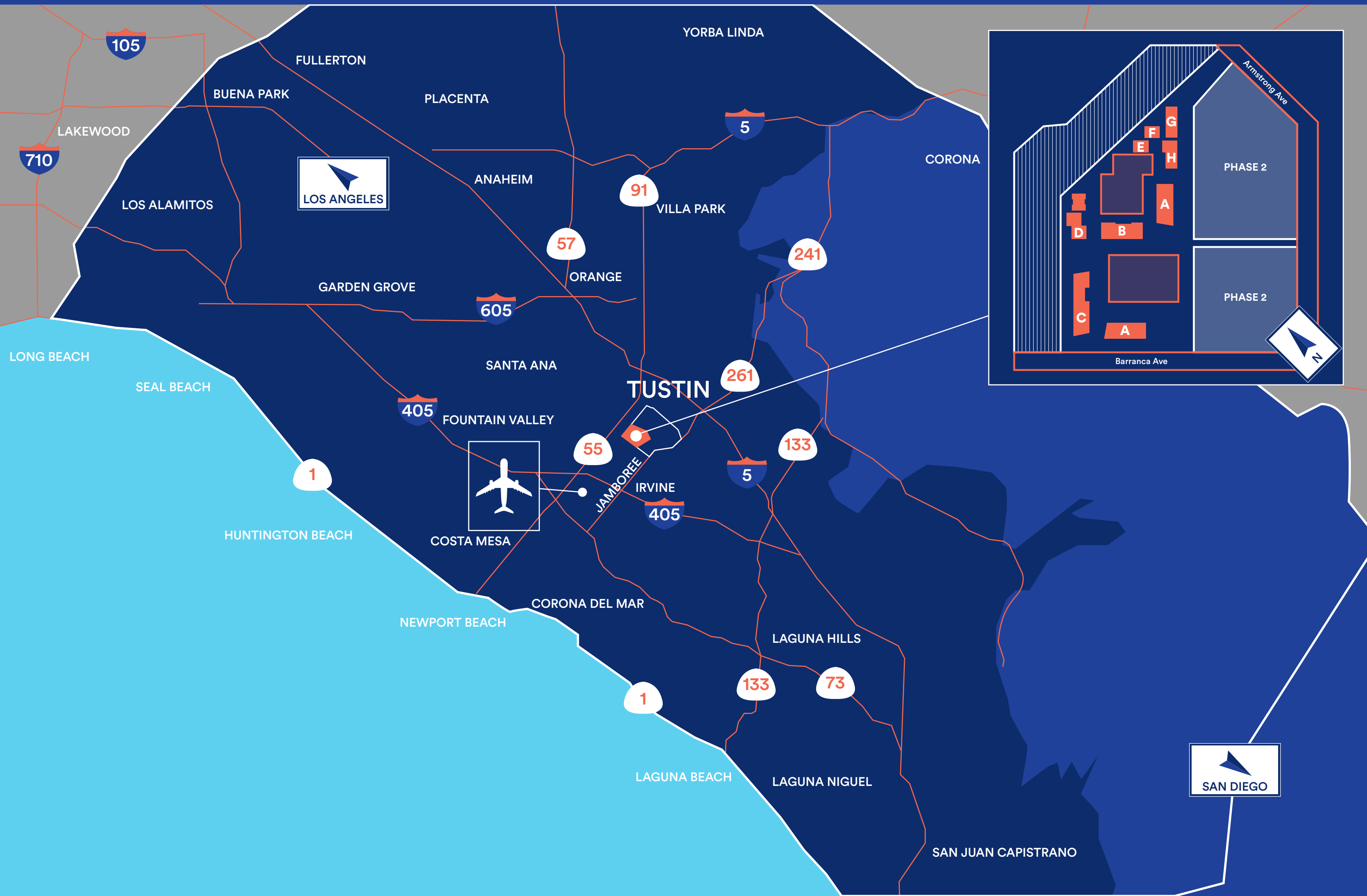
Every detail of this two-phased, 870,000 sq. ft. mixed-use campus has been painstakingly designed with the goal of providing the highest quality, most efficient and most revolutionary office project that Southern California has ever seen.

Your office space defines your company's identity, character and brand. **FLIGHT** at Tustin Legacy has been created in an effort to empower its tenants to define themselves as cutting edge and best in class, to attract and retain the highest quality employees, and to provide an unparalleled working environment that will improve productivity and inspire those who call it home.





# CENTRALLY LOCATED TO EVERYTHING, LOCATED CENTRALLY TO EVERYONE.

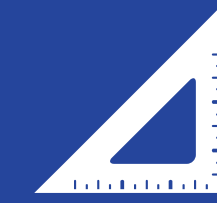


## In the Heart of Orange County

- Strategically located in the GREATER AIRPORT AREA office submarket.
- 3 miles from John Wayne Airport which means less than a 5-minute drive. Convenient for out of town visitors or a quick business trip.
- New and future housing developments within walking distance of **FLIGHT**.
- Minutes from the Pacific Ocean & Orange County's exquisite coastline.
- **FLIGHT** offers a multitude of access options via all major area freeways and local surface streets.
- Proximate and (future) direct connectivity to Tustin Metrolink Station and other public transportation connection points. Rail travel is a growing option for daily commuters.
- Unabated access to a multitude of executive and employee housing opportunities.
- Unlimited access to executive & employee housing.
- Multiple major regional malls within a short drive offering unlimited shopping and dining options.
- Centrally located to effectively access San Diego, Inland Empire and Los Angeles employee bases.

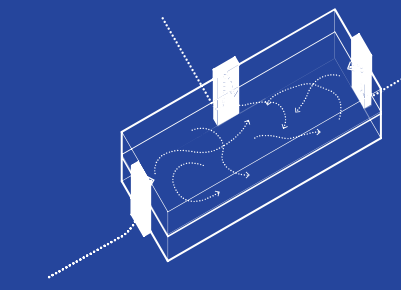


## HALLMARKS OF FLIGHT



### Architecture

FLIGHT's groundbreaking design seeks to inspire, energize and motivate through its beauty, form and function.



### Decentralized Core

This progressive design feature allows for efficient space planning, unobstructed views and collaboration within the space. Imagine a 360-degree window view from your desk or break area.



### 14 ft. True Ceiling Height

FLIGHT features above standard 14' true ceiling heights, plus expansive deck-to-deck heights from 28' to more than 37' on upper floors.



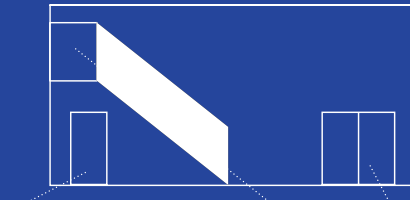
### Amenities

Neighborhood like retail amenities including a chef-driven food hall, indoor and outdoor meeting facilities, indoor and outdoor fitness areas, on-site conference facilities and more.



### Environment

The campus offers multiple and dynamic indoor and outdoor work environments designed to stimulate productivity via great workplace settings, and connect tenants to the beautiful climate of Southern California and its weather.



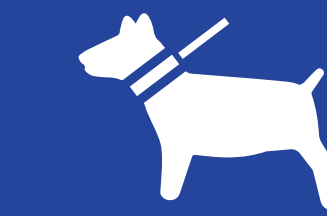
### Direct To Space Access

Instead of walking into a common office lobby, imagine being able to walk directly into your space from the exterior of the building. You are no longer defined by the typical generic building lobby.



### Branding Opportunities

Let FLIGHT be an extension of your brand. Leverage a variety of on-site branding opportunities and showcase your company.



### Pet Friendly

Studies have shown that productivity and employee morale are boosted in pet friendly environments, and when these environments are created and managed responsibly, the presence of pets can make a dramatically positive impact to quality of work and life.



**BUILDING B SPECIFICATIONS**  
*(93,000 SF)*





# BUILDING B

## Building Specifications

- Four stories totaling approximately 93,000 RSF
- Typical 1<sup>st</sup> Floor Plate: 27,000 RSF
- Typical 3<sup>rd</sup> Floor Plate: 25,200 RSF
- Typical 2<sup>nd</sup> and 4<sup>th</sup> Floor Plate: 20,400 RSF (with open-to-below floor capability)
- Typical 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> Floor Ceiling Height: 13'6" clear height deck to deck, where 1<sup>st</sup> and 3<sup>rd</sup> Floors offer "double height" opportunities for 27' – 37' ceiling height volume
- Typical 4th Floor Ceiling Height: 13'6 – 26'6
- Column spacing: totally open plate format with slim-line center row columns, offering unobstructed 30' x 40' bay spacing
- Decentralized core offers opportunity for high efficiency space planning and unobstructed views throughout full floors

## Building Exterior & Operable Portals

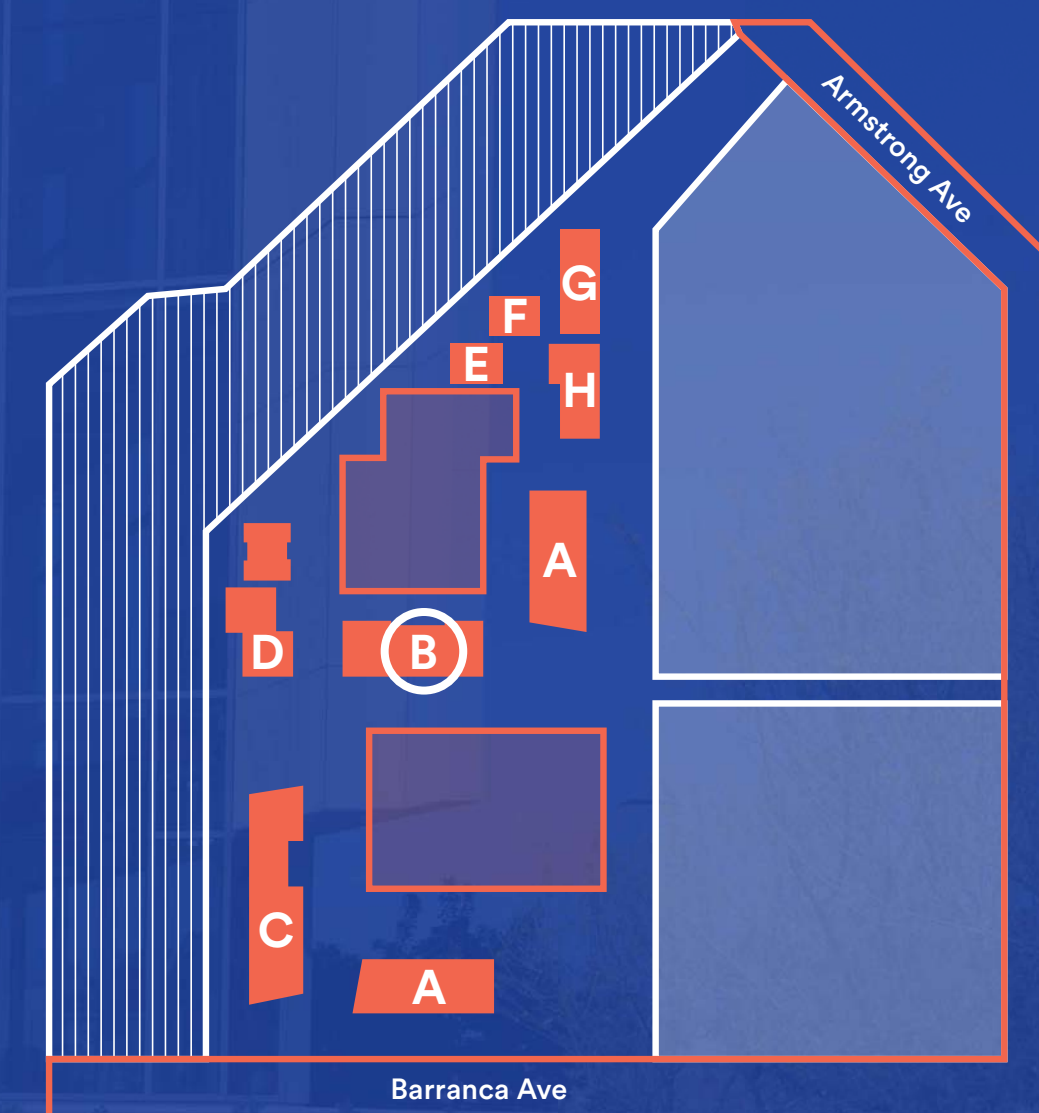
- Building exterior is high performance dual-glazed low-e glass curtain wall with perforated metal panels and stucco finish in certain areas
- Featuring direct-to-space access via exterior catwalks, stairwells and exterior core elevators
- Fully operable exterior glass sliding doors, glazed garage doors and low-e storefront doors
- Exterior exclusive and community patios and balconies located on each floor

## Sustainability Features

- Designed to LEED Gold & Energy Star qualification standards
- Low-e glass curtain wall with perforated metal panels to effectively limit heat gain
- Reflective roofing to improve energy efficiency
- Highly efficient Variable Frequency Drive (VFD) HVAC management equipment
- Recycled water usage where possible
- Electric vehicle charging stations
- Bicycle rack and covered storage

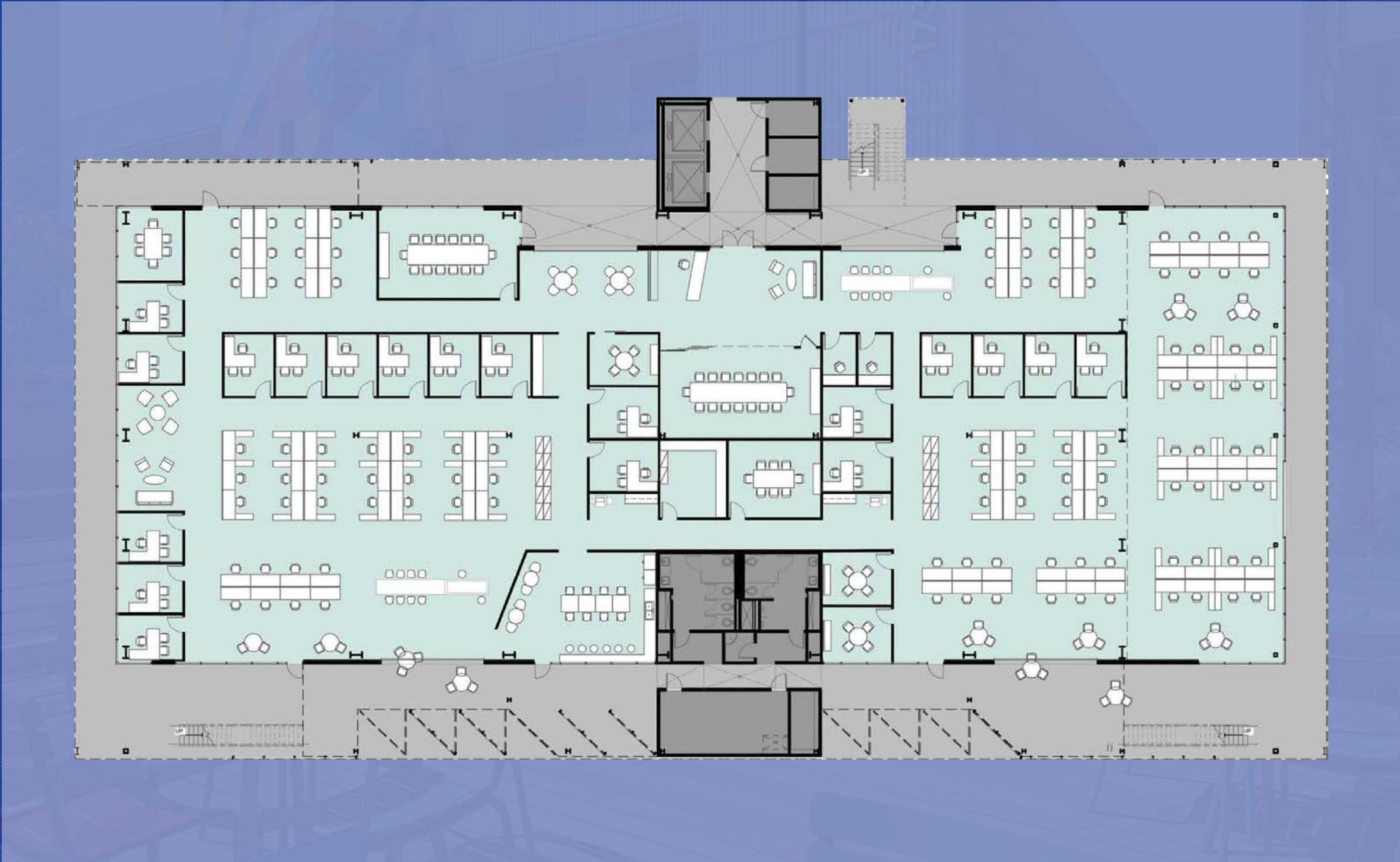
## Elevators & Stairs

- Two (2) 4,000 lb Machine Room-Less (MRL) traction elevators
- Stainless steel doors with custom interior finishes
- Three sets of exterior stairwells strategically located and connected to catwalk and balcony systems





# BUILDING TYPE B TEST FIT: FULL FLOOR TENANT PLAN



128 occupants. Approximately 18,800 SF total. 147 USF/person.



# BUILDING TYPE B TEST FIT: SPLIT FLOOR SINGLE TENANT PLAN



147 occupants (level 1).  
Approximately 22,000 SF total.  
150 USF/person.

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# ON-SITE AMENITIES

Thoughtfully designed, FLIGHT's work environment offers versatility and convenience at every step. Your company will benefit from access to endless on-site amenities, which support your ability to recruit and retain best in class talent.

- 1 Mess Hall Market:** Featuring coffee, 3-meal-a-day food service, catering and a full service bar.
- 2 Assembly Event Space** featuring indoor & outdoor meeting spaces and flexible break-out rooms that will house 10 to 200 people.
- 3 Outdoor recreation,** groupthink and fellowship space.
- 4 Custom designed outdoor exercise equipment and yoga +** exercise class spaces.
- 5 Building specific outdoor meeting spaces and communal areas.**
- 6 Bike paths & passive walking trails** that weave through the campus.
- 7 Bike share program.**
- 8 On-site property management.**
- 9 Adjacency and connectivity to TUSTIN'S LEGACY PARK, a 26 acre park** that will offer trails and open space areas, and eventually connect to the metrolink station (at jamboree and edinger avenue).
- 10 Immediate access to extensive retail, dining & entertainment options:** Whole foods, Target, Amc tustin 14, Bowlmor lanes, The winery, Costco + 60 other dining, personal service, retail and entertainment options.
- 11 On site limited-water use car wash service.**
- 12 Strong campus-wide wifi & connectivity.**
- 13 EV/car charging stations.**





## CONTACT

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