



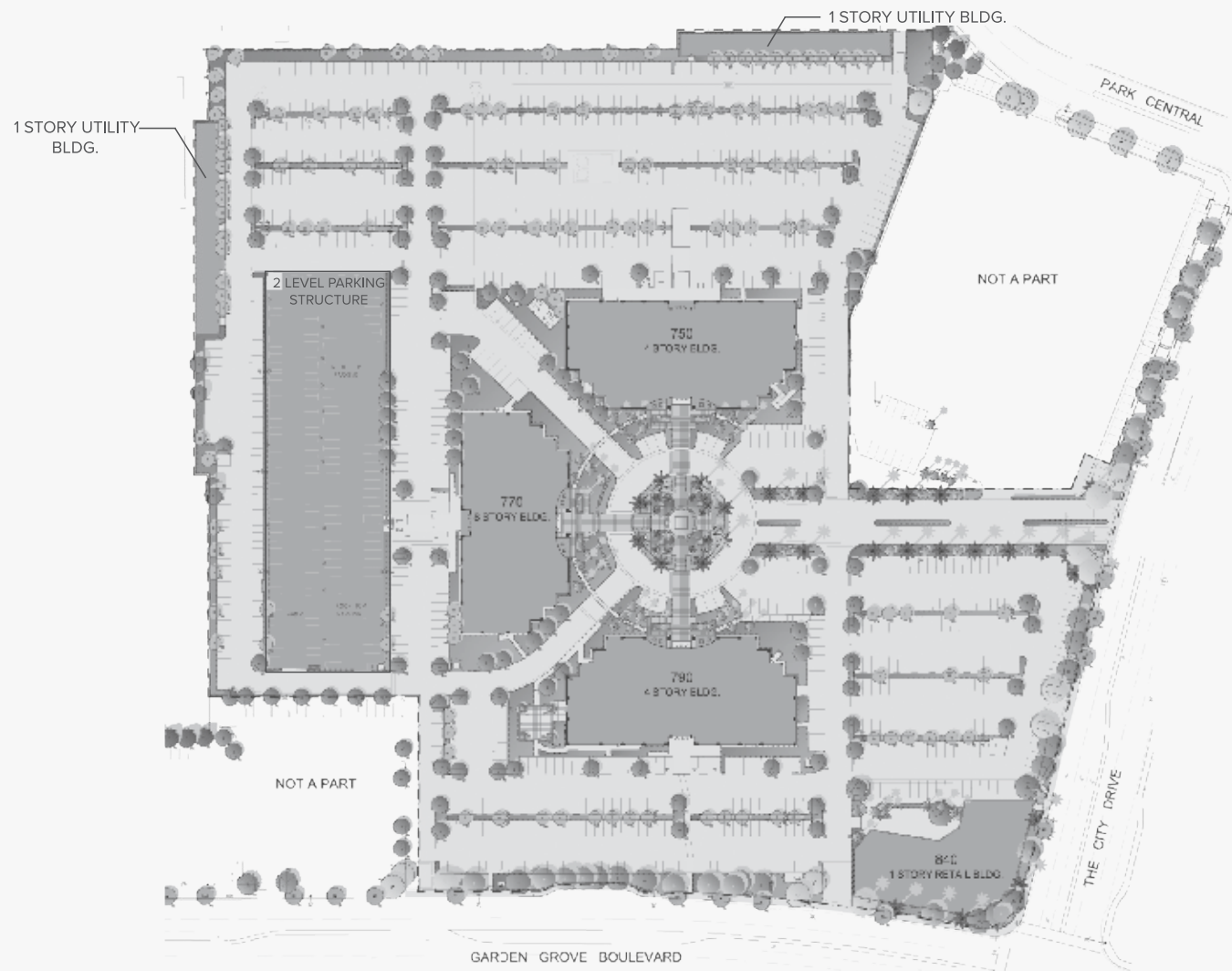
ORANGECITY SQUARE.COM

WORK. LIFE. STYLE.

750, 770, & 790 THE CITY DRIVE
ORANGE, CALIFORNIA

When you join OCS, you become a part of the Granite community. It is Granite's promise to provide customer centric service, innovative spaces and engaging programs that form connections and inspire our customers to flourish.





98,288 SF
4 Stories

186,909 SF
8 Stories

98,360 SF
4 Stories

COME DISCOVER OCS



On-site Restaurants and Retail



60 Seconds to the 22, 57, and 5 Freeways



On-Site Hotel



Fitness Center with Showers & Lockers



Flexible Layouts with High Ceilings



Meeting Space



Customer Events



Outdoor Courtyard with Wifi



24/7 Building Access



On-site Auto Detailing



Flexible Terms



On-site Customer Centric Service



EV Charging Stations



Nearby Transit (ARTIC)



Sports and Entertainment



Open for
Business

THE LOUNGE

Updated Meeting & Lounge Space

*Grill Up
For Lunch!*



*Outdoor
Entertainment
& Lifestyle*



THE YARD

New Activated Outdoor Space with Wifi, TVs & Grill



Sparkling and Still Water on Tap in The Lounge



Shuffleboard!



Cold Brew and Kombucha



Host Team Events



Charge your phone while you lounge on the patio



↖ Custom Layouts
Including Open Lounge
and Meeting Space

SPEC SUITES

Variety of Move In Ready Spaces





*Executive Meeting Space
Seats 12*



*Large Meeting Space
Seats Up To 80*



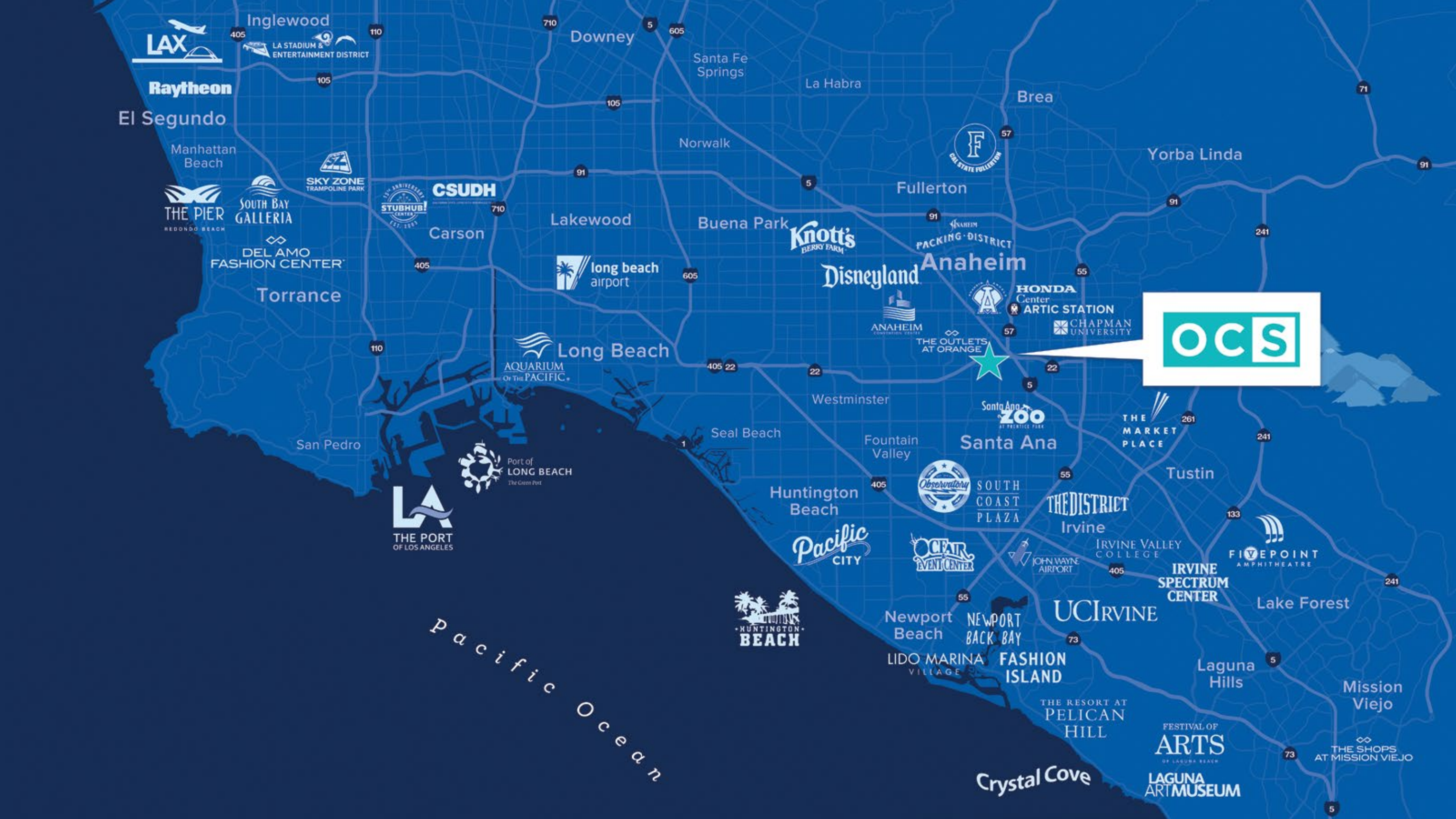
MEET

Conference Rooms with White Boards,
Wifi and Display Technology



MOVE

State-of-the-art Equipment, Fitness Classes,
Showers and Lockers



Raytheon

El Segundo

Manhattan Beach



South Bay Galleria

Del Amo Fashion Center

Torrance



CSUDH

Carson

Lakewood



Long Beach



San Pedro



Pacific Ocean

Inglewood

Downey

Santa Fe Springs

La Habra

Brea

Norwalk

Fullerton

Yorba Linda

Lakewood

Buena Park



Disneyland

Packing District

Anaheim

Honda Center

Artic Station

Chapman University

The Outlets at Orange



Westminster

Santa Ana Zoo

Santa Ana

The Market Place

Tustin

Huntington Beach

Pacific City



South Coast Plaza

The District Irvine

Irvine Valley College

FivePoint Amphitheatre

Irvine Spectrum Center

Lake Forest



Newport Beach

Newport Back Bay

UCIrvine

Lido Marina Village

Fashion Island

The Resort at Pelican Hill

Laguna Hills

Mission Viejo

Festival of Arts

Laguna Art Museum

The Shops at Mission Viejo

Crystal Cove

together we **connect**[™]

CREATING CONNECTED COMMUNITIES AT WORK

TogetherWeConnect[™] is the heartbeat of the Granite experience with the goal of allowing our customers to flourish in their environment. Through specialized amenities and activities, this comprehensive program allows the development of meaningful connections in the workplace, giving back to the community and improvement of overall wellness.

GRANITE OWNERSHIP, THE BEST AMENITY WE OFFER

At the heart of Granite's success is the extraordinary customer experience we create in each and every building. Our commitment to excellence extends to Granite's corporate culture, which has been recognized as one of Fortune Magazine's Great Places to Work for 8 years running. Granite's Senior Leadership Team is unusual for its depth and longevity, having been together for nearly 20 years with a combined 550 plus years of real estate experience.

Granite





750, 770 & 790 THE CITY DRIVE ORANGE, CALIFORNIA 92868

To learn more about joining the OCS community, contact:

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For more information about our SoCal portfolio, contact:

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ORANGECITY SQUARE.COM

Granite

Inspiring people to flourish through the places we create.

ATLANTA • DALLAS • DENVER • HOUSTON • SOUTHERN CALIFORNIA

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