



# THE WEAVE

AT **OCVIBE**

OFFICE FOR LEASE

168K SF | MASS TIMBER CONSTRUCTION

*Coming Soon*



ANAHEIM  
ORANGE COUNTY, CA







THE WEAVE

AT **OCVIBE**





  
**THE WEAVE**  
168,000 SF

20+  
RESTAURANT  
CONCEPTS

**WEAVE 2.0**  
75,000 SF

**6,000 SEAT CONCERT &  
ENTERTAINMENT  
VENUE**

**THE CUBE**  
326,000 SF

**WELLNESS  
PARK**

**ARENA CORPORATE CENTER**  
385,000 SF

**THE PLATFORM**  
170,000 SF

57

**37,000 SF  
RETAIL**

**550 ROOMS IN  
2 HOTELS**

SANTA ANA RIVER

**1,500  
RESIDENTIAL UNITS**

**MEADOW  
PARK**

**ARTIC**

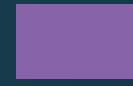
**HONDA Center**



WORKSPACES



RESTAURANTS / RETAIL



HOTEL, VENUES, RESIDENTIAL



PARKS





OCVIBE

A NEW KIND OF

*community*

**OCVIBE is a curation of park spaces, music and event spaces, dining, and entertainment designed with experience at the center.**

OCVIBE is Orange County's one-of-a-kind, mixed-use, master-planned community and entertainment destination – and The Weave is at the heart of it all. This city-like campus thoughtfully integrates workplace, hotel, dining, entertainment, residential and transportation. The unique energy of OCVIBE makes it a standout location for businesses to offer an unmatched workplace experience.



HIGHLIGHTS:



1M SF

OF SUSTAINABLY  
DESIGNED  
WORKSPACE

35+

FOOD &  
BEVERAGE  
OPTIONS

20 ACRES

OF PARKS,  
PLAZAS, AND  
TRAILS

2

HOTEL  
OPTIONS

3-MILE

EXERCISE  
& ART LOOP

1,500

ONSITE  
RESIDENCES

4+

UNIQUE  
ENTERTAINMENT  
VENUES

8,211

TOTAL **FREE**  
PARKING  
SPACES





OCVIBE

A NEW & CONNECTED URBAN

*destination*

A true transit oriented development, OCVIBE is adjacent to one of only three major intermodal transportation stations in all of Southern California: the Anaheim Regional Transportation Intermodal Center (ARTIC). Easy highway access, ample onsite parking, and excellent visibility add to the transit benefits of the site.



**ARTIC**

## FROM HERE TO EVERYWHERE

### RAIL:

AMTRAK Pacific Surfliner route running from San Diego to San Luis Obispo

### METROLINK:

Commuter rail connecting six Southern California counties: Orange, LA, Ventura, Riverside, San Bernardino, and San Diego

### BUS:

Orange County Transportation Authority Greyhound MegaBus

### BIKE:

Covered bike lockers plus bike racks, Front bumper bike racks on OCTA and ART buses

### TAXI:

Grab a yellowcab or rideshare



TO LOS ANGELES  
UNION STATION

KATELLA AVE

PLATINUM  
TRIANGLE

**OCVIBE**

**HONDA**  
Center

**ARTIC**

**ANGEL**  
STADIUM  
OF ANAHEIM

TO SAN DIEGO/  
RIVERSIDE



57





*Imagination* —  
ROOTED IN SUSTAINABILITY

OCVIBE



HOW CAN A BUILDING —

*foster  
innovation?*

**By nurturing the people inside.**

The Weave is a first-of-its-kind workplace – the first building in Orange County constructed of mass timber, a more sustainable material that's better for people and our planet.

The guiding principle behind The Weave's groundbreaking design is to bring the outdoors in to support health and wellness – and in turn, nurture creativity. Numerous features promote the well-known benefits of spending time outdoors: private terraces, porches, operable windows, and outdoor stairwells. Slender floorplates and skylights maximize natural light throughout, and 20+ acres of green space means that you can work in the sun, relax in the breeze, and reap the benefits of nature – every day.

biophilia:

human tendency to interact or be closely associated with other forms of life in nature : a desire or tendency to commune with nature



# SPACE FOR GREAT MINDS

LEVEL 1

±,9,235K SF OFFICE

FREE COVERED PARKING



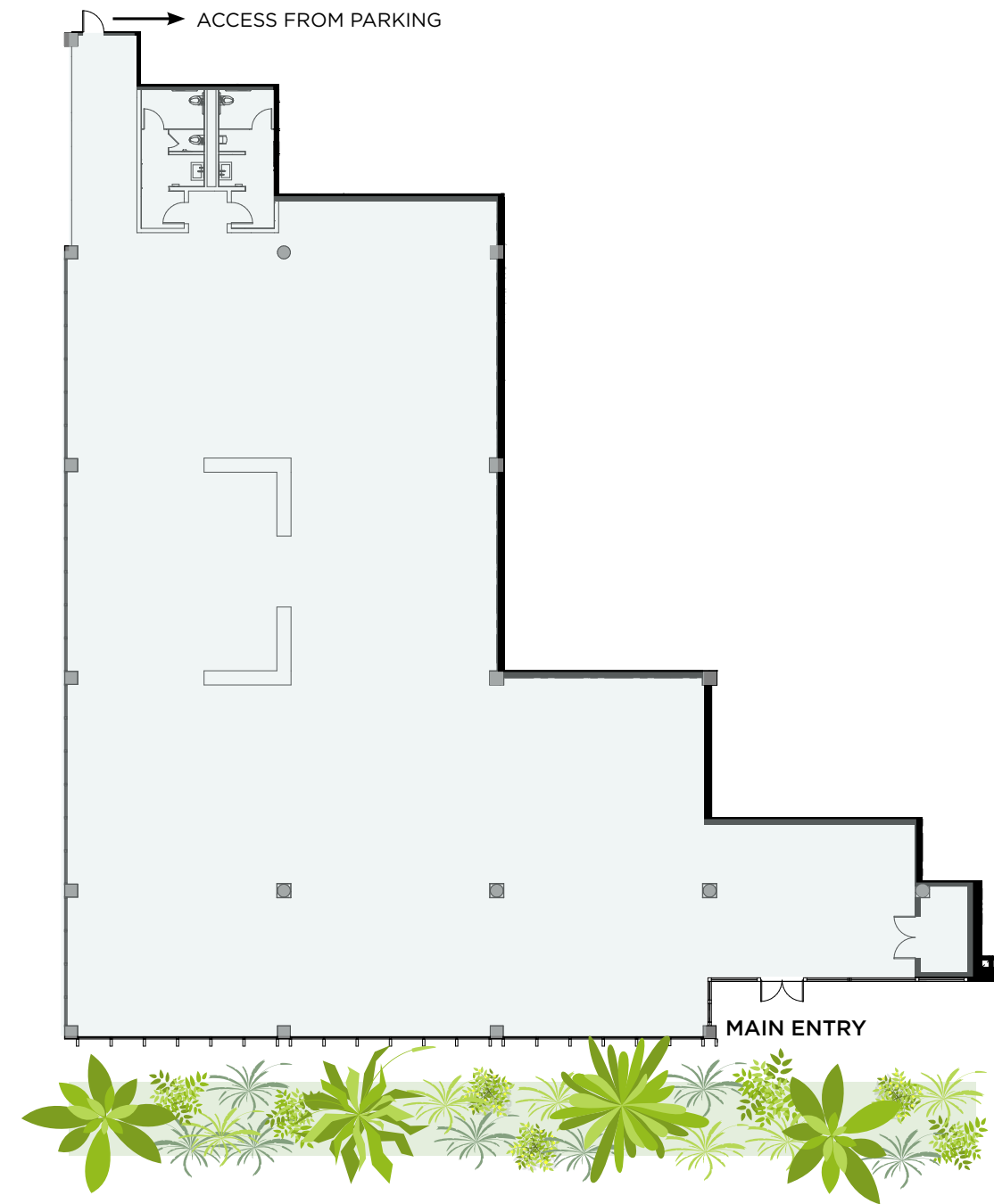
OCVIBE



LEVEL 2

±11,364K SF OFFICE

FREE COVERED PARKING



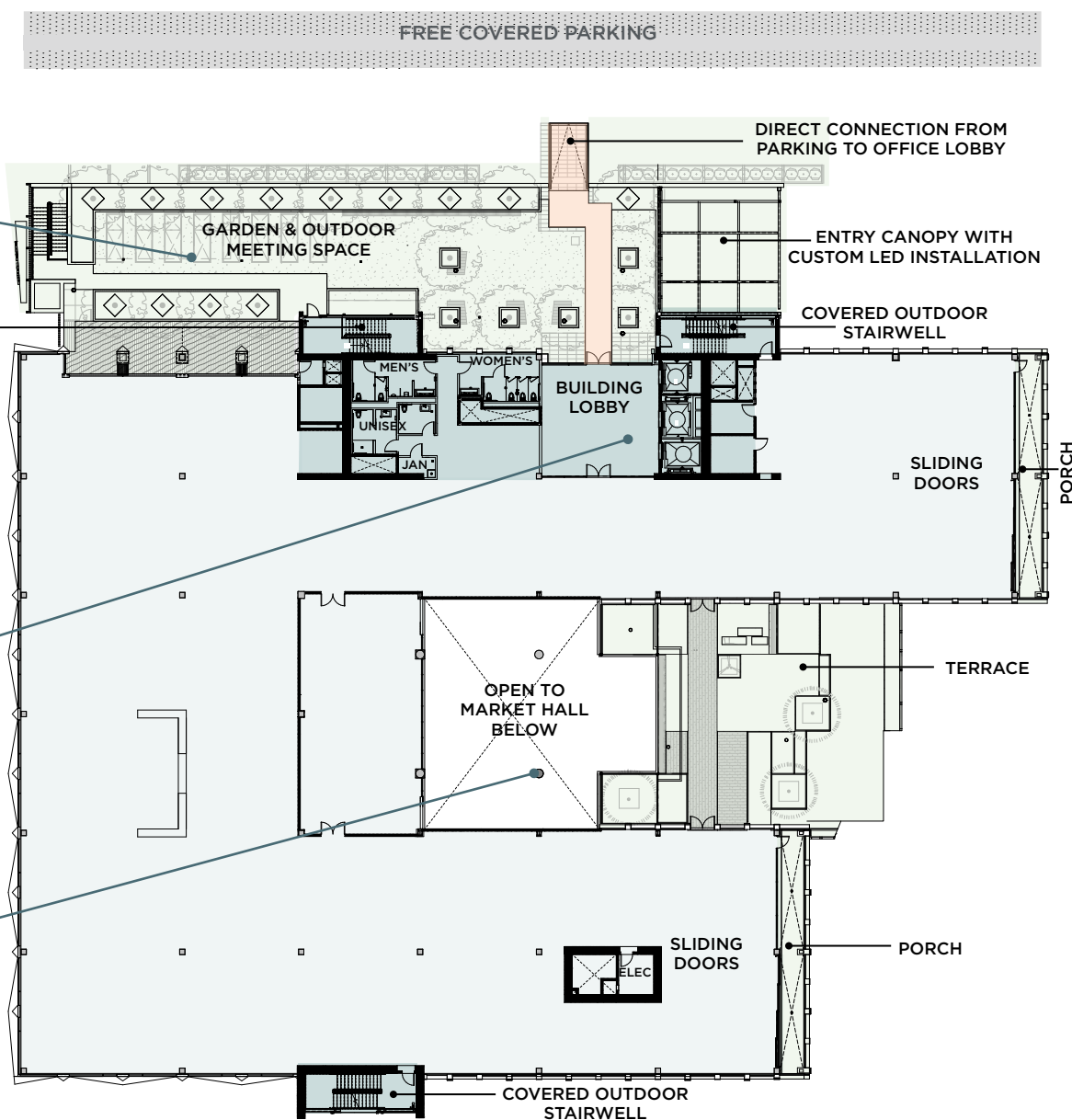




# SPACE FOR GREAT MINDS

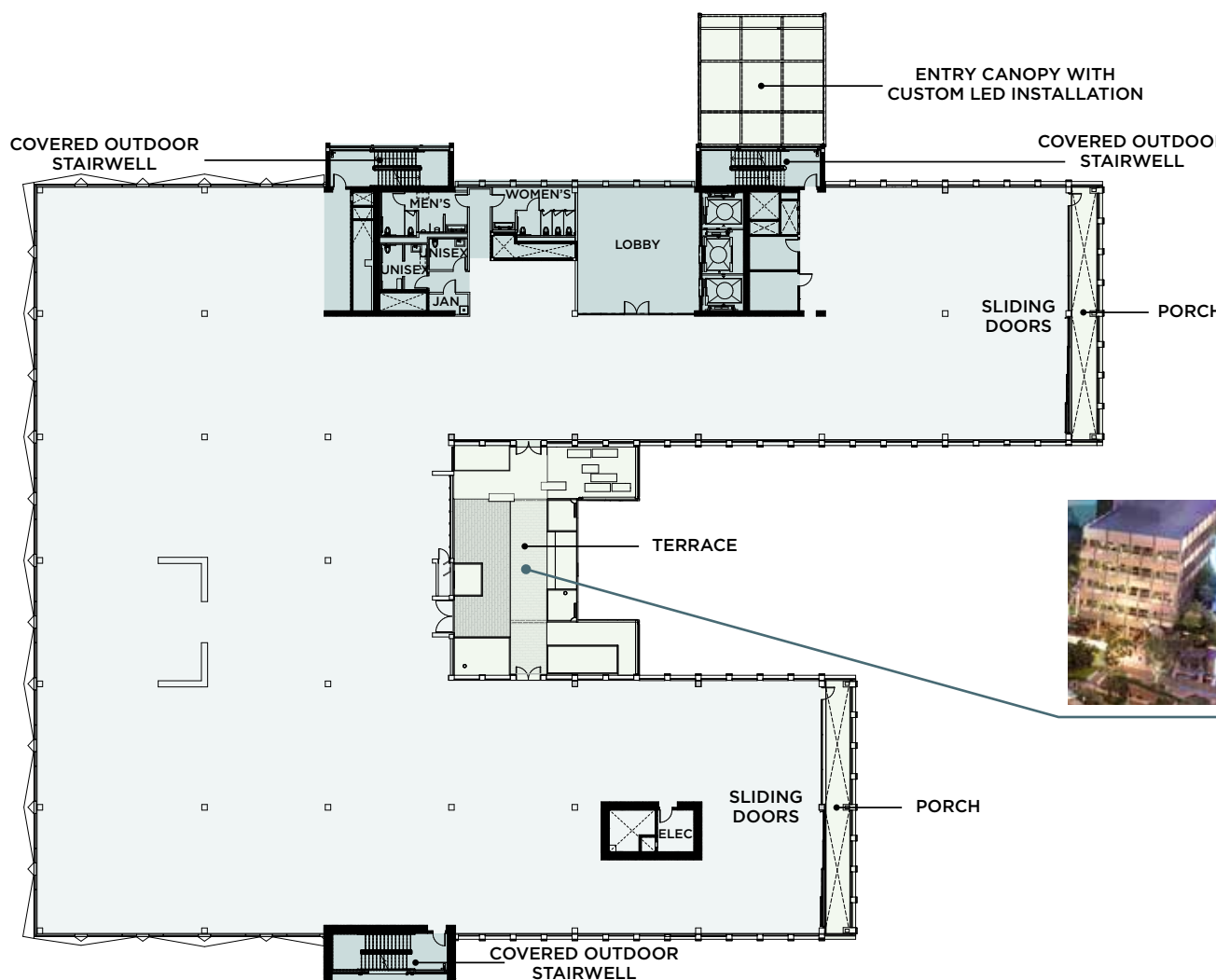
LEVEL 3

±38,766K SF OFFICE



LEVEL 4

±38,103K SF OFFICE

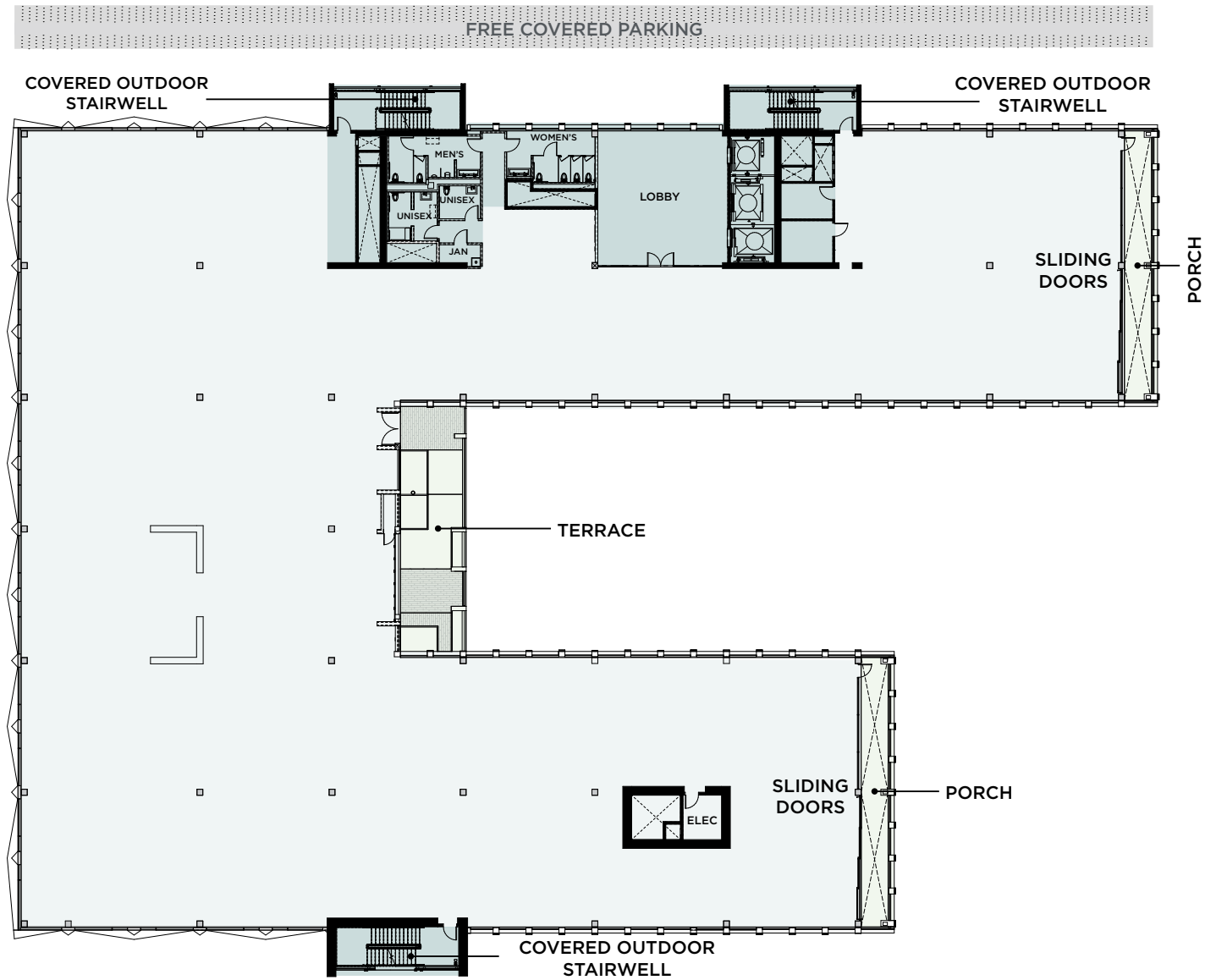




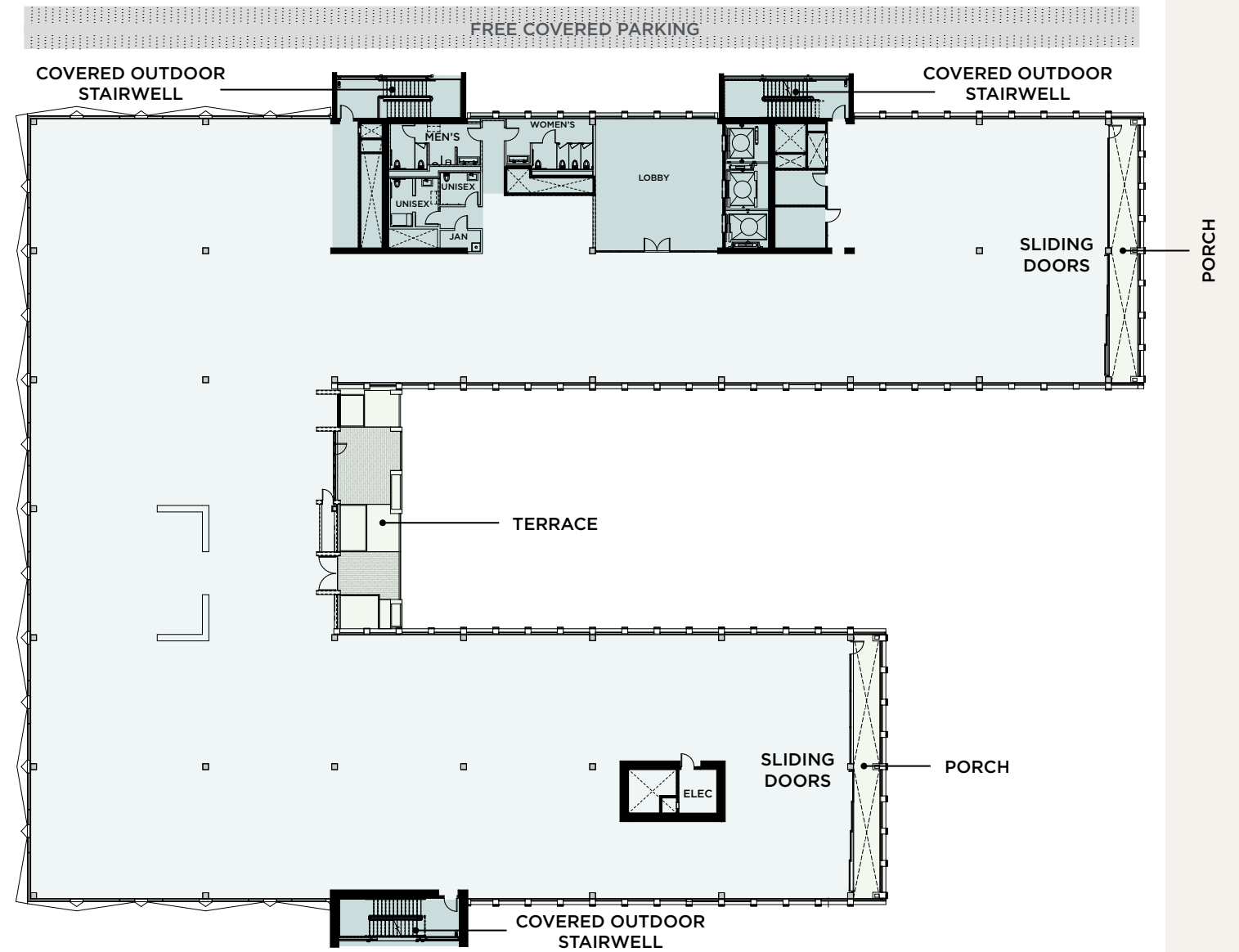


# SPACE FOR GREAT MINDS

LEVEL 5  
±35,808K SF OFFICE



LEVEL 6  
±34,861K SF OFFICE







OCVIBE

# THE *perfect* BLEND

HQ-quality healthy workspace, tech-enabled services, and iconic building design meld seamlessly at The Weave. Versatile spaces balance privacy and teamwork, and the outdoors is always celebrated.

## THE WEAVE HIGHLIGHTS

168K SF

BUILDING  
SIZE

6 FLOORS

OF COLLABORATIVE  
WORKSPACE

FLEXIBLE

FLOOR PLATES  
UP TO 32K SF

FURNISHED ATRIUM

DIRECTLY ACCESSIBLE  
FROM 3RD FLOOR

LEED & WELL

DESIGNED TO  
ACHIEVE BOTH  
CERTIFICATIONS

3 ELEVATORS

DEDICATED FOR  
OFFICE FLOORS





LETTING NATURE

*lead the way*

The Weave's mass timber construction sets a new standard for sustainable workplaces in Orange County.

#### WHY MASS TIMBER?

Better indoor air quality

Renewable & sustainably sourced

Reduced carbon footprint

Better fire & seismic resistance

Faster construction with less waste

Biophilic design helps occupants feel more connected to nature







# THE WEAWE

AT **OCVIBE**







# THE WEAWE

AT **OCVIBE**

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**ANAHEIM**  
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WAKEFIELD**

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