



ORANGECITYSQUARE.COM

WORK. LIFE. STYLE.

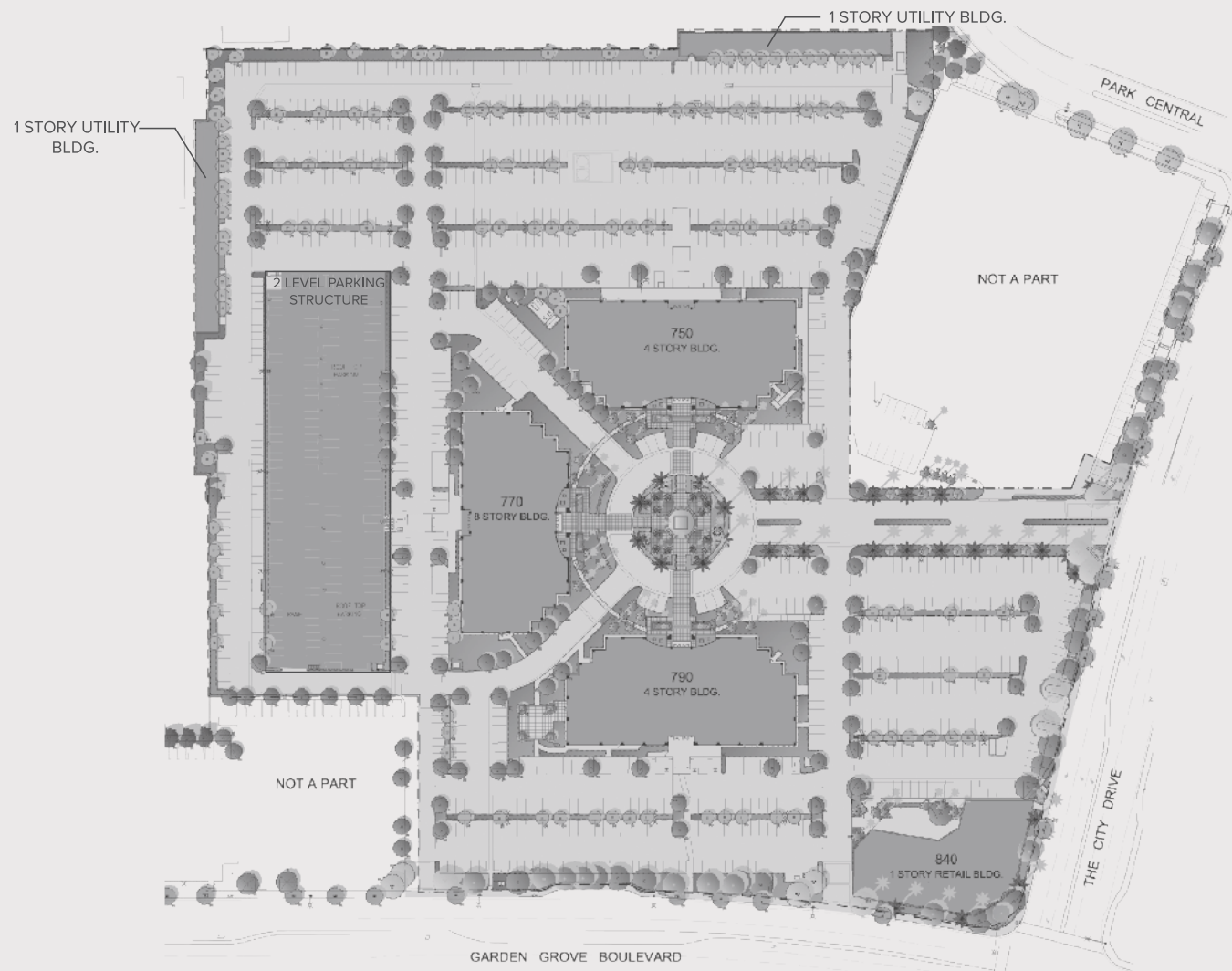
750, 770, & 790 THE CITY DRIVE
ORANGE, CALIFORNIA

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.



[CLICK HERE TO
TAKE A VIRTUAL TOUR](#)





98,288 SF
4 Stories

186,909 SF
8 Stories

98,360 SF
4 Stories

COME DISCOVER OCS



60 Seconds to the
22, 57, and 5 Freeways



On-Site Hotel



Fooda/
Food Trucks



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

Meeting & Lounge Space

*Grill Up
For Lunch!*



*Outdoor
Entertainment
& Lifestyle*



THE YARD

Activated Outdoor Space with Wifi, TVs & Grill



Sparkling and Still Water on Tap in The Lounge



Shuffleboard!



Host Team Events



Charge your phone while you lounge on the patio



The Evolution of Office

evolve is Granite's innovative collection of office leasing solutions designed to fit your *evolving* business needs.



Create

Custom workspaces and lease terms with full access to Granite amenities.



Ready

Move-in ready workspaces including monthly to yearly lease terms and full amenities.



On-Demand

Portfolio-wide amenities and remote office spaces with access to partners. Available with all Granite leases.

evolvegranite.work







*Executive Meeting Space
Seats 12*



*Large Meeting Space
Seats Up To 80*



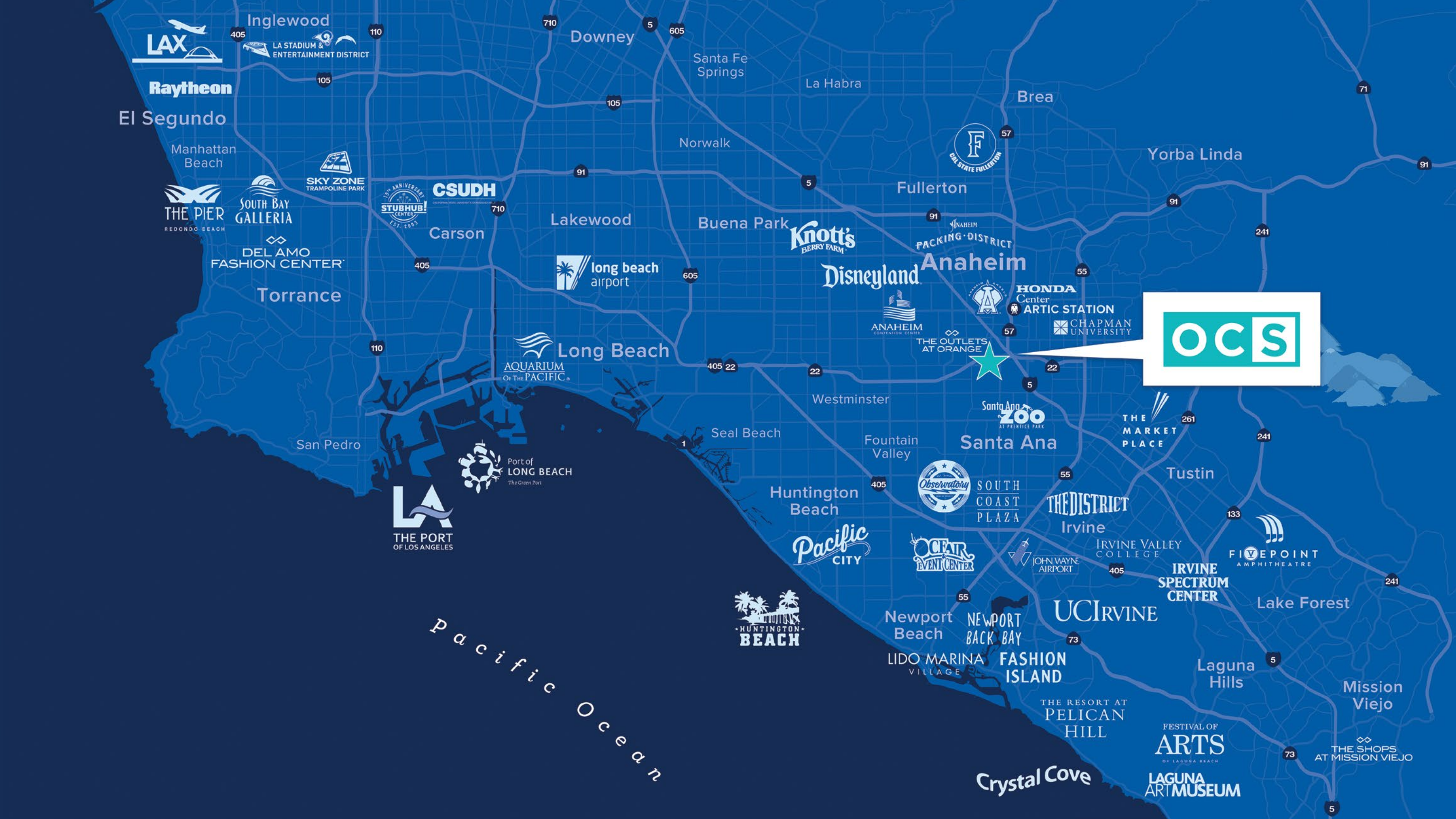
MEET

Conference Rooms with White Boards,
Wifi and Display Technology



MOVE

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



Raytheon

Manhattan Beach



Torrance



CSUDH

Carson



Long Beach



San Pedro



Pacific Ocean

Inglewood

Downey

Santa Fe Springs

La Habra

Norwalk

Brea

Yorba Linda

Fullerton

Lakewood

Buena Park



Disneyland

Packing District

Anaheim



Center

ARTIC STATION



CHAPMAN UNIVERSITY

The Outlets at Orange



Westminster



Santa Ana



THE MARKET PLACE

San Pedro

Seal Beach

Fountain Valley

Santa Ana

Tustin

Huntington Beach



SOUTH COAST PLAZA

THE DISTRICT

Irvine

IRVINE VALLEY COLLEGE



FIVEPOINT AMPHITHEATRE

IRVINE SPECTRUM CENTER

Lake Forest



HUNTINGTON BEACH

Newport Beach

NEWPORT BACK BAY

UCI IRVINE

LIDO MARINA VILLAGE

FASHION ISLAND

Laguna Hills

Mission Viejo

THE RESORT AT PELICAN HILL

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

Granite has over 30 years experience leading, serving, creating and improving the way we office. As one of the nation's premier commercial office owners, developers and operators, Granite offers high quality spaces with top tier amenities, managed by the best professionals in the industry. Our people-first mindset puts customers and employees at the forefront of every decision we make. With properties in Atlanta, Boston, Dallas, Denver, Houston, Nashville and Southern California, Granite has the size, strength and expertise to deliver the perfect office space solution.

NAIOP
DEVELOPER
OF THE YEAR
Granite
2022





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

To learn more about joining the OCS community, contact:

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ORANGECITY SQUARE.COM

Granite

Inspiring people to flourish through the places we create.

ATLANTA • DALLAS • DENVER • HOUSTON • SOUTHERN CALIFORNIA

graniteprop.com