



Verizon Wireless Campus

Irvine, California

Project Summary

5-building low rise office campus
453,958 SF office
29.5 Acres
4.75 Surface parking
spaces/1000 SF
Cafeteria
1.5 Acre Courtyard

Services Provided

Site Acquisition
Financing
Permits and Approvals
Design Supervision
Project Management
Construction Management
Property Management

Project Timeline

Acquisition - 1999
Completion - 2000
Disposition - 2005

Verizon Wireless, an international wireless communication company, selected Lowe Enterprises to develop a new campus for their Southern California region. Their desire was to centrally locate in Irvine, California as they consolidated operations.

On behalf of Verizon, Lowe Enterprises negotiated the land sale from the Irvine Company and completed entitlements for the site with the City of Irvine. The 30-acre parcel of land located in the Irvine Spectrum was acquired with equity provided by Lowe and Cascade Investments. Through the efforts of LPA Architecture of Irvine and Turner Construction's Orange County office, Lowe was able to move Verizon in early and complete the project under budget.

The campus is situated on 30 acres and consists of four 3-story buildings and one 2-story building totaling 453,958 square feet. The site is fully developed with landscape and hardscape enhancements featuring a 1.5 acre courtyard with lawn for outdoor events. As a part of Verizon's exit strategy, each building is independently serviced by utilities and linked by voice and data pathways. Lowe operated the property for five years before selling the asset in 2005.

