

# eastgate

9530 Towne Centre Drive | Second Floor

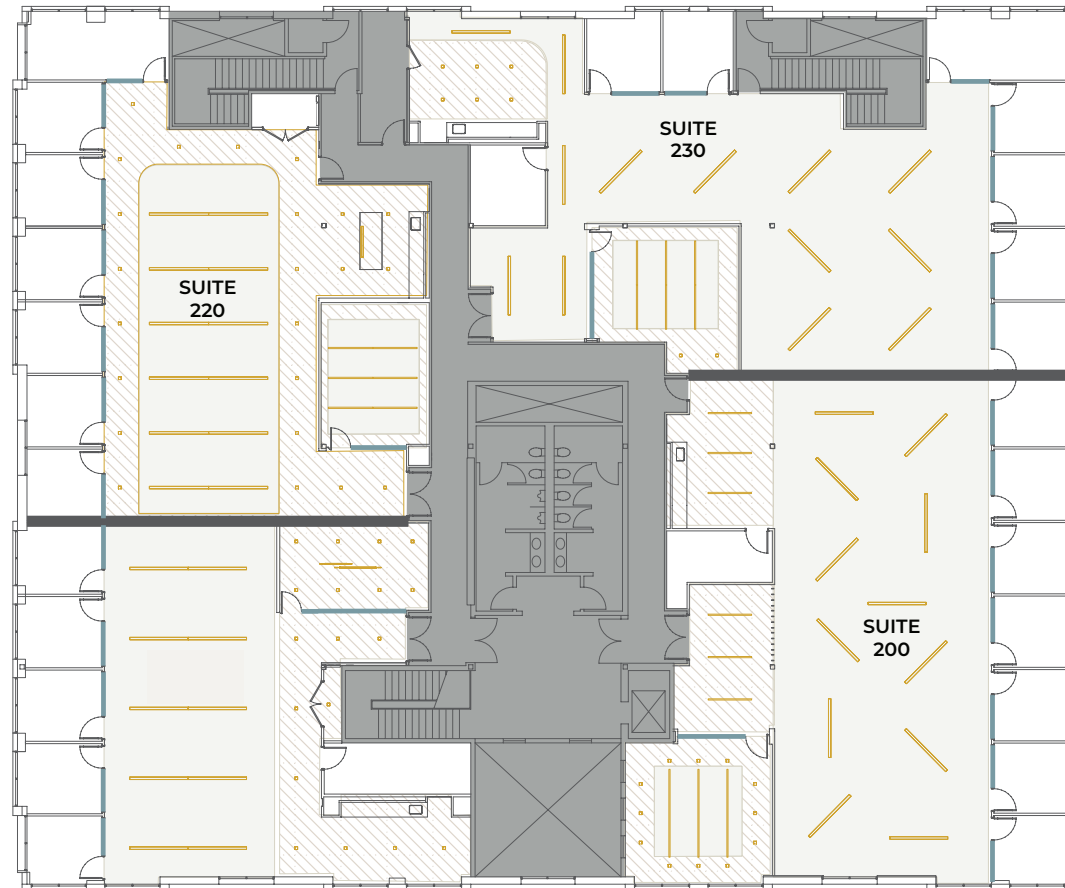
**Flex+**<sup>®</sup>  
BY IRVINE COMPANY



artist rendering

9530 Towne Centre Drive

# floor 2



GLASS LIGHTS OPEN CEILING HARD LID CEILING

- 3 new, premium move-in ready suites ranging from 4K - 5K SF (Arriving Summer 2026)
- High-end suite designs include a variety of modern lighting, premium break areas and exposed ceilings
- Convenient access to newly reinvested outdoor workspaces, complete with WiFi and shaded seating in a vibrant setting



9530 Towne Centre Drive

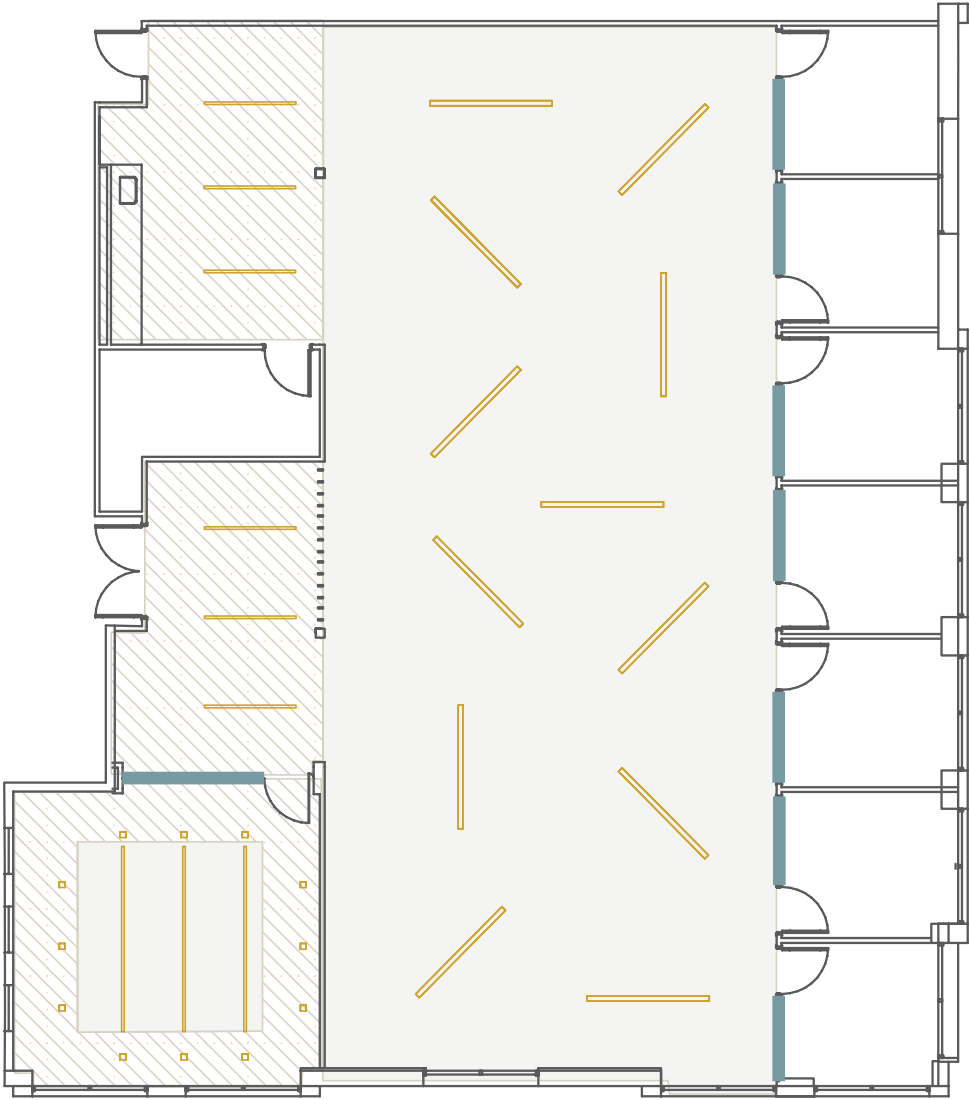
# suite 200

total size  
**±5,012 sqft**

team size  
**±22**

private offices  
**7**

meeting room  
**1**



GLASS LIGHTS OPEN CEILING HARD LID CEILING



9530 Towne Centre Drive

# suite 200



artist rendering

glass partition + hard lid ceiling + polished concrete + specialty lighting



9530 Towne Centre Drive

# suite 200



artist rendering

built-in appliances + hard lid ceiling + modern backsplash + polished concrete + stone countertop



9530 Towne Centre Drive

# suite 200



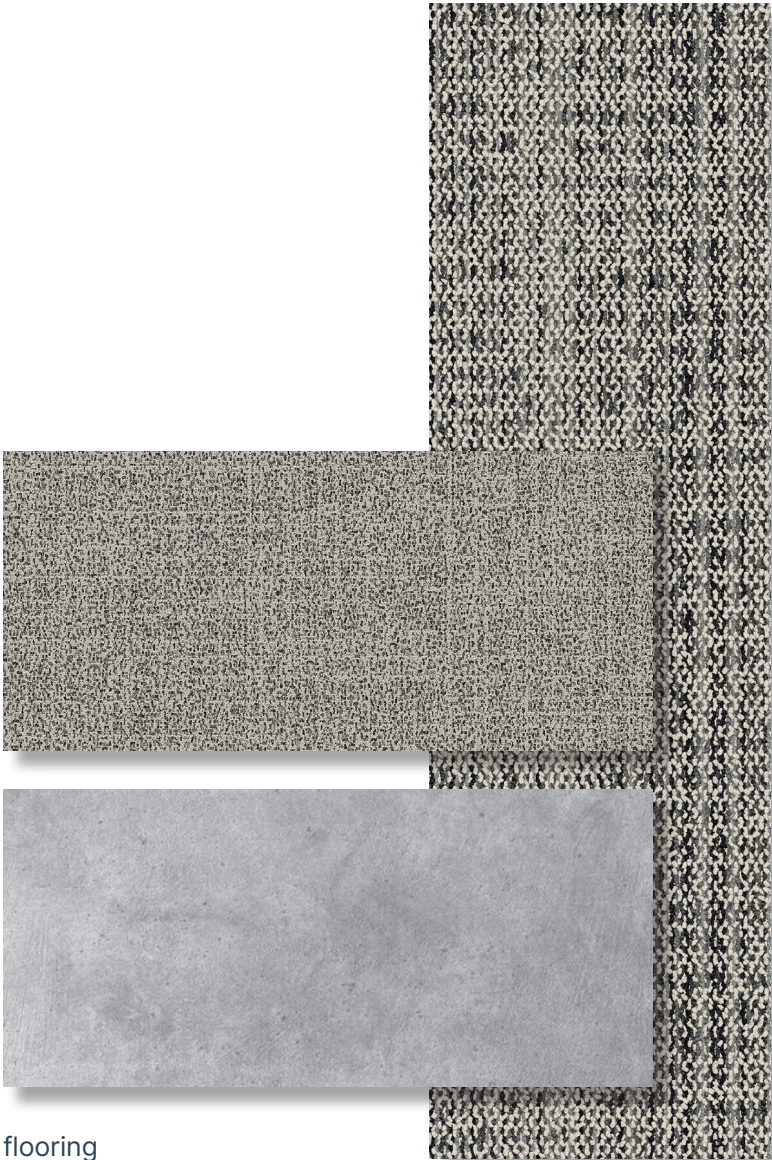
artist rendering

glass partition + open ceiling



9530 Towne Centre Drive

# suite 200



flooring



paint scheme



breakroom



9530 Towne Centre Drive

# suite 220

total  
size

**±4,077 sqft**

team  
size

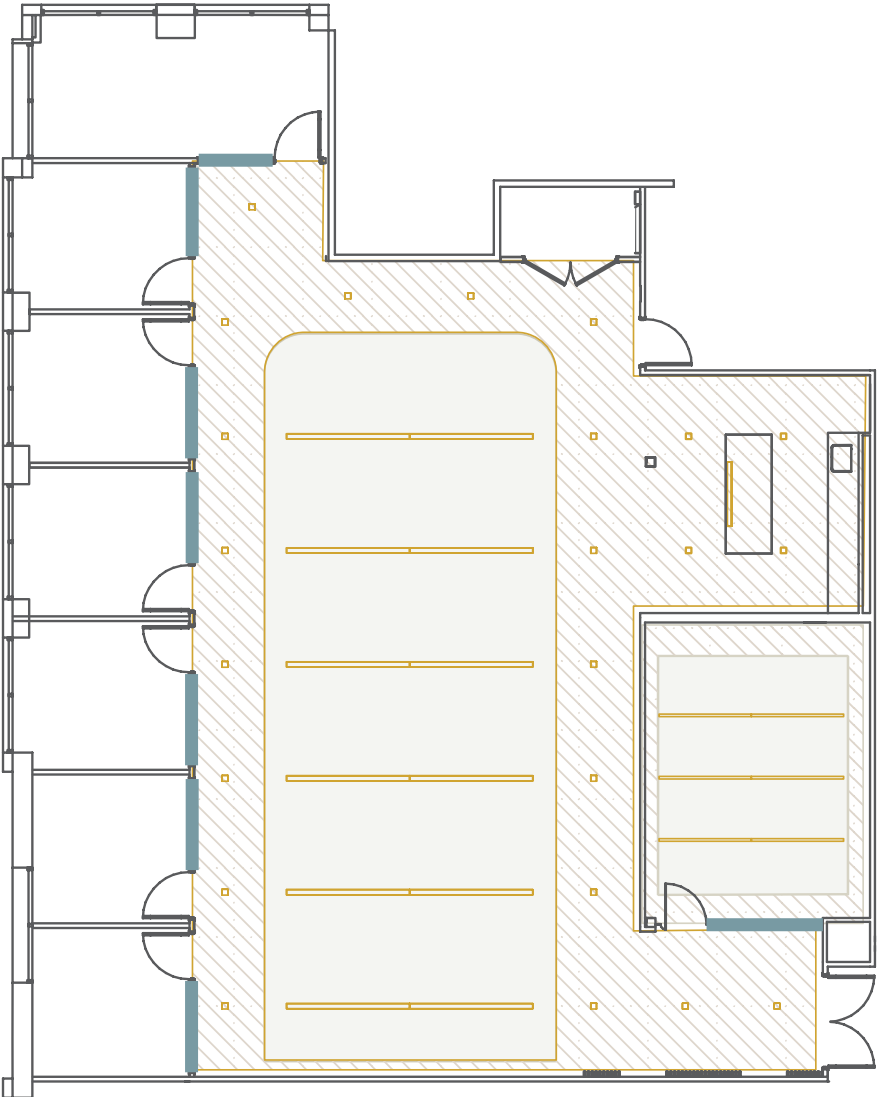
**±18**

private  
offices

**7**

meeting  
room

**1**



GLASS LIGHTS OPEN CEILING HARD LID CEILING



9530 Towne Centre Drive

# suite 220



artist rendering

glass partition + hard lid ceiling + wood laminate floor + wood slat feature wall



9530 Towne Centre Drive

# suite 220



artist rendering

glass partition + hard lid ceiling + specialty lighting



9530 Towne Centre Drive

# suite 220



artist rendering

built-in appliances + hard lid ceiling + modern backsplash + stone countertop + wood laminate floor



9530 Towne Centre Drive

# suite 220



artist rendering

open ceiling + wood laminate floor



9530 Towne Centre Drive

# suite 220



flooring



paint scheme



breakroom



9530 Towne Centre Drive

# suite 230

total size  
**±4,743 sqft**

team size	private offices	meeting room
<b>±21</b>	<b>7</b>	<b>1</b>



GLASS LIGHTS OPEN CEILING HARD LID CEILING



9530 Towne Centre Drive

# suite 230



artist rendering

glass partition + hard lid ceiling + specialty lighting



9530 Towne Centre Drive

# suite 230



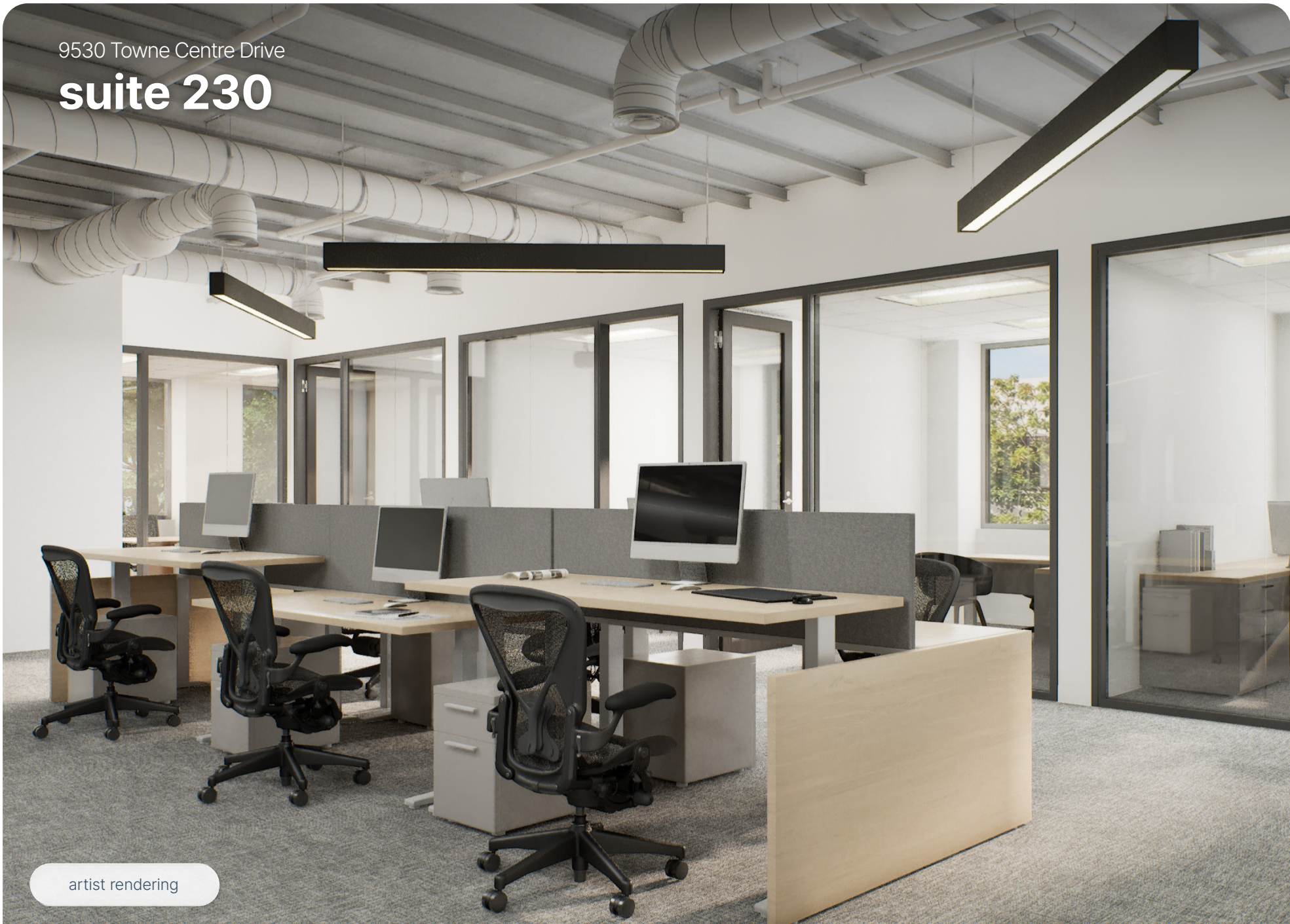
artist rendering

built-in appliances + hard lid ceiling + modern backsplash + polished concrete + stone countertop



9530 Towne Centre Drive

# suite 230



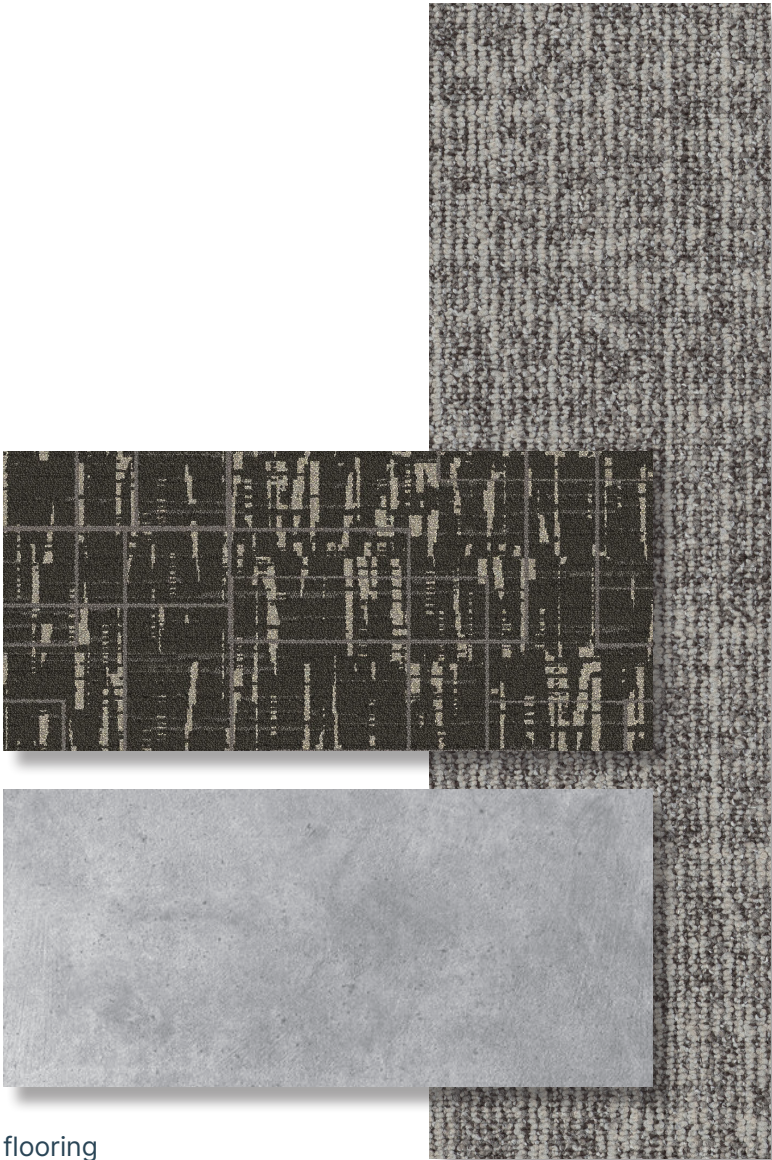
artist rendering

glass partition + open ceiling



9530 Towne Centre Drive

# suite 230



flooring



paint scheme



breakroom



# eastgate



-   
 BASKETBALL COURT
-   
 CAFE/  
RESTAURANT
-   
 CONFERENCE CENTER
-   
 EV CHARGING
-   
 FITNESS
-   
 OUTDOOR WORKSPACE  
(WIFI-ENABLED)
-   
 PICKLEBALL
-   
 PUTTING GREEN
-   
 RETAIL
-   
 VOLLEYBALL
-   
 WALKING PATH



upgraded open-air cafe



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