



Architecture.
Design.
Relationships.

Qualification for Architectural Services **OFFICE PORTFOLIO**

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OUR STORY

Founded in 1974 in Southern California, AO began as a two-person team focusing on small commercial and retail improvements. Today, we are a multidisciplinary design and planning firm with a team of over 325 professionals, shaping some of the world's most sought-after multifamily, mixed-use, retail, restaurant, and entertainment destinations. For decades, relationships have been at the core of our practice—partnerships with clients, collaborators, and communities that drive our legacy of creative design and quality architecture. Our journey reflects a commitment to innovation, collaboration, and building better communities. As we look to the future, we continue to advance our story, delivering inspired spaces that leave a lasting impact.

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Orange County
San Diego
Sunnyvale
Oakland
New York
Atlanta
Orlando

MULTIFAMILY | RETAIL | HOSPITALITY | RESTAURANT
MIXED-USE | OFFICE | INDUSTRIAL | PARKING | LANDSCAPE
INTERIORS | GLOBAL DESIGN | SCI + TECH | HEALTHCARE
MODULAR | TRANSIT-ORIENTED | PUBLIC UTILITIES

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Firm Profile

PRACTICE

With a talented team skilled in a variety of project types, AO has emerged as a national leader in the design of mixed-use, retail, multifamily, hospitality, and modular developments. AO is led by a group of seven seasoned managing partners, including Rob Budetti and Hugh Rose. The group views each project as a unique opportunity to apply proven technical expertise, generate creative solutions within budget, and deliver inspired and successful projects.

AO emphasizes the team approach – owner, architect, consultants and contractor – collaborating through all phases of the project. We are adept at leading multi-disciplined, high-performance teams to provide solutions of design relevance, cost effectiveness, and operational and organizational excellence. We strive to understand the specific location constraints and site features, and pursue intelligent solutions that maximize the opportunities and create high value for our clients.

AO is organized around a Principal led system which ensures the highest quality expertise and continuity from beginning to end of each project. Principal commitment means that your project will receive the resources and talent needed to meet all deadlines and deliverables every time.





DESIGNergy*

[design + synergy]

Each AO team is fully supported by our diverse and integrated studio structure comprised of in-house experts.

We leverage the design expertise and resources of AO's specialized studios under the direction of highly experienced market sector leaders. Together, we execute mixed-use developments that marry the comforts of home, the joys of entertainment, and the functionality of the workplace *to create spaces where people, community, and business flourish.*



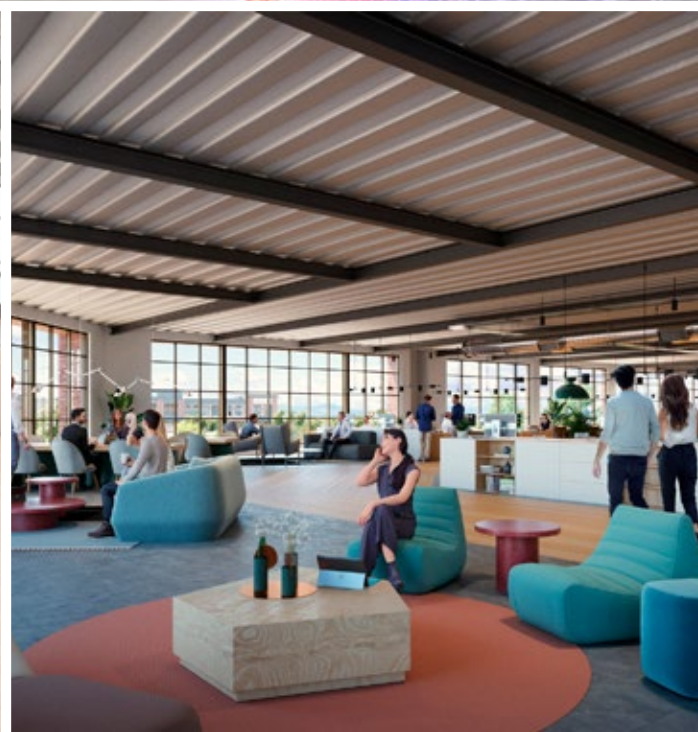


Mountain View Village - Building M

RIVERTON, UT

Office and retail space with mountain views in a mixed-use development.

Building M is a mixed-use office and retail building within the Mountain View Village development in Riverton, Utah. The four-story structure includes three levels of office space above ground-floor retail and offers sweeping views of the surrounding mountains. As part of a thoughtfully planned, two-phased development, Mountain View Village has become a vibrant community destination that celebrates Riverton's local lifestyle, heritage, and history. Now fully open, the development offers a dynamic mix of shopping, dining, and entertainment experiences for visitors of all ages.



PROJECT DATA

137,000 SF Office

47,000 SF Retail

Client: CenterCal Properties, LLC

Role: Architect of Record, Design Architect, Interior Design, Landscape Architect

Project Status: Construction Complete

Completion Date: June 2022

Awards:

ENR Mountain States 2023 Best Projects, Award of Merit Office/Retail/Mixed-Use
Utah Construction & Design - Commercial/Retail Project of the Year



191 N. Orange St.

ORANGE, CA

Transforming a former church annex into creative office and boutique retail.

This adaptive reuse and remodel project transformed a former church administrative office building into a creative office hub with vibrant ground-floor retail. The design blends contemporary office forms with locally inspired materials, while incorporating subtle references to the adjacent church campus through smooth concrete finishes and standing seam metal in complementary tones to the existing sanctuary. The ground floor now features Culinary Dropout, a lively dining destination, and Love and Lace, a boutique bridal shop, both fronting a small parking area and welcoming guests through a shared lobby entry. Office spaces occupy the upper level, with all environments connected by a dramatic two-story common lobby that serves as a central gathering point and includes potential amenity areas.

PROJECT DATA

2nd Floor: 9,000 SF Office
Ground Floor: 5,000 SF Retail | 5,000 SF Office
Remodel / Adaptive Reuse

Client: C&C Development

Role: Design Architect, Landscape Architect

Project Status: Construction Complete



405 Mateo

LOS ANGELES, CA

Creative office gem in the heart of DTLA's Arts District.

Nestled between Mateo St. and East 4th St. in the Arts District of Downtown Los Angeles, 405 Mateo is an 8-story hub offering 40,000 square feet of office space. It integrates seamlessly with the adjacent historic adaptive-reuse building, The Maxwell, for a mixed-use project. A 207-stall parking garage serves both office and retail tenants, while also providing neighborhood parking. With a modern aesthetic that pays homage to the district's heritage, 405 Mateo showcases metal screens, red-brick facades, and expansive glass panels that frame sweeping city views—enhancing both functionality and the Arts District's expressive character.



PROJECT DATA

39,739 GSF

6-Story Parking Structure

Client: Hudson Pacific

Role: Architect of Record, Design Architect

Project Status: Construction Complete

Completion Date: January 2019



Confidential Office

PROVO, UT

Technology incubator offices designed to facilitate flexibility and creativity.

This confidential office project is envisioned as a forward-thinking campus designed to support innovation and collaboration. Situated in a scenic location, the layout takes full advantage of the surrounding mountain views, with thoughtfully oriented structures that frame the natural landscape. The design includes flexible open-plan workspaces and a central hub that fosters connectivity, providing shared amenities and encouraging cross-collaboration among its occupants. The overall vision promotes creativity, adaptability, and a strong connection to its environment.



PROJECT DATA

332,000 SF | 892 Parking Stalls

Client: Confidential

Role: Architect of Record, Design Architect

Project Status: On-the-Boards



900 Gayley

LOS ANGELES, CA

Commercial mixed-use with modern amenities in the heart of Westwood.

This mixed-use development features 33,317 SF of office and 5,182 SF of retail space. The steel frame and cast-in-place concrete building has a brick, glass and metal panel exterior. While designed to reflect the surrounding historical Westwood architecture, the project also incorporates innovative features such as rooftop biofiltration planters, efficient lighting, and state-of-the-art HVAC and sound insulation. The site also has a three-story parking garage with electric vehicle charging stations.



PROJECT DATA

4-Stories

33,317 SF Office | 5,182 SF Retail

3-Story Parking Garage | 88 Parking Spaces

Client: 900 Gayley Avenue Associates, LLC.

Role: Architect of Record

Project Status: Construction Complete



West Pavilion Executive Office

CONFIDENTIAL

Interior pavilion design for a large-scale logistics center.

The project involves the interior design of a 15,000-square-foot headquarters executive office, located on the first floor with a mezzanine level. The design includes a welcoming main lobby, open workspaces, and private offices to support various working styles. Additionally, the space features collaborative conference areas, formal meeting rooms, and thoughtfully designed employee amenities to enhance comfort and productivity.



PROJECT DATA

15,000 SF

Client: Confidential

Role: Architect of Record, Interior Design



Rexford Industrial at The MET

COSTA MESA, CA

Understated yet modern HQ
fostering connection with the
professional built environment.

Rexford Industrial, a California-based industrial developer has found a home for their headquarters at The MET in Costa Mesa. Full tenant improvement and design assistance was provided for the 9,230 SF office space. Created in collaboration with the Rexford Design team, the space features an understated and modern industrial atmosphere with exposed ductwork and concrete floors, along with pops of color and rich wood accents.



PROJECT DATA

9,230 SF

Client: Rexford Industrial, McCarthy Cook

Role: Architect of Record, Design Architect,
Interior Design

Project Status: Construction Complete

Completion Date: September 2022



The Walk

NEWPORT BEACH, CA

Where health, retail and lifestyle converge.

The Walk was redeveloped to include over 75,000 SF of medical office, restaurant and retail space. The newly renovated specialty center now includes 29,000 SF of new medical office space, 16,000 SF of new retail space, structured parking for 260 cars and a signature restaurant and pedestrian promenade.



PROJECT DATA

75,000 SF

Client: Richard Dick & Associates

Role: Architect of Record, Design Architect

Project Status: Construction Complete



Ledra Brands Headquarters

IRVINE, CA

A modernized collaborative office space.

The interior design for Ledra Brands Headquarters captures the brand's identity and expertise in lighting through a sophisticated blend of color, texture, and innovation. The main lobby, conference room, and training facility were crafted to reflect the company's brand colors, creating a cohesive and welcoming aesthetic throughout. Specialty lighting fixtures, which are the hallmark of Ledra Brands, are showcased across these areas, allowing the company to highlight their products' capabilities and quality in a real-world setting. The conference room and training facility were designed for optimal versatility and comfort, balancing aesthetics with practicality to support a range of uses.



PROJECT DATA

6,000 SF

Client: Ledra Brands

Role: Interior Design

Project Status: Construction Complete

Completion Date: August 2021



191 N. Orange St.

ORANGE, CA

Transforming a former church annex into creative office and boutique retail.

An adaptive reuse and remodel project to convert a former church administrative office building into a creative office building with ground floor retail uses. The design was inspired by melding creative office forms with local materials. Subtle nods were given to the adjacent church campus by utilizing smooth concrete and standing seam metal with color tones to match the existing church sanctuary. The ground floor will have retail space that fronts a small parking lot plus a separate common lobby entry feature, and office space will occupy both floors. All environments can be accessed from a common 2-story lobby volume with potential amenity spaces.



PROJECT DATA

2nd Floor: 9,000 SF Office

Ground Floor: 5,000 SF Retail | 5,000 SF Office

Client: C&C Development Co., LLC

Role: Design Architect, Landscape Architect

Project Status: Under Construction



Creative Office

CALIFORNIA

Sleek addition to an existing innovation complex that blends office space and parking.

The multi-story creative office building is designed as an integrated office and parking structure within a master planned innovation office complex. The three levels of office are positioned on top of three parking levels above grade and three parking levels of subterranean parking. The building features a two story central ground floor and a Plaza Level Corporate Cafeteria. The building integrates photo-voltaic panel system along the north sloped roofline and horizontal louvers for passive solar protection shade devices along south and west facades. The parking levels are screened with vertical aluminum louvers that screen the parking but allow ventilation of the parking levels.



PROJECT DATA

130,00 SF Total

10,000 SF Corporate Cafeteria

1,071 Stalls - Above Grade & Subterranean Parking

Client: Confidential

Role: Architect of Record, Design Architect

Project Status: On-the-Boards



Cal Poly Innovation Village

POMONA, CA

Cutting-edge business research
park in a university setting.

Innovation Village provides a comfortable work environment for employees and tenants who locate within the business park. The project encourages a free flow of communication between University students, faculty and tenants. The park features heavily landscaped settings with pedestrian trails and outdoor seating that compliments the surrounding University. Its architecture reflects both enduring institutional qualities and cutting-edge features for the interest of future generations.



PROJECT DATA

Three 3-Story Office Buildings at 120,000 SF Each
Total Office Campus : 360,000 SF

Client: SoCal Edison

Role: Architect of Record, Design Architect



Rockefeller Haven

RANCHO CUCAMONGA, CA

Class A office business park.

This Class A office park in Rancho Cucamonga offers a collection of one- and two-story buildings for sale, totaling approximately 56,000 square feet. The development features thoughtful architectural details, including tile veneer accents that add warmth and visual interest. At the heart of the park is a central pedestrian plaza, designed to foster connectivity and provide a welcoming environment for both employees and visitors.



PROJECT DATA

56,000 SF

Client: Rockefeller Group

Role: Architect of Record, Design Architect

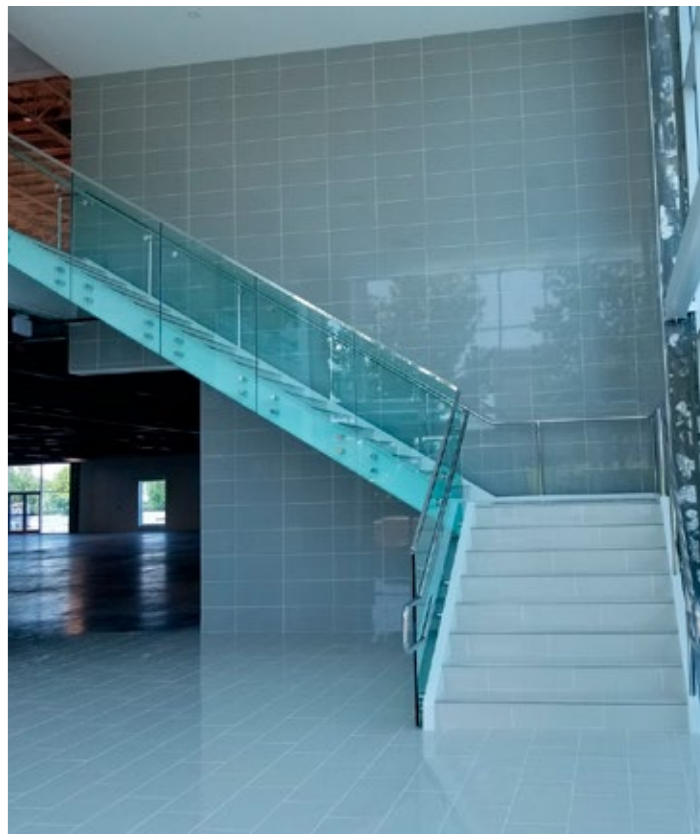


Spectrum on Haven Office

RANCHO CUCAMONGA, CA

Interior and exterior remodel for Class “A” office space.

An exterior and interior remodel of half of a 2-story building. The remodel included converting existing classrooms into a 60,000 SF of grey shell for future Class “A” office space. The entry lobby is finished with porcelain tile floors and ceilings. The interior features glass railings and includes two passenger elevators, plus newly remodeled separate entrances at the rear.



PROJECT DATA

60,000 SF

Porcelain Tile Floors & Ceilings

Glass Railings

Elevators

Role: Architect of Record, Design Architect

Project Status: Construction Complete

Completion Date: June 2020



Work Share Space at Manhattan Village

MANHATTAN BEACH, CA

Adaptive reuse with dynamic colors and design.

This project encompasses the conversion of 30,000 square feet on the second floor of a Macy's Men space into a shared workspace concept. AO's Interior Design Studio prepared full interior design studies and renderings for the conversion.



PROJECT DATA

30,000 SF

Client: DWS

Role: Design Architect, Interior Design

Project Status: Construction Complete

Completion Date: September 2022



Bakersfield Commons

BAKERSFIELD, CA

Amenity-rich, interconnected community.

Bakersfield Commons is a thoughtfully planned 202-acre master development designed to meet a wide range of community and lifestyle needs. The plan includes 800 residential units, a 250-room hospital with an integrated cancer center, medical office buildings, a 300,000 SF retail center, light industrial and flex office spaces, and a 120-room hotel. The Retail District features national retailers, daily conveniences, dining, and entertainment clustered around a central "Commons Green." The Residential District offers diverse housing options, including senior living. This integrated approach creates a balanced community that blends living, wellness, commerce, and recreation.



PROJECT DATA

800 DU | 202 AC
 300,000 SF Retail
 120 Key Hotel
 250 Rm Adventist Hospital
 Supporting MOBs

Client: Trammell Crow Company

Role: Architect of Record, Design Architect, Master Planner

Project Status: On-the-Boards



Hoag Health Center - Dove Canyon

TRABUCO CANYON, CA

A striking aesthetic mixes with highly efficient design for optimal patient care.

Converting an outdated building with former office and retail uses, AO Healthcare and Interiors collaborated to transform the existing space into a modern MOB for general practice, internal medicine, and urgent care. Upgrades to both the exterior façade and interior allow for a functional medical space for practitioners to better care for their patients. Interior design elements include earthy color tones and wood paneling, encouraging a more organic and elevated feel throughout the space.



PROJECT DATA

7,500 SF Tenant Improvement | 15 Exam Rooms

Client: Hoag Health System

Role: Architect of Record, Design Architect, Interior Design

Project Status: Construction Complete

Completion Date: August 2023



Hoag Urgent Care - Monarch Beach

DANA POINT, CA

Redefining the design of
healthcare space.

After obtaining a Master Agreement with Hoag, AO began to investigate sites for a new urgent care for the client. Set in the prominent SoCal neighborhood of Monarch Beach, the elevated design for this urgent care and family medicine center was inspired by the coastal context and local community. The design fuses healthcare and hospitality to deliver a soothing space that delivers a positive mind-body experience, while achieving the functional needs and operations of a modern medical practice. The facility explores new concepts, including exam rooms designed to maximize doctor/patient interaction and a concierge reception diverted from the typical waiting room, delivering a resort-style arrival experience drawing inspiration from the nearby beach.



PROJECT DATA

4,000 SF Tenant Improvement

Client: Hoag Health Network

Role: Architect of Record, Design Architect,
Interior Design

Project Status: Construction Complete

Completion Date: June 2022



Cooper Lighting Innovation Center

NEWNAN, GA

Tailored R&D space for LED
lighting innovation.

This 30,000 SF innovation center, located within a 400,000 SF existing warehouse, combines office and research development space. The R&D areas were specifically designed to support the development and testing of the company's LED light fixtures, with infrastructure tailored to meet the technical and spatial requirements of their product innovation.



PROJECT DATA

30,000 SF

Existing 400,000 SF Warehouse Building

Client: Cooper Lighting

*This project was completed by Johnny Hembree prior to joining AO



Natomas Corporate Center

SACRAMENTO, CA

Twin office towers accompanied by a rich landscape.

This phase features twin six-story office towers arranged along a single radial curve, creating a dramatic frame around a central landscaped preserve designed for tenant enjoyment. Parking is provided through landscaped fields, where native tree-lined rows guide visitors toward building entrances and plazas. Architecturally, the towers showcase a creative use of curtain wall glazing on the curved façade, evoking the look of draped fabric with vertical pleats and an open appearance at each end. The glazing treatment transitions on the three remaining squared elevations, offering a distinct yet cohesive aesthetic.



PROJECT DATA

270,000 SF

Twin 6-Story Towers

*This project was completed by Rick Clarke prior to joining AO



Olen Pointe

BREA, CA

Mixed-use corporate campus offers a variety of developments.

Olen Pointe Corporate Center, located in Brea near State Highway 57 and Lambert Street, is a mixed-use development featuring corporate offices, hospitality, restaurants, and medium-density residential components. This phase includes three L-shaped, five-story office buildings, one four-story office building, and three standalone multi-level parking structures. The architectural design is distinguished by integral-colored precast panels and high-performance glazing systems, with curved curtain wall elements elegantly integrated into terraced building ends and central midpoints.



PROJECT DATA

Three 145,000 SF buildings
One 80,000 SF buildings
4-5 stories

*This project was completed by Rick Clarke prior to joining AO



City Point

BROOKLYN, NY

A new development points above the Brooklyn skyline.

City Point brought new energy to an already vibrant office and retail district in the heart of Brooklyn. Located next to the Metrotech office complex and along two major thoroughfares, the development introduced 250,000 SF of office space, over 500,000 SF of retail, approximately 280 hotel rooms, and 800 residential units. Its signature tower rises over 65 stories, becoming a prominent fixture on the Brooklyn skyline.



PROJECT DATA

2.75 AC
250,000 SF Office
500,000 SF Retail
280 Key Hotel
800 DU

*This project was completed by Johnny Hembree prior to joining AO



One Source Relocation Services

ALPHARETTA, GA

Modern and open office spaces encourage collaboration.

This 18,000 SF renovation transformed a one-story 1990s office building into a sleek, modern workspace with an industrial edge. The thoughtful design emphasizes openness and collaboration, featuring offices that connect to a central core to foster interaction and teamwork.



PROJECT DATA

18,000 SF `

Client: One Source

Role: Interior Design

*This project was completed by Johnny Hembree prior to joining AO



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