

1100

ORANGE
EXECUTIVE
TOWER

MAY 2026 NEWSLETTER





CINCO DE MAYO
MAY 5TH

LOTERIA
Jarritos & Esquites

1:30PM
COURTYARD

Enjoy these special treats while supplies last





April Event Recap - Golden Egg Hunt + Earth Day





Happy Facility Manager's Day!

May 13th

A SPECIAL THANK YOU TO

Kevin Sowers

Chief Building Engineer

Jesus Teodoro

Utility Engineer

Gladys Villanueva

Parking Manager

For all their hard work and dedication at Orange Executive Tower. Their commitment keeps everything running smoothly, and it truly makes a difference every single day.

We appreciate all that you do!



BASEMENT/1ST FLOOR ELEVATOR MODERNIZATION

Starting May 1st, access to the basement will be limited to the stairs, freight elevator, or through the main entrance + parking structure elevators due to modernization work which is expected to last 4-6 weeks.

Management will send out an announcement once the project is completed.

Thank you for your cooperation.





ORANGE EXECUTIVE TOWER ACHIEVES BOMA 360 PERFORMANCE BUILDING DESIGNATION

We're excited to share that Orange Executive Tower has earned the BOMA 360 Performance Building designation, a nationally recognized standard of excellence in building operations and management.

This designation is awarded to properties that demonstrate best-in-class performance across key areas, including sustainability, safety, preventive maintenance, energy efficiency, and tenant engagement. Only a select group of buildings earn this recognition, and we're proud that Orange Executive Tower is one of them.

WHAT THIS MEANS FOR TENANTS

- ✓ A well-maintained, high-performing building
- ✓ Strong focus on safety, preparedness, and reliability
- ✓ Commitment to responsible and sustainable operations
- ✓ A management team dedicated to continuous improvement

This achievement reflects our ongoing investment in the building and our goal to provide a workplace environment that supports productivity, comfort, and long-term value.

Thank you for being part of the Orange Executive Tower community – we look forward to continuing to raise the standard together.

DID YOU KNOW?

BOMA 360 is a nationally recognized designation awarded by BOMA International to buildings that demonstrate excellence in operations and management.

Only a select group of commercial properties earn this designation by meeting rigorous standards across multiple categories, including:

- Building performance and preventive maintenance
- Sustainability and energy efficiency
- Safety, security, and emergency preparedness
- Tenant engagement and occupant experience

Earning the BOMA 360 designation means Orange Executive Tower is performing at a best-in-class level, with a continued focus on reliability, efficiency, and tenant satisfaction.

MEET THE BEES

May 21st
11:30am-12:30pm

Bringing nature to our building

Join us for a special event as part of our building's bee program with Alvéole!

Meet Your Bees offers a unique, hands-on experience you won't want to miss.

Discover how small actions support urban biodiversity, and how our workplace is contributing to a more nature-positive city.

Check out the details below and secure your spot

Limited Reservations

RSVP HERE



Proud partner of
alvéole

www.alveole.buzz

MAY 25, 2026

MEMORIAL DAY

REMEMBER AND HONOR

*THIS MEMORIAL DAY, WE HONOR AND
REMEMBER THE BRAVE MEN AND WOMEN WHO
GAVE THEIR LIVES IN SERVICE TO OUR COUNTRY.*

THEIR SACRIFICE WILL NEVER BE FORGOTTEN.

**The Management Office, including Building
Engineer, Janitorial Services, Security, and
Parking Management will be closed.**

Evening Janitorial Services will be on Friday 5/22 instead of Sunday 5/23

Please submit after hours HVAC requests by noon on Thursday 5/21

UPCOMING EVENTS

MAY 5		CINCO DE MAYO LOTERIA Courtyard 1:30pm
MAY 10		MOTHER'S DAY
MAY 13		FACILITY MANAGER'S DAY Thank you Kevin, Jesus, & Gladys!
MAY 21		MEET THE BEES Top of Parking Structure 11:30am-12:30pm
MAY 25		MEMORIAL DAY Management Office Closed
JUNE 10		SUMMER TENANT EVENT Courtyard 11:30am-1:30pm

**COMING THIS JULY
SCHOOL SUPPLY DRIVE**

MANAGEMENT OFFICE

SUITE 1320
714.543.0100



1100

 ORANGE
EXECUTIVE
TOWER

MANAGEMENT & OPERATIONS TEAM

Suzi Mier, CPM

SENIOR PROPERTY MANAGER
smier@mullerco.com

Lupita Cano

ASSISTANT PROPERTY MANAGER
lcano@mullerco.com

Trisha Santos

PROPERTY ADMINISTRATOR
ocadmin@mullerco.com

Kevin Sowers

CHIEF BUILDING ENGINEER

Jesus Teodoro

MAINTENANCE TECHNICIAN

Gladys Villanueva

PARKING MANAGER
gladys.villanueva@abm.com

Shelik Todd

SECURITY DIRECTOR
oetsecurity@mullerco.com

Eva

DAYPORTER

Alex

DAYPORTER

**After Hours Emergency
Service 949.580.2053**



SECURITY

714.335.3648

PARKING SERVICES

714.335.3648



SERVICE REQUESTS

WWW.TMCORANGEEXEC.COM
SELECT "TENANT LOG IN"



AUTO SERVICES

TCK AUTOLUBE

213.249.6726

OIL CHANGES - AIR FILTERS - TIRE ROTATIONS

TUESDAYS



CAR WASH

PRONTOWASH AUTOSPA

714.342.9621

TUESDAYS & THURSDAYS

TOWN & COUNTRY CAFE

714.245.9890

MON-FRI 7AM-2PM

