Our buildings were looking tired. Solar Gard has brought them up to date with a sleek new appearance. We couldn’t be happier with the installation and the results.

Teri Wilson, Asset Manager for 11160 E. Warner Avenue


The two medical office buildings at 11160 and 11180 E. Warner Avenue in Fountain Valley, California, are located on the campus of Fountain Valley Regional Hospital, within close proximity to five other local hospitals. This busy complex is also minutes from the 405 freeway and John Wayne Airport.

All-glass reflective exteriors have been the hallmark of these four-story structures since their construction in the mid-1980s. But over the years, the glazing deteriorated. In short, the window mullions had seriously started to fail and the buildings were showing their age – no match for doctors, patients and staff.

But over the years, the glazing construction in the mid-1980s. All-glass reflective exteriors and John Wayne Airport. The old glass, virtually impossible to recycle, would end up in a landfill.

Four different types of OSW film were applied to Building 11160 to demonstrate the options available. The decision was made to proceed with Sentinel Plus Silver 20 OSW for the more than 2,000 windows (both buildings). Silver 20 OSW gave the exteriors – which had turned various shades of dark gold over the years – a clean and contemporary visual aesthetic, with clear views and natural light inside.

Work on the exteriors required filming, work had to be scheduled according to the position of the sun and the winds.

According to Wilson, “The entire installation went smoothly. We’ve received positive comments from our tenants about the more modern appearance outside, and the nice light inside.”

In addition to dramatically transforming the buildings’ appearance, Sentinel Plus upgraded the windows’ energy-saving potential. The film’s solar rejection properties earned rebates from the local utility provider, Southern California Edison, of $21,106 (Bldg. 11160) and $12,827 (Bldg. 11180).

“The rebates were the final selling point in our decision to go with Solar Gard, and we are happy we did,” said Wilson. “Solar Gard restored the professional look of our buildings, and saved us a substantial amount of money.”