

/ Inspire. Productivity. /



140 Technology  
Drive  
Suite 150

*26,370 SF*

Orange County - Irvine Spectrum

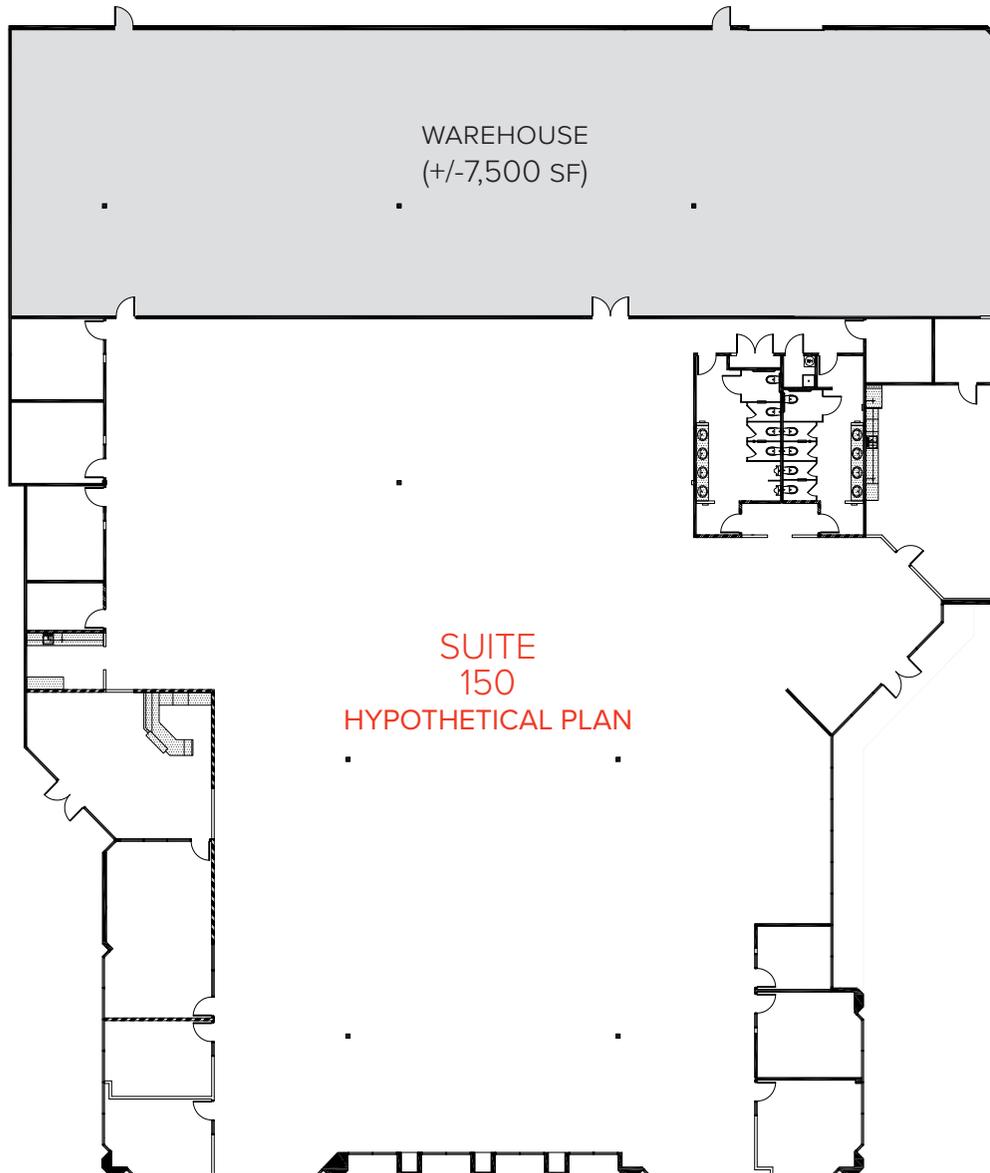
 **IRVINE COMPANY**

NEXSUN  
RESERVED

NEXSUN  
RESERVED

# / Floor Plan /

26,370 SF Opportunity in Irvine Spectrum®

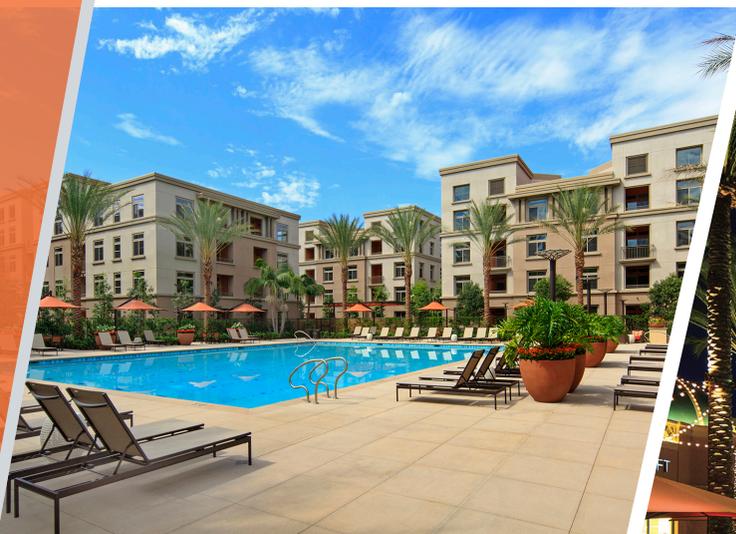


## Building Features

- Office: 19,870 SF
- Warehouse: 7,500 SF
- **Truck Loading:**  
One (1) 12' x 14' grade level doors
- **Parking:**  
3.3:1,000 SF
- **Electrical:**  
800 AMPS, 277/480 volts
- **Fire Sprinklers:**  
.33 GMP/3,000 SF

# / 140 Technology Drive /

- » High-image, Mid-Tech building
- » Prime business location in Irvine Spectrum®
- » Minutes from John Wayne Airport
- » Nearby AMTRAK and Metrolink services
- » Close to Irvine Spectrum Center® featuring more than 130 stores, restaurants and entertainment venues
- » Nearby Centerpointe Apartment Homes
- » Ample, convenient surface parking
- » Building top signage available
- » Easy access to the 5, 405 and 133 Freeways and the 241 Toll Road

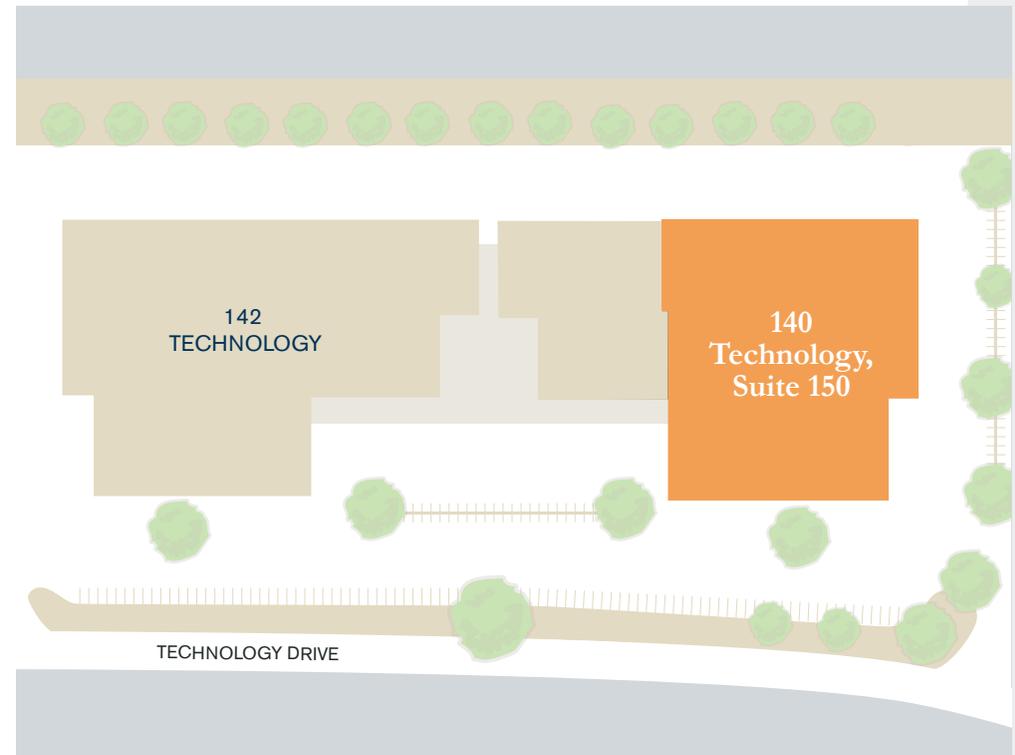


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/ Area Map /

/ Site Map /



[IrvineCompanyOffice.com](http://IrvineCompanyOffice.com)

For leasing information,  
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