



HIGH-IMAGE, MID-TECH BUILDING

PRIME BUSINESS LOCATION IN IRVINE SPECTRUM®

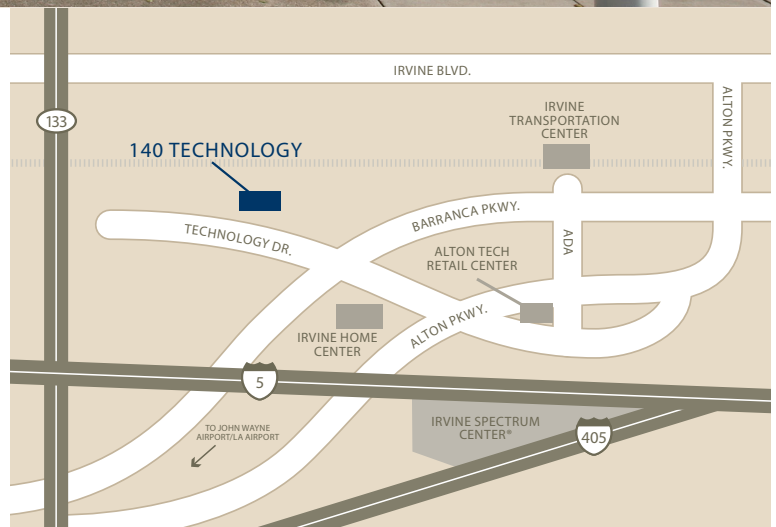
EASY ACCESS FROM THE 5, 405 AND 133 FREEWAYS
AND 241 TOLL ROAD

MINUTES FROM IRVINE SPECTRUM CENTER® WITH
RESTAURANTS, SERVICES AND RETAIL AND ENTERTAINMENT

AMPLE, CONVENIENT SURFACE PARKING

BUILDING TOP SIGNAGE AVAILABLE

10 MINUTES TO JOHN WAYNE AIRPORT



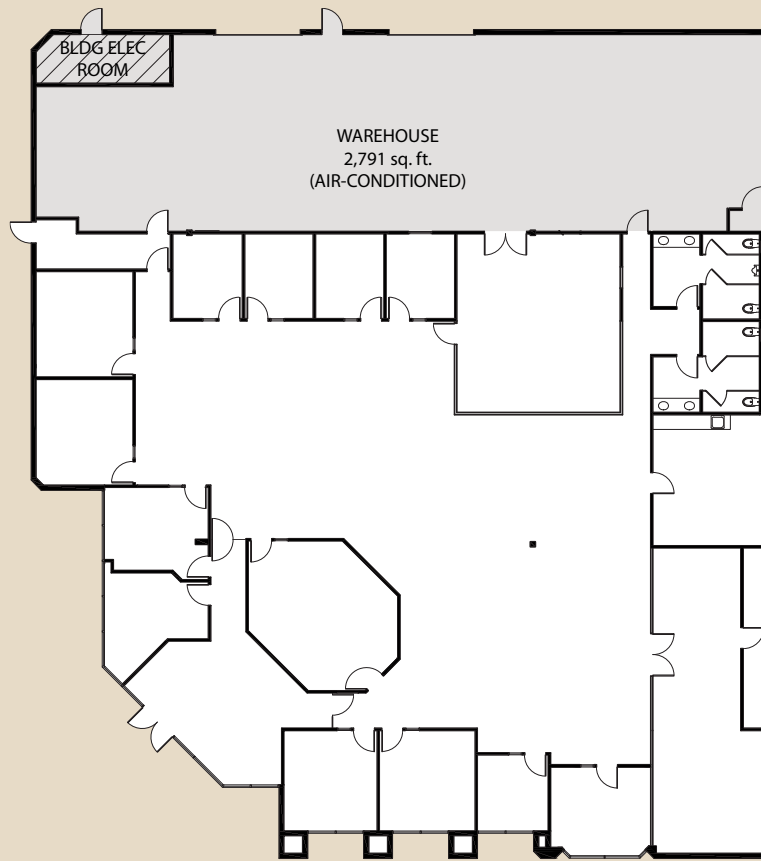
140 TECHNOLOGY DRIVE, SUITE 500

11,180 Square Feet Available

IRVINE SPECTRUM®

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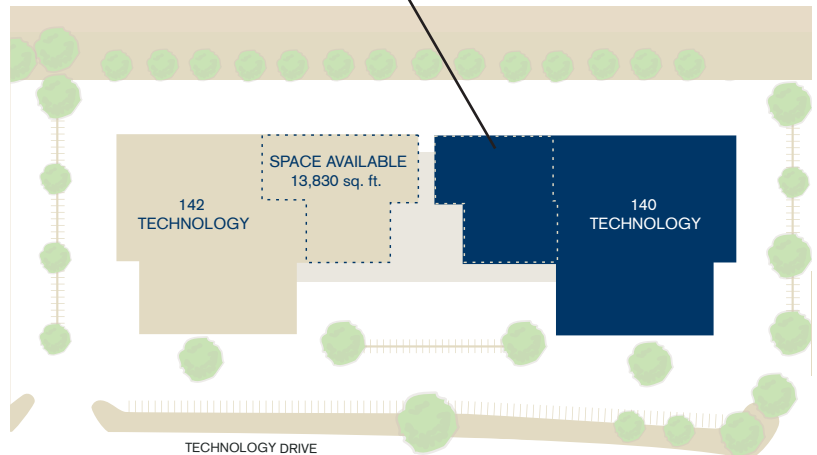
11,180 Square Feet Available



FLOOR PLAN

FEATURES

- Office/Labs: 8,389 sq. ft.
- Air-Conditioned Warehouse: 2,791 sq. ft.
- Truck Loading:
 - Two (2) 12' x 14' grade level doors
- Parking: 3:1,000 sq. ft.
- Electrical: 400 AMPS, 277/480 volts
- Column Spacing: 48'6" x 44'
- Warehouse Clearance: +/- 24'
- Fire Sprinklers: .33 GMP/3000 sq. ft.



SITE MAP



IRVINE COMPANY
OFFICE PROPERTIES

IRVINECOMPANYOFFICE.COM

FOR LEASING INFORMATION, CALL SUE LYLE

PHONE 949.720.2668 | FAX 949.721.1125

SLYLE@IRVINECOMPANY.COM | LICENSE 01057248

PREMIER ENVIRONMENTS WHERE YOUR BUSINESS CAN PROSPER

A commitment to long-term ownership, the highest standards of service and the opportunity to move and expand within our diverse portfolio are just a few of the reasons to lease with Irvine Company Office Properties.