

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

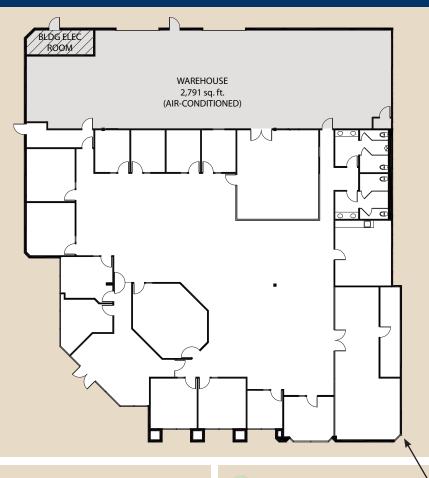


140 TECHNOLOGY DRIVE, SUITE 500

11,180 Square Feet Available

140 TECHNOLOGY DRIVE, SUITE 500

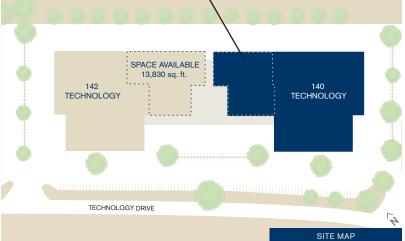
11,180 Square Feet Available



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.





IRVINE COMPANY OFFICE. 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.

©2012 The Irvine Company LLC. All rights reserved. All properties are offered for lease through Irvine Realty Company, a licensed real estate broker. The information in these materials has been obtained from various sources. While we believe the information to be reliable, neither the Irvine Company nor Irvine Realty Company makes any representation or warranty as to the accuracy or completeness of such data and it should be independently verified by prospective tenants. The Irvine Company,® Irvine Spectrum® and Irvine Spectrum Center® are all registered trademarks of The Irvine Company LLC.