

/ Inspire. Productivity. /



152 Technology Drive

29,192 SF

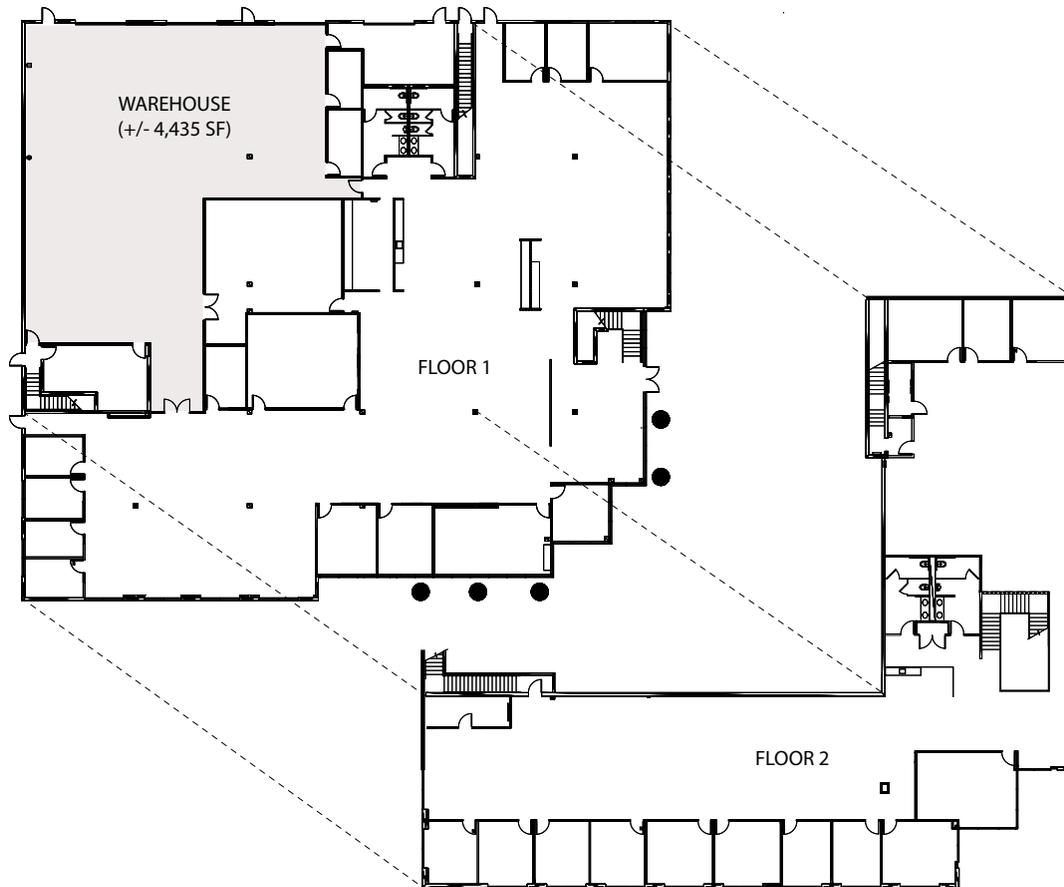
Single-tenant Mid-Tech Building

Orange County - Irvine Spectrum

 IRVINE COMPANY

/ Floor Plan /

29,192 SF Corporate Headquarter Building
in Irvine Spectrum®



Building Features

- **First Floor:**
Office: 14,122 SF
Warehouse: 4,435 SF
- **Second Floor:**
Office: 10,635 SF
- **Electrical:**
1,200 AMPS, 277,480 volts
- **Warehouse Clearance:**
+/- 24'
- **Fire Sprinklers:**
.21 GPM/1,500 SF
- **Truck Loading:**
Four (4) 12' x 14' ground-level doors
One (1) dock-high loading position
- **Parking:**
102 Stalls

/ 152 Technology /

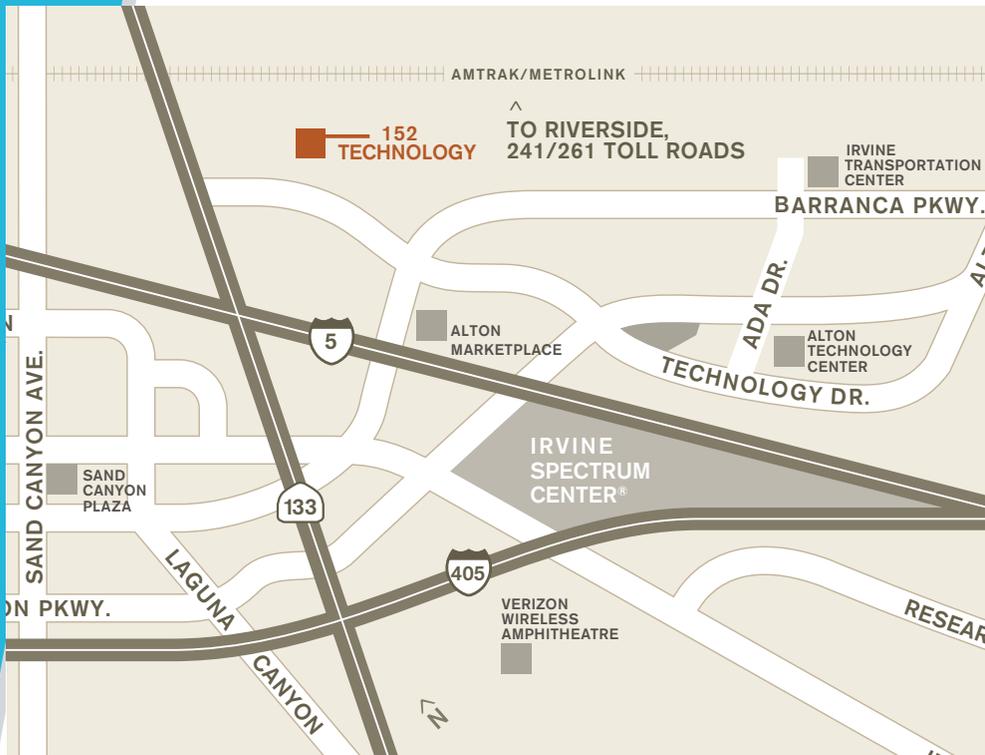
- » Single Tenant building prominence on Technology Drive, featuring approx. 25,000 SF of office and 4,435 SF of warehouse space.
- » Building-top and exclusive monument signage
- » Close to Irvine Spectrum Center® featuring more than 130 stores, restaurants and entertainment venues just minutes to Irvine Spectrum Center® featuring more than 30 restaurants and 90 shops
- » Easy access to the 5, 405 and 133 Freeways and 241 Toll Road
- » Ample and convenient surface parking
- » Short drive to John Wayne Airport



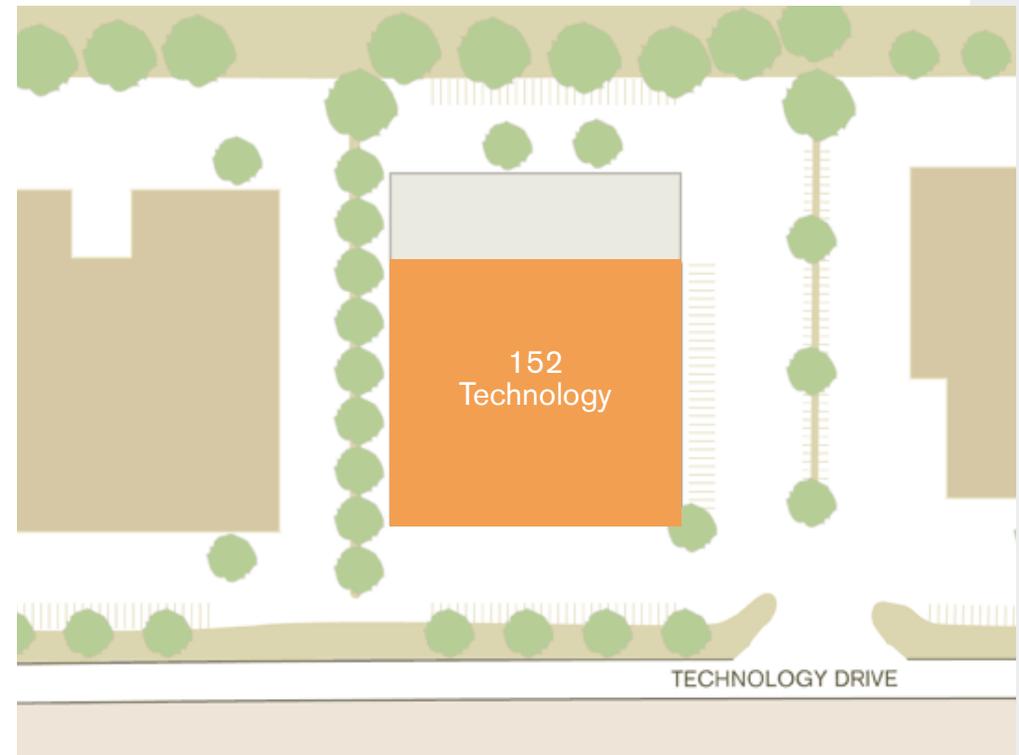
152 Technology Drive

Orange County - Irvine Spectrum

/ Area Map /



/ Site Map /



IrvineCompanyOffice.com

For leasing information,
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