

# ALTON/TECHNOLOGY

## FACT SHEET

<b>LOCATION:</b>	Centrally located on Technology Drive near Alton Parkway
<b>ADDRESS:</b>	15326 Alton Parkway & 26 Technology, Irvine, California 92618
<b>ACCESS:</b>	Convenient access to the Santa Ana (I-5) freeway at Alton and Technology, San Diego (I-405) and Laguna (133) freeways and the 241 toll road. Ingress / egress via Technology Drive.
<b>SIZE:</b>	Approximately 58,169 rentable square feet
<b>BUILDING HEIGHT:</b>	(2) 2-story buildings
<b>FLOOR PLATES:</b>	From approximately 26,000 to 33,000 rentable square feet
<b>PARKING:</b>	On-site unreserved surface parking lot
<b>ELEVATORS:</b>	15326 Alton – (1) Dumb Waiter & 26 Technology – (1) Passenger Elevator
<b>EXTERIOR:</b>	Concrete tilt up
<b>WINDOWS:</b>	Tinted single-pane glazing in anodized aluminum frames with pliable gaskets
<b>SYSTEMS:</b>	HVAC – Individual heat pump package HVAC units, Energy Management System Fire/Life Safety – Fully sprinkled
<b>AMENITIES:</b>	<ul style="list-style-type: none"><li>• Walking distance to Alton Technology Center and Alton Marketplace retail centers</li><li>• Minutes to Irvine Spectrum Center</li><li>• Close proximity to iShuttle Stop and Irvine Station</li><li>• Close proximity to Oak Creek Golf Course</li><li>• Security Patrol</li><li>• Building Signage Opportunities</li></ul>
<b>YEAR CONSTRUCTED:</b>	1989
<b>SUSTAINABILITY:</b>	Energy Management System Close to Irvine Station and serviced by iShuttle



**IRVINE COMPANY**  
**OFFICE PROPERTIES**

**IRVINECOMPANYOFFICE.COM**  
FOR LEASING INFORMATION, CALL 949.720.2550