

CORPORATE BUSINESS CENTER

FACT SHEET

LOCATION:	Technology Drive and Barranca Parkway
ADDRESS:	123, 125, 133, 135, 153, 157, 163, 165, 167, 173 & 175 Technology Drive, Irvine, California 92618
ACCESS:	Convenient access to the Santa Ana (I-5) freeway at Barranca and Technology, San Diego (I-405) and Laguna (133) freeways and the 241 toll road. Ingress / egress via Technology Drive.
SIZE:	Approximately 506,805 rentable square feet
BUILDING HEIGHT:	(11) 2-story
FLOOR PLATES:	Office and warehouse space from 8,000 sf.
PARKING:	On-site unreserved surface parking lot
ELEVATORS:	Hydraulic Passenger Elevators
EXTERIOR:	Concrete tilt up
WINDOWS:	Tinted single-pane glazing in anodized aluminum frames with pliable gaskets
SYSTEMS:	HVAC – Trane 50 Ton VAV units, Energy Management System and Fire/Life Safety – Full sprinkler system
AMENITIES:	<ul style="list-style-type: none">• Convenient Outdoor Work Space Areas• Walking distance to Alton Marketplace Retail Center• Minutes to Irvine Spectrum Center• Weekly Gourmet Food Trucks• Close to iShuttle Stop and Irvine Train Station• Building Signage Opportunities• Close to Courtyard Marriot and DoubleTree by Hilton• Minutes from The Village and The Park Apartments• 9 miles from John Wayne Airport (SNA)
YEAR CONSTRUCTED:	1996
SUSTAINABILITY:	HVAC Energy Management System WeatherTrak Smart Irrigation Controller Near Irvine Station and serviced by iShuttle



IRVINE COMPANY
OFFICE PROPERTIES

IRVINECOMPANYOFFICE.COM
FOR LEASING INFORMATION, CALL 949.720.2550