

LAKEVIEW BUSINESS CENTER

FACT SHEET

LOCATION:	Conveniently located off Alton Pkwy, Technology Dr, and Barranca Pkwy
ADDRESS:	1, 3 Ada Parkway 36, 38, 50, 56, 60, 80, 100 Technology Drive 15300, 15310, 15320, 15330, 15340, 15350, 15360, 15370 Barranca Parkway
ACCESS:	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. Ideally situated near Amtrak and Metrolink rail lines at the Irvine Station.
SIZE:	Approximately 20,000-70,000 rentable square feet
BUILDING HEIGHT:	(14) 2-story; (3) 1-story
FLOOR PLATES:	1 Ada – 2-story, approximately 43,920 rentable square feet 3 Ada – 2-story, approximately 48,720 rentable square feet 36 Technology – 2-story, approximately 34,320 rentable square feet 38 Technology – 2-story, approximately 53,520 rentable square feet 50 Technology – 2-story, approximately 60,547 rentable square feet 56 Technology – 2-story, approximately 71,054 rentable square feet 60 Technology – 1-story, approximately 21,015 rentable square feet 80 Technology – 2-story, approximately 67,940 rentable square feet 100 Technology – 2-story, approximately 31,603 rentable square feet 15300 Barranca – 2-story, approximately 34,320 rentable square feet 15310 Barranca – 2-story, approximately 64,006 rentable square feet 15320 Barranca – 1-story, approximately 48,142 rentable square feet 15330 Barranca – 2-story, approximately 37,751 rentable square feet 15340 Barranca – 1-story, approximately 20,533 rentable square feet 15350 Barranca – 2-story, approximately 53,392 rentable square feet 15360 Barranca – 2-story, approximately 38,178 rentable square feet 15370 Barranca – 2-story, approximately 47,039 rentable square feet
PARKING:	On-site surface parking lot
ELEVATORS:	Hydraulic elevators, 2,500 pound capacity
EXTERIOR:	Concrete tilt up
WINDOWS:	Tinted single-pane glazing
SYSTEMS:	Mechanical: 50 – 100 Technology and 15320 – 15370 Barranca - heat pump package units 1 & 3 Ada, 36 & 38 Technology, and 15300 & 15310 Barranca - rooftop mounted VAV units Fire Protection: All buildings fully sprinklered Electrical Systems: 277/480-volt

**SYSTEMS:
(continued)**

Electrical AMP:
1 Ada – 1600 A
3 Ada – 1600 A
36 Technology – 1200 A
38 Technology – 1600 A
50 Technology – 1200 A
56 Technology – 2000 A
60 Technology – 800 A
80 Technology – 1200 A
100 Technology – 800 A
15300 Barranca – 1200 A
15310 Barranca – 1600 A
15320 Barranca – 1600 A
15330 Barranca – 1600 A
15340 Barranca – 800 A
15350 Barranca – 2000 A
15360 Barranca – 1000 A
15370 Barranca – 1000 A

AMENITIES:

- Adjacent to Alton Marketplace and in close proximity to the Irvine Spectrum Center to Irvine Spectrum Center® featuring more than 130 stores, restaurants and entertainment venues
- Gourmet food trucks on-site weekly
- Outdoor workspaces with soft seating, BBQ grills, and complimentary WiFi
- Onsite car wash vendor

ARCHITECT:

YEAR CONSTRUCTED: 1990-1998

SUSTAINABILITY:



IRVINE COMPANY
OFFICE PROPERTIES

IRVINECOMPANYOFFICE.COM
FOR LEASING INFORMATION, CALL 949.720.2550