

## **FACT SHEET**



<b>LOCATION:</b>	Centrally located on Technology Drive near Alton Parkway
<b>ADDRESS:</b>	16 & 18 Technology Drive, 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 120,123 rentable square feet
<b>BUILDING HEIGHT:</b>	(4) 1-story, (2) 2-story
<b>FLOOR PLATES:</b>	Isolated column pad footings, slab-on-grade. Office and warehouse space from 600 square feet.
<b>PARKING:</b>	On-site unreserved surface parking lot
<b>ELEVATORS:</b>	N/A
<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 and Energy Management System
<b>AMENITIES:</b>	<ul style="list-style-type: none"><li>• The Lunchbox - an on-site dining and lounging space with complimentary WiFi and a Conference Center</li><li>• Beautiful exterior patio with palm trees</li><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 Train Station</li><li>• Building Signage Opportunities</li><li>• Most suites have attached warehouse</li></ul>
<b>ARCHITECT:</b>	LPA
<b>YEAR CONSTRUCTED:</b>	1986
<b>SUSTAINABILITY:</b>	HVAC Energy Management System WeatherTrak Irrigation Smart Controller Close to Irvine Train Station and serviced by iShuttle