

# 167 Technology Drive

32,580 SF



## BUILDING OVERVIEW AND FEATURES

Experience the perfectly appointed **167 Technology Drive** at Corporate Business Center, where we provide a combination of office/R&D and warehouse space with ground-level loading. This single-tenant, headquarter building on Technology Drive is a rare opportunity that offers abundant surface parking, building top signage, and convenient access to dining and retail amenities in the heart of Irvine Spectrum®.

**Total Building:** 32,580 SF

### First Floor

**Office:** 15,203 SF

**Warehouse:** 1,952 SF

### Second Floor

**Office:** 15,425 SF

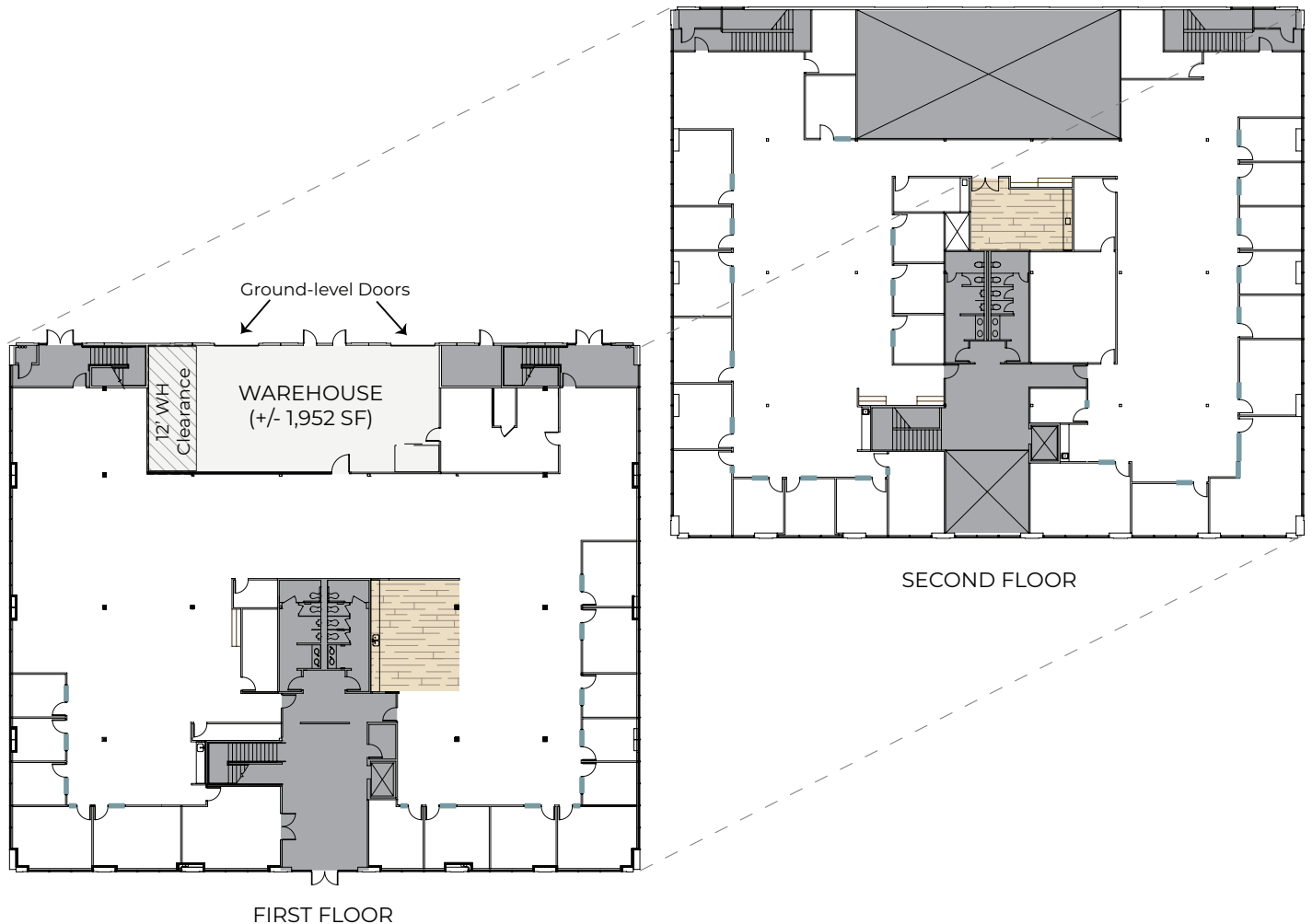
**Minimum Warehouse Clearance:** ±27'

**Truck Loading:** Two (2) Ground-level Door

**Fully Sprinklered:** .33 GPM/3,000 SF

**Parking Ratio:** 4:1,000 SF

**Building Top & Monument Signage Opportunities**





## VERSATILE WORKSPACES

Ground-level loading adds valuable access and flexibility. Prominent signage opportunities at the street and entrance provide ultimate brand visibility. Extend your workspace beyond your office with directly adjacent outdoor workspaces.

## IRVINE SPECTRUM® LIFESTYLE

Recruit and retain top talent with direct access to sought-after apartment communities and luxury living, 175+ shopping, dining and entertainment options at Irvine Spectrum Center® and convenient hotels like Marriott Irvine Spectrum.



// 167 TECHNOLOGY DRIVE



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|-----------------------------|-----------------------------|----------------------------|
| 1. Sand Canyon Plaza        | 5. Marriott Irvine Spectrum | 8. Alton Retail Center     |
| 2. Orange County Great Park | 6. Courtyard Marriott       | 9. Irvine Spectrum Center® |
| 3. Irvine Station           | 7. Alton Marketplace        | 10. John Wayne Airport     |
| 4. Double Tree by Hilton    |                             |                            |

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