

# Premier Flex Sublease Opportunity in Irvine Spectrum



80 Technology Drive W, Irvine, CA 92618



## Building Profile

67,940 SF  
TOTAL SF AVAILABLE

Withheld  
ASKING LEASE RATE PER SF

90 - 120 Days  
AVAILABILITY

Thru 06/30/2029  
TERM

### KEY HIGHLIGHTS

- High-end build-out completed in 2022
- 100% Climate Controlled R&D Lab and Manufacturing space (24,000 SF)
- Distributed Power and Compressed Air
- Divisible to 20,000 SF 26' clear warehouse
- Furniture may be available
- 3 ground level doors
- 2,000 amp switchgear
- Minutes to Irvine Spectrum Shopping Center
- Please call to schedule tour



# Property Overview

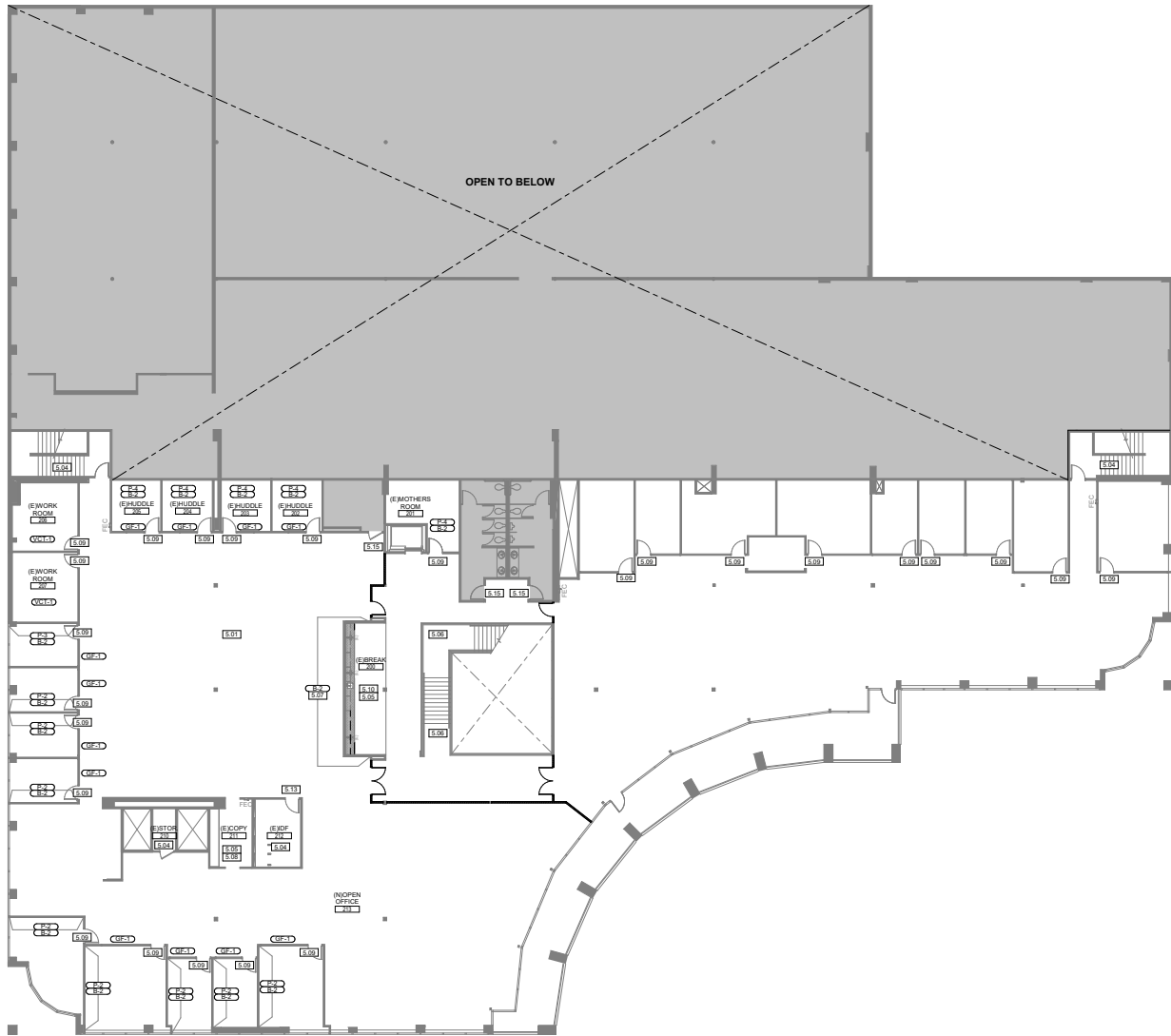
Lakeview Business Center is a modern campus comprised of 17 two-story business and mid-tech workspace buildings. Newly refreshed landscaping and WiFi-enabled outdoor gathering areas with shaded, soft seating provide an ideal setting for collaboration and connection. The premier Irvine Spectrum® location supports strong talent recruitment and employee engagement.







FLOOR PLAN 2nd Floor

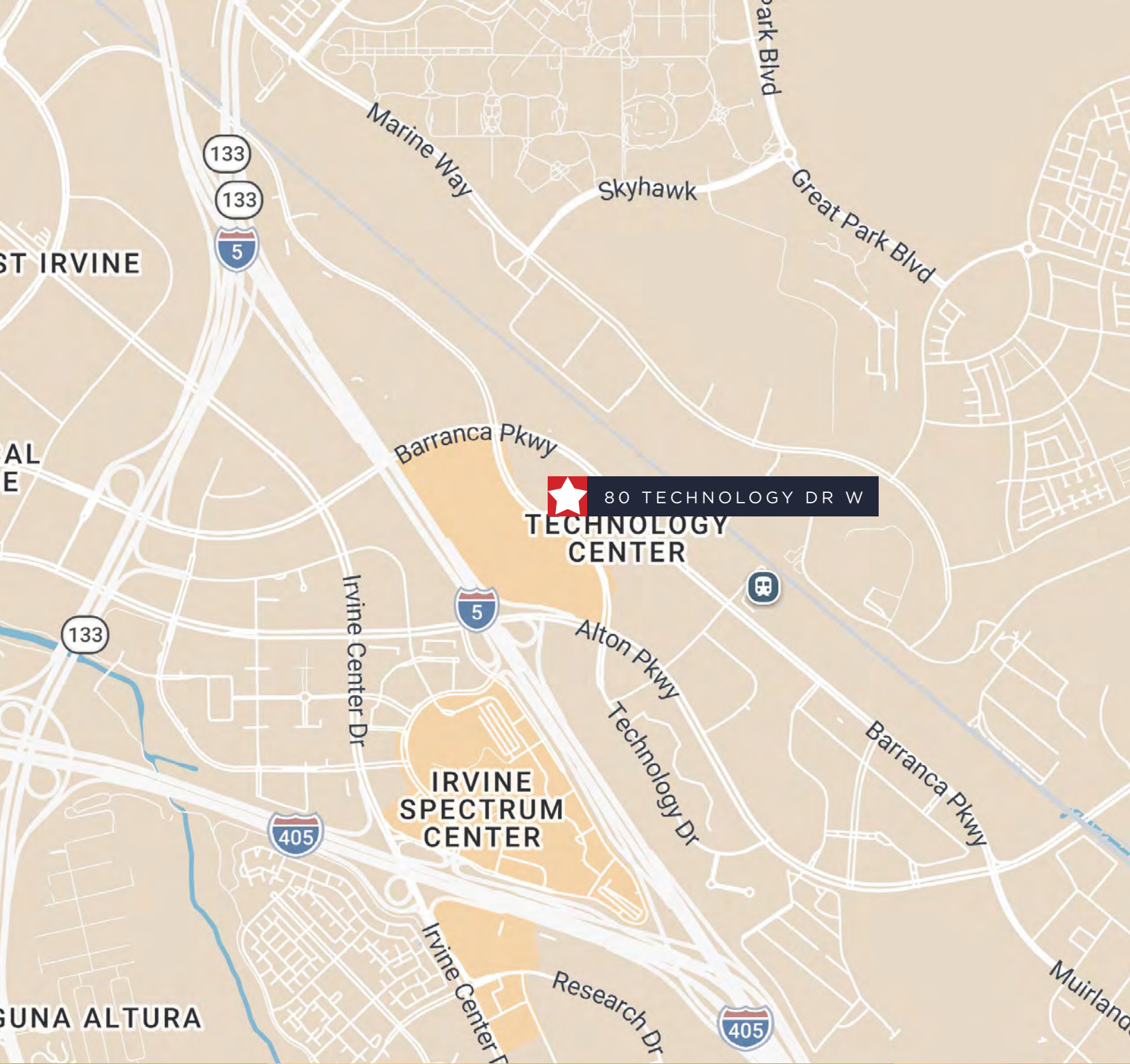


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 80 TECHNOLOGY DR W  
**TECHNOLOGY CENTER**

**IRVINE SPECTRUM CENTER**



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