

195 Technology Drive

IRVINE SPECTRUM
47,654 SQ. FT.



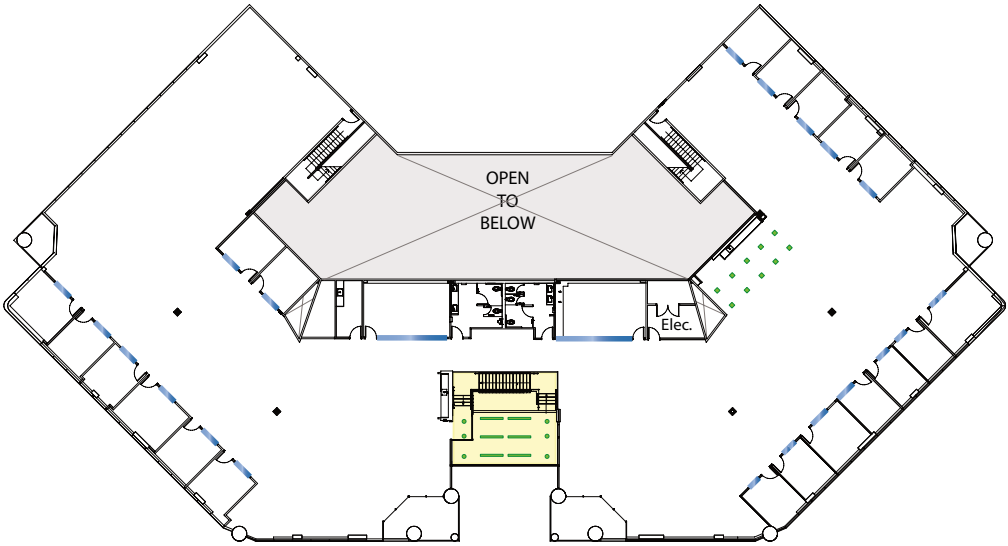
Experience the recently transformed **195 Technology Drive** at Freeway Technology Park. This rare, one-of-a-kind opportunity makes for an ideal combination office/R&D HQ for businesses looking for prime office, light manufacturing and industrial space.

BUILDING SPECIFICATIONS

195 TECHNOLOGY DRIVE | 47,654 SQ. FT.

- **Office/Warehouse**
 - First Floor:
 - **Office:** 20,974 sq. ft.
 - **Warehouse:** 3,719 sq. ft.
 - Second Floor:
 - **Office:** 22,961 sq. ft.
- Richly amentized project with EV charging and a WiFi-enabled outdoor workspace with BBQ and bocce ball
- Building top and monument signage opportunities
- New Class A restrooms and break areas
- LED lighting
- Title 24 and ADA compliant
- **Parking:** 3.5 spaces: 1,000 sq. ft.
- **Warehouse Clearance:** 25'
- **Truck Loading:** Two (2) 10' x 10' ground-level doors
- **Fire Sprinklers:** .21 GPM / 1,500 sq. ft.

FLOOR 2



FLOOR 1



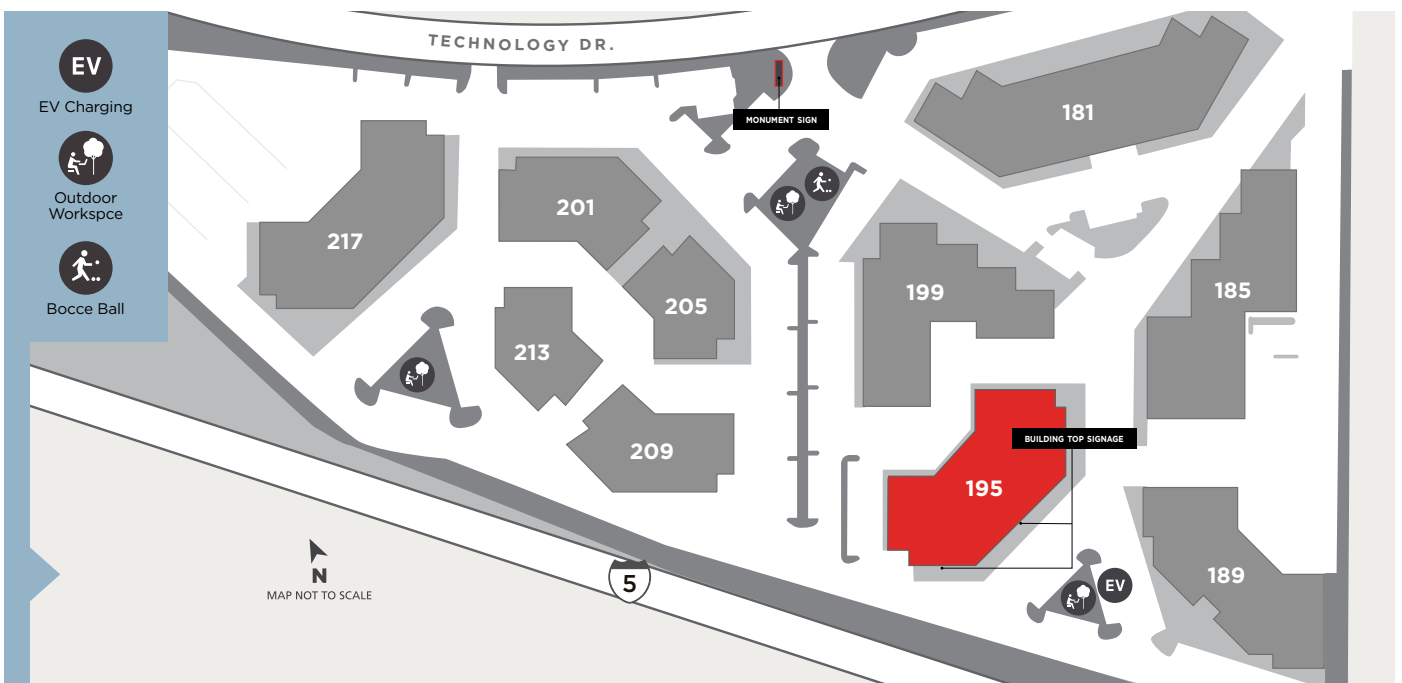
- GLASS
- OPEN CEILING
- LIGHTS

BUILDING PHOTOS

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SITE PLAN



DISCOVER IRVINE SPECTRUM®

195 TECHNOLOGY DRIVE | 47,654 SQ. FT.



1. Oak Creek Golf Club®
2. Arbor Village Shopping Center
3. Orange Tree Square Shopping Center
4. The Market Place Center Retail
5. Sand Canyon Plaza Retail Center
6. Old Town Irvine Shops & La Quinta Inn
7. Cypress Village Shopping Center
8. Alton Square Retail Center
9. Oak Creek Shopping Center
10. Orange County Great Park
11. Irvine Station
12. Double Tree by Hilton
13. Marriot Irvine Spectrum
14. Courtyard Marriott
15. Centerpointe Apartment Homes
16. The Village Apartment Homes
17. The Park Apartment Homes
18. Irvine Spectrum Center®
19. Los Olivos® Marketplace
20. Los Olivos Apartment Village
21. Promenade Apartments
22. Laguna Beach
23. Quail Hill® Apartment Homes
24. Quail Hill Shopping Center
25. Shady Canyon Golf Course
26. John Wayne Airport
27. Alton Marketplace

For Leasing Information

Sue Lyle 949.720.2668
slyle@irvinecompany.com

IrvineCompanyOffice.com

Anthony Bahde 949.720.2762
abahde@irvinecompany.com

