



140 Technology Drive Suite 150

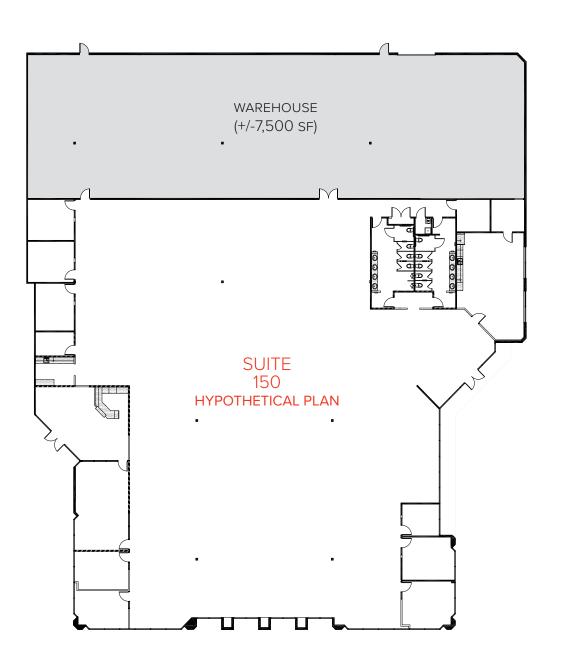
26,370 SF

Orange County - Irvine Spectrum



/ Floor Plan /

26,370 SF Opportunity in Irvine Spectrum®



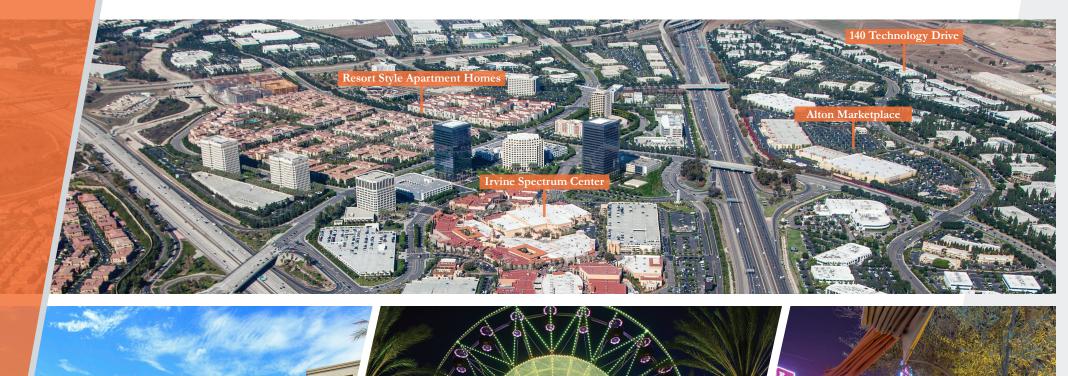
Building Features

- Office: 19,870 SF
- Warehouse: 7,500 SF
- Truck Loading: One (1) 12' x 14' grade level doors
- **Parking:** 3.3:1,000 SF
- Electrical: 800 AMPS, 277/480 volts
- Fire Sprinklers: .33 GMP/3,000 SF

/ 140 Technology Drive /

- » High-image, Mid-Tech building
- » Prime business location in Irvine Spectrum®
- » Minutes from John Wayne Airport
- » Nearby AMTRAK and Metrolink services
- » Close to Irvine Spectrum Center[®] featuring more than 130 stores, restaurants and entertainment venues

- » Nearby Centerpointe Apartment Homes
- » Ample, convenient surface parking
- » Building top signage available
- » Easy access to the 5, 405 and 133 Freeways and the 241 Toll Road

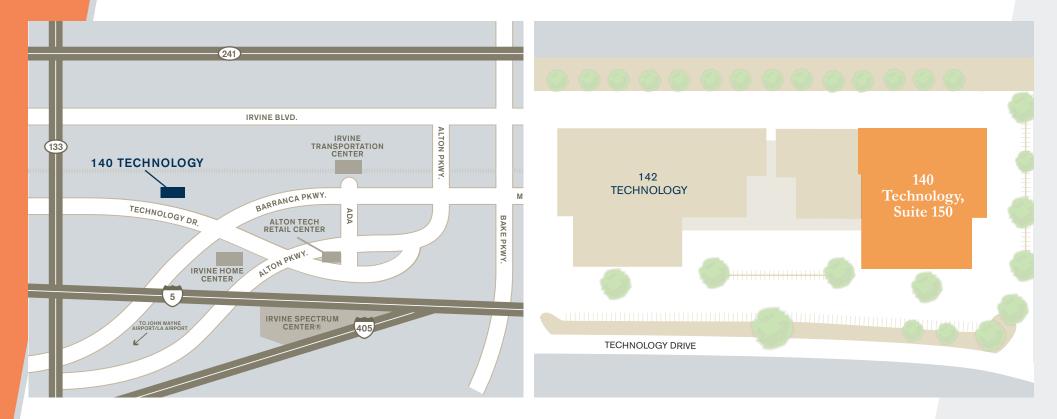


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Orange County - Irvine Spectrum

/ Area Map /

/ Site Map /





IrvineCompanyOffice.com For leasing information, call Sue Lyle 949.720.2668 111 Innovation, Irvine, CA 92618

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