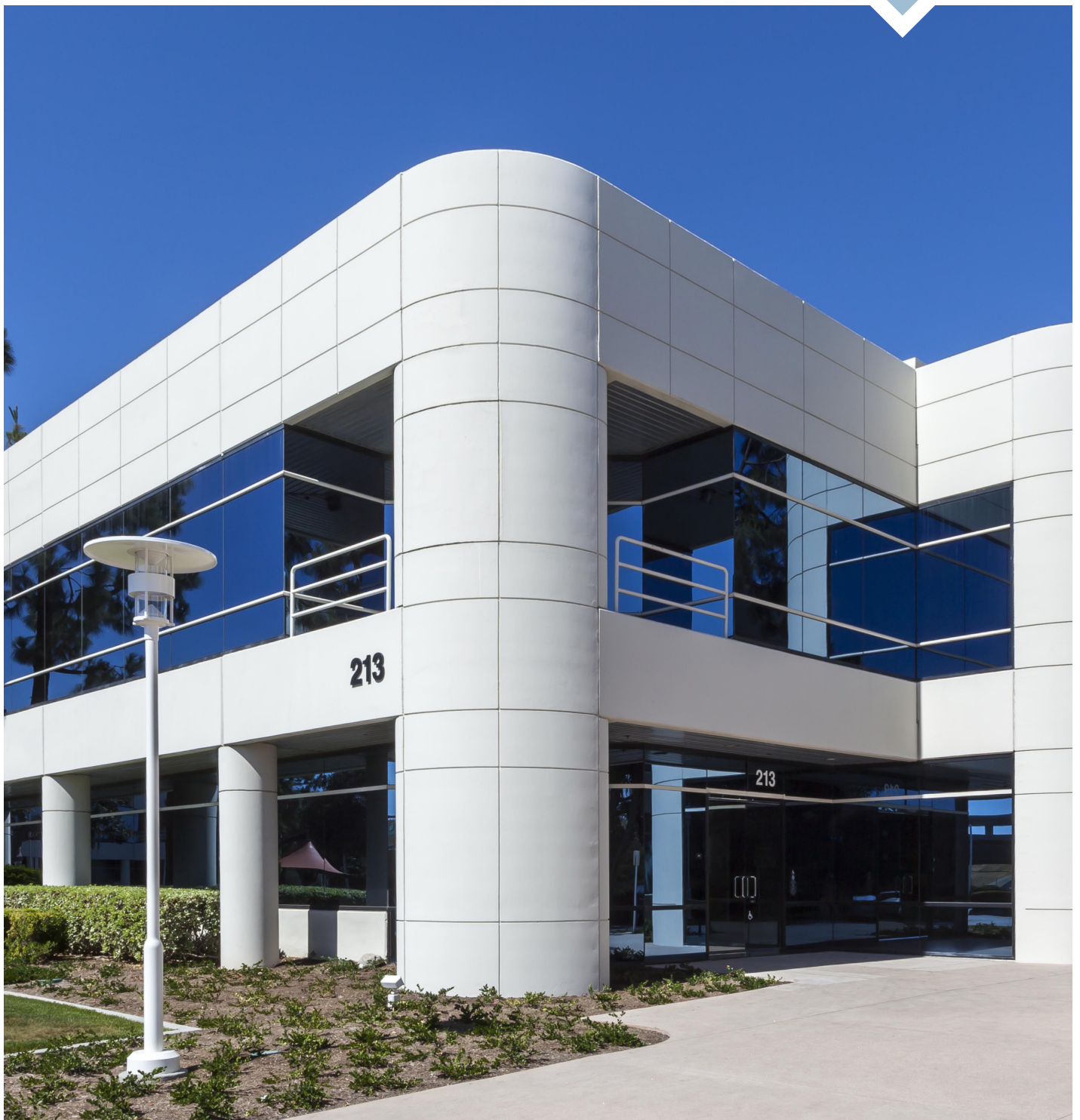


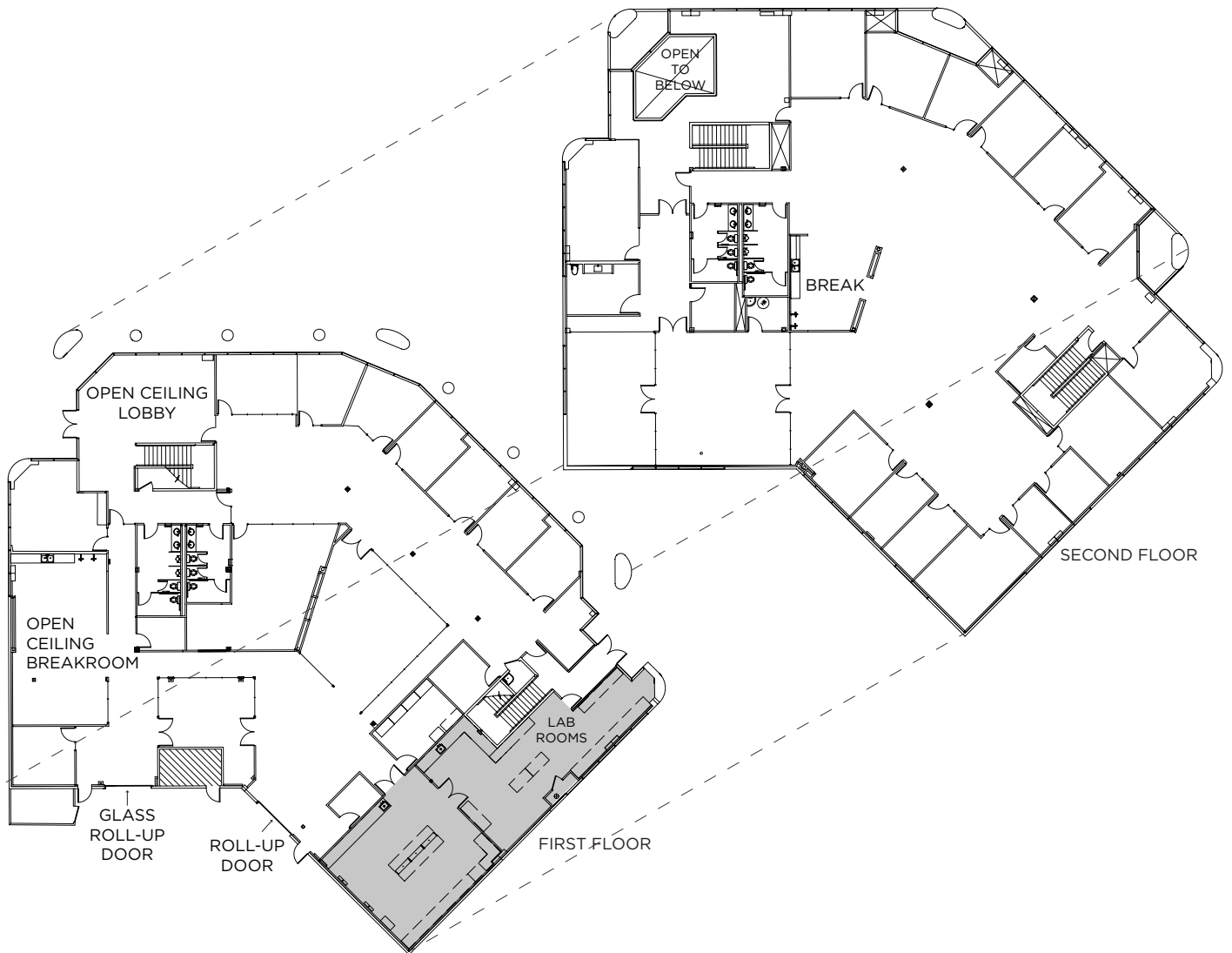
# think bigger

213 TECHNOLOGY DRIVE  
26,555 SQ. FT.



Experience 213 Technology at Freeway Technology Park, an ideal choice for a combination office/R&D headquarters with fully appointed lab areas and unique creative office features. The highly efficient workplace offers single-tenant image on Technology Drive, freeway visibility and convenient access to nearby dining and retail amenities

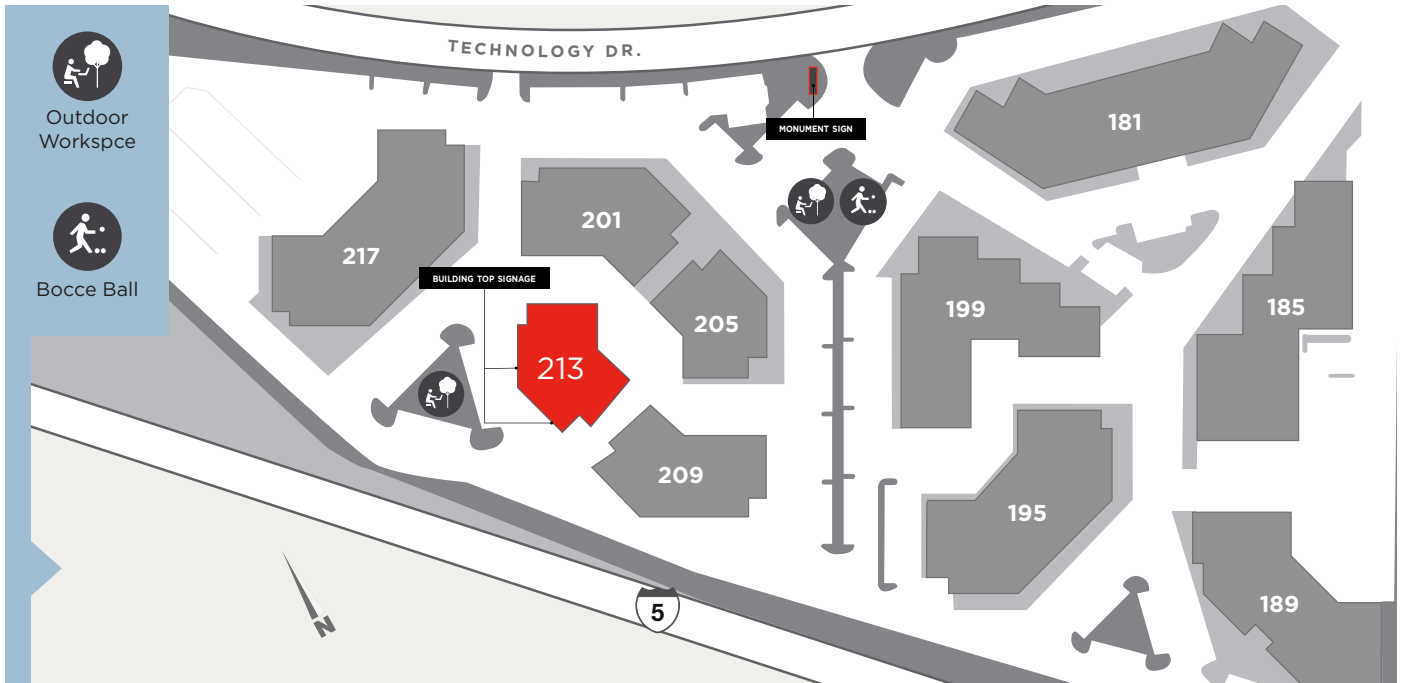
- Single-tenant, 2-story, flex building
- Ideal for combination Office/HQ and R&D.
- Suite offers inspiring, creative office build-out and fully appointed lab areas
- Richly amenitized project with excellent outdoor workspaces and signage opportunities
- Office Space:
  - First Floor: 13,040 sq. ft.
  - Second Floor: 13,515 sq. ft.
- Parking: 3.4 spaces : 1,000 sq. ft.
- Truck Loading:
  - 2 ground level doors
- Fully sprinklered
- Electrical: 800 AMPS, 277/480 volts





# SITE PLAN

213 TECHNOLOGY DRIVE | 26,555 SQ. FT.  
FREEWAY TECHNOLOGY PARK



Connect and collaborate with colleagues beyond the everyday office in a WiFi-enabled, open-air gathering space or host your next company event at the outdoor BBQ station

Free up your time with abundant onsite amenities including visiting food trucks for a quick meal, auto detailing and EV charging stations







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

## COME BACK EVEN BETTER

There's no substitute for a dynamic workplace. Remotely managing teams can be difficult and decision makers find that the workplace is even more important for productivity, innovation, collaboration and team building.

From pristine workplaces to innovative building systems to proactive Workplace Success Teams, Irvine Company is uniquely positioned to give your teams space to come back even better in these unprecedented times.



**For Leasing Information**  
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**slyle@irvinecompany.com**

