

FOR SUBLEASE



±29,192 SF HIGH IMAGE CORPORATE HEADQUARTERS BUILDING

152 TECHNOLOGY, IRVINE, CA 92618

Voit

REAL ESTATE SERVICES



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PROPERTY FEATURES

- ±29,192 SF HIGH IMAGE INDUSTRIAL/R&D BUILDING
- OFFICE: ±25,000 SF / WAREHOUSE: ±4,435 SF
- 24' WAREHOUSE CLEARANCE
- 1,200 AMPS, 277,480 VOLTS
- FIRE SPRINKLERS: .21 GPM/1,500 SF
- THREE (3) 12' X 14' GROUND-LEVEL DOORS
- **ONE (1) DOCK-HIGH LOADING POSITION**
- 102 PARKING SPACES
- BUILDING-TOP AND EXCLUSIVE MONUMENT SIGNAGE

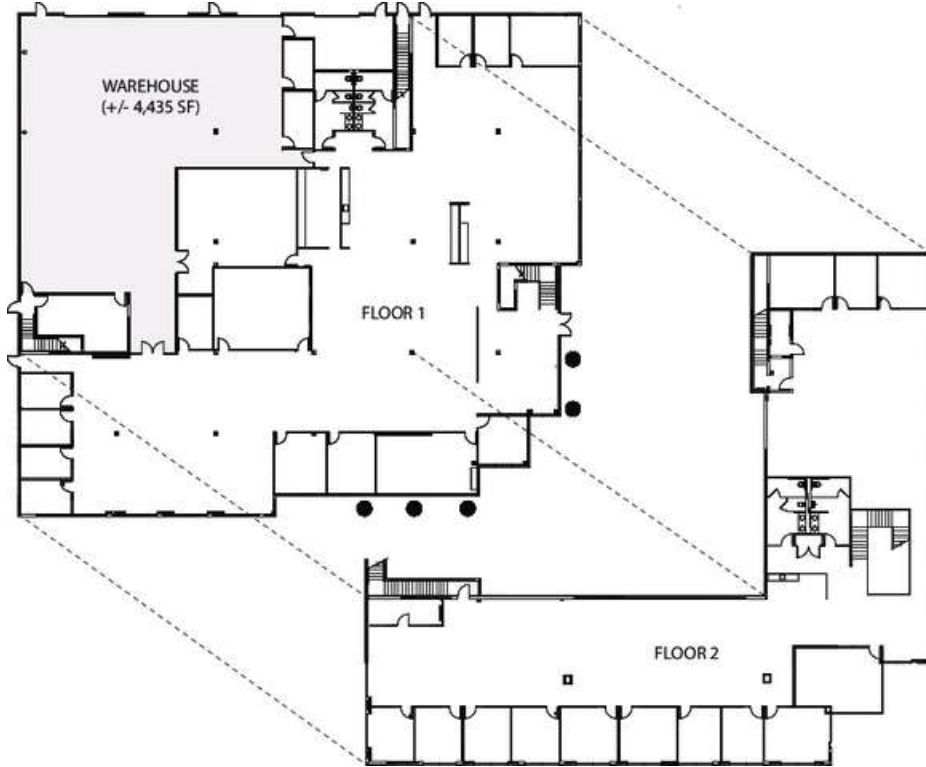
LOCATION

- CLOSE TO IRVINE SPECTRUM CENTER® FEATURING MORE THAN 130 STORES,
- RESTAURANTS AND ENTERTAINMENT VENUES JUST MINUTES TO IRVINE SPECTRUM CENTER® FEATURING MORE THAN 30 RESTAURANTS AND 90 SHOPS
- SHORT DRIVE TO JOHN WAYNE AIRPORT
- EASY ACCESS TO THE 5, 405 AND 133 FREEWAYS AND 241 TOLL ROAD
- **SUBLEASE THROUGH AUGUST 31, 2025**

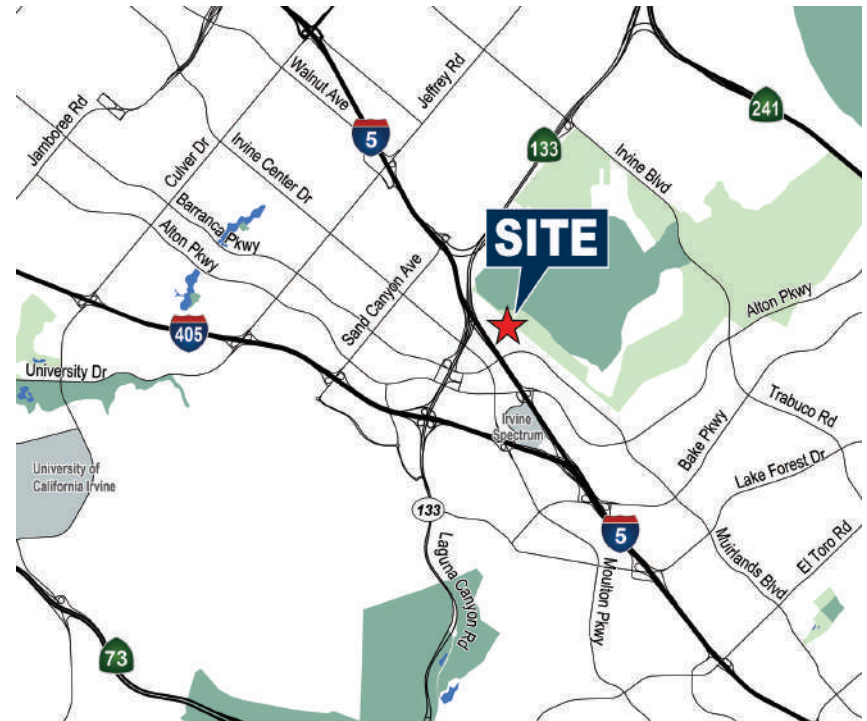
Q-4 2024 OCCUPANCY POSSIBLE



FLOOR PLAN

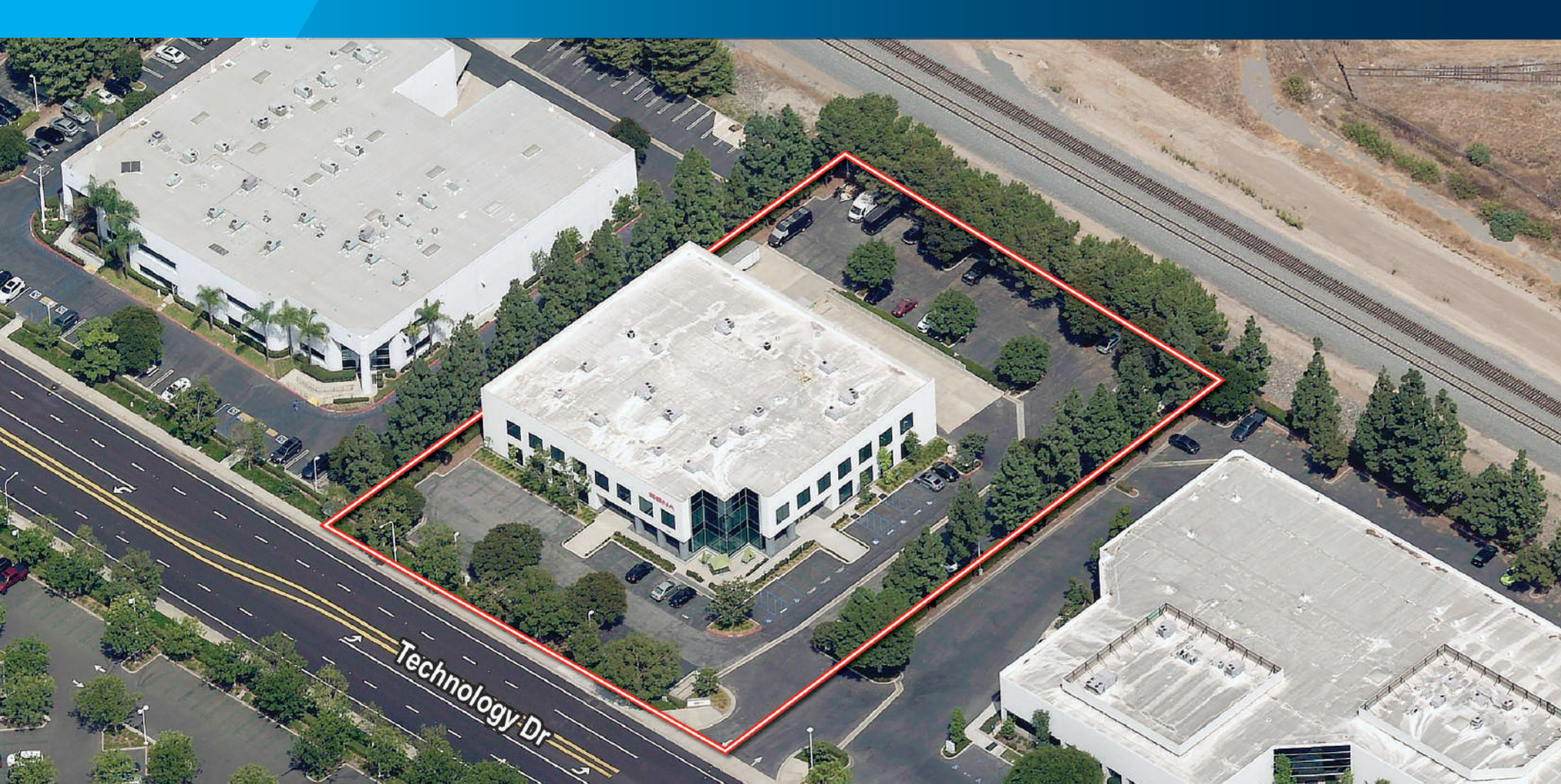


- **FIRST FLOOR:**
OFFICE: ±14,122 SF
WAREHOUSE: ±4,435 SF
- **SECOND FLOOR:**
OFFICE: ±10,635 SF



INTERIOR





±29,192 SF HIGH IMAGE CORPORATE HEADQUARTERS BUILDING

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