

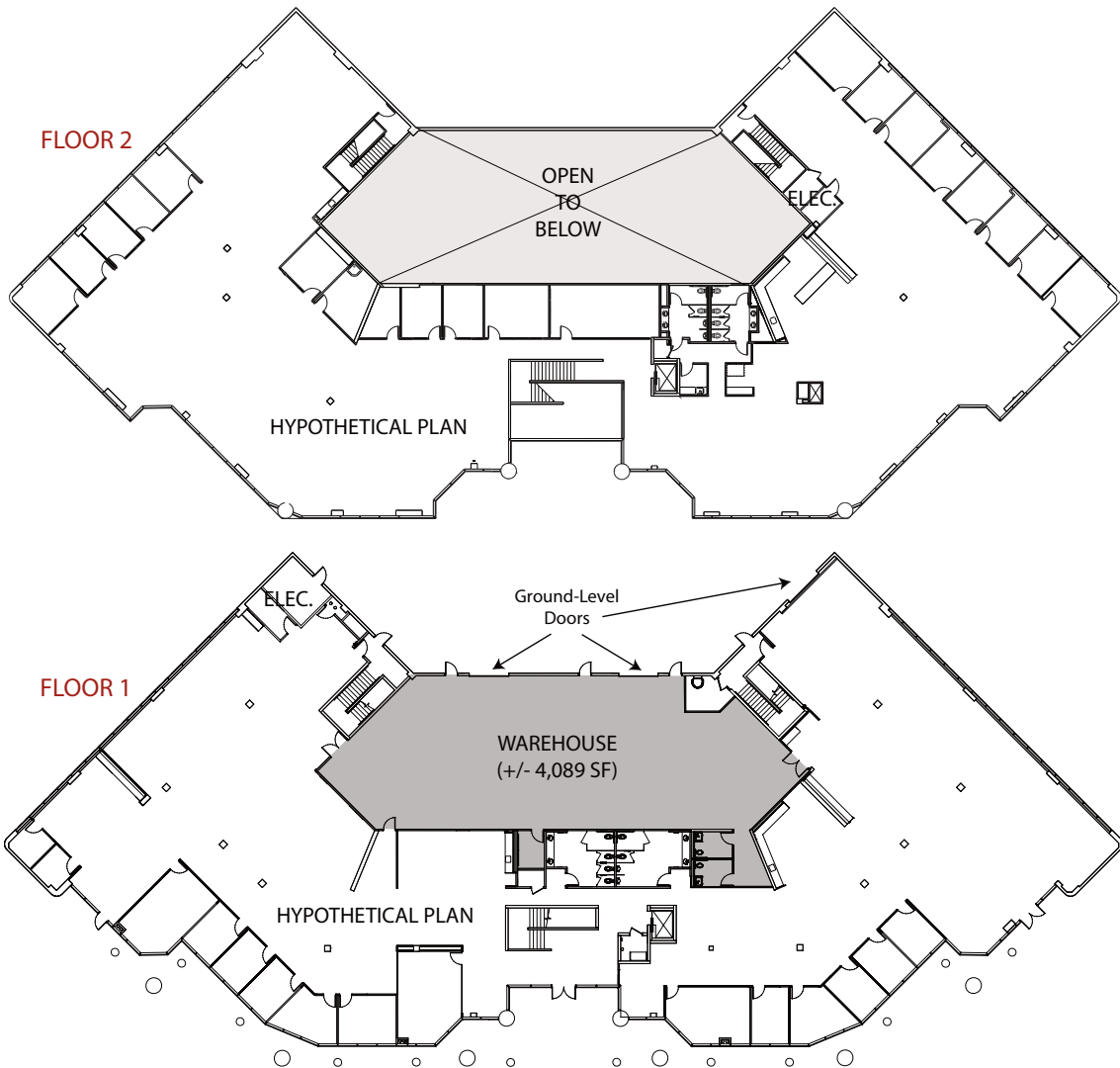
think bigger

189 TECHNOLOGY DRIVE
44,937 SQ. FT.



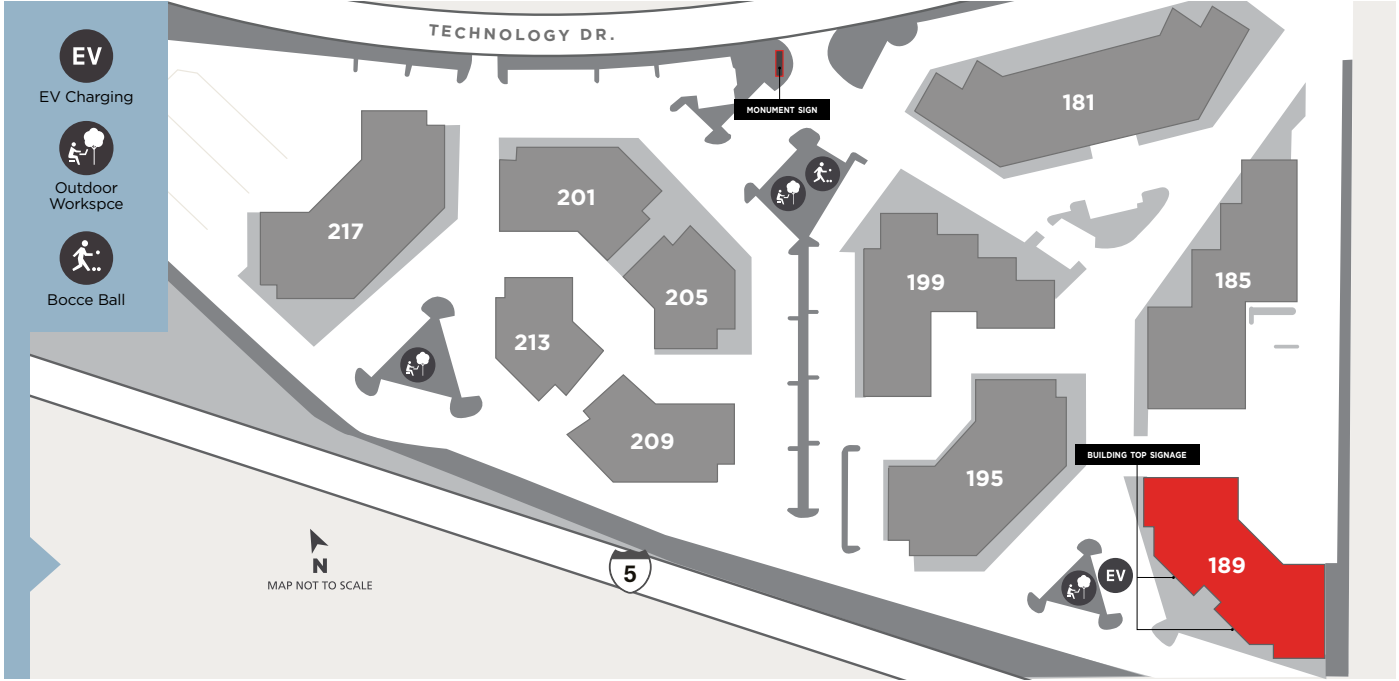
Experience **189 Technology** at Freeway Technology Park an ideal choice for a combination office/R&D headquarters and is suitable for office, light manufacturing and warehouse. The highly efficient workplace offers single-tenant image on Technology Drive, freeway visibility and convenient access to nearby dining and retail amenities.

- **Office/Warehouse**
 - First Floor:
 - Office: 21,059 sq. ft.
 - Warehouse: 4,089 sq. ft.
 - Second Floor:
 - Office: 19,789 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
- Title 24 and ADA compliant
- **Parking:** 3.5 spaces: 1,000 sq. ft.
- **Warehouse Clearance:** 25'
- **Truck Loading:**
 - Three (3) 10'x10' ground-level doors
- **Fire Sprinklers:** .21 GPM / 1,500 sq. ft.
- **Electrical:** 1,000 AMPS, 277/480 volts, 3 phase



SITE PLAN

189 TECHNOLOGY DRIVE | 44,937 SQ. FT.
FREEWAY TECHNOLOGY PARK



DISCOVER IRVINE SPECTRUM® 189 TECHNOLOGY DRIVE | 44,937 SQ. FT.



- | | | |
|--|-----------------------------------|----------------------------------|
| 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

Sue Lyle 949.720.2668
slyle@irvinecompany.com

Gabriella Pucci 949.720.2762
gpucci@irvinecompany.com

IrvineCompanyOffice.com

