

201 Technology Drive

28,123 SF



BUILDING OVERVIEW & FEATURES

Experience **201 Technology Drive** at Freeway Technology Park, an ideal blend of office and R&D headquarters space. This opportunity offers a flexible work environment, abundant surface parking, prominent building-top signage and convenient access to dining and retail amenities in the heart of Irvine Spectrum®.

Total Building: 28,123 SF

First Floor:

Office: ±12,124 SF

Clean Room / Lab: ±2,900 SF

Warehouse: ±2,650 SF

Second Floor:

Office: ±10,449 SF

Minimum Warehouse Clearance: ±27'

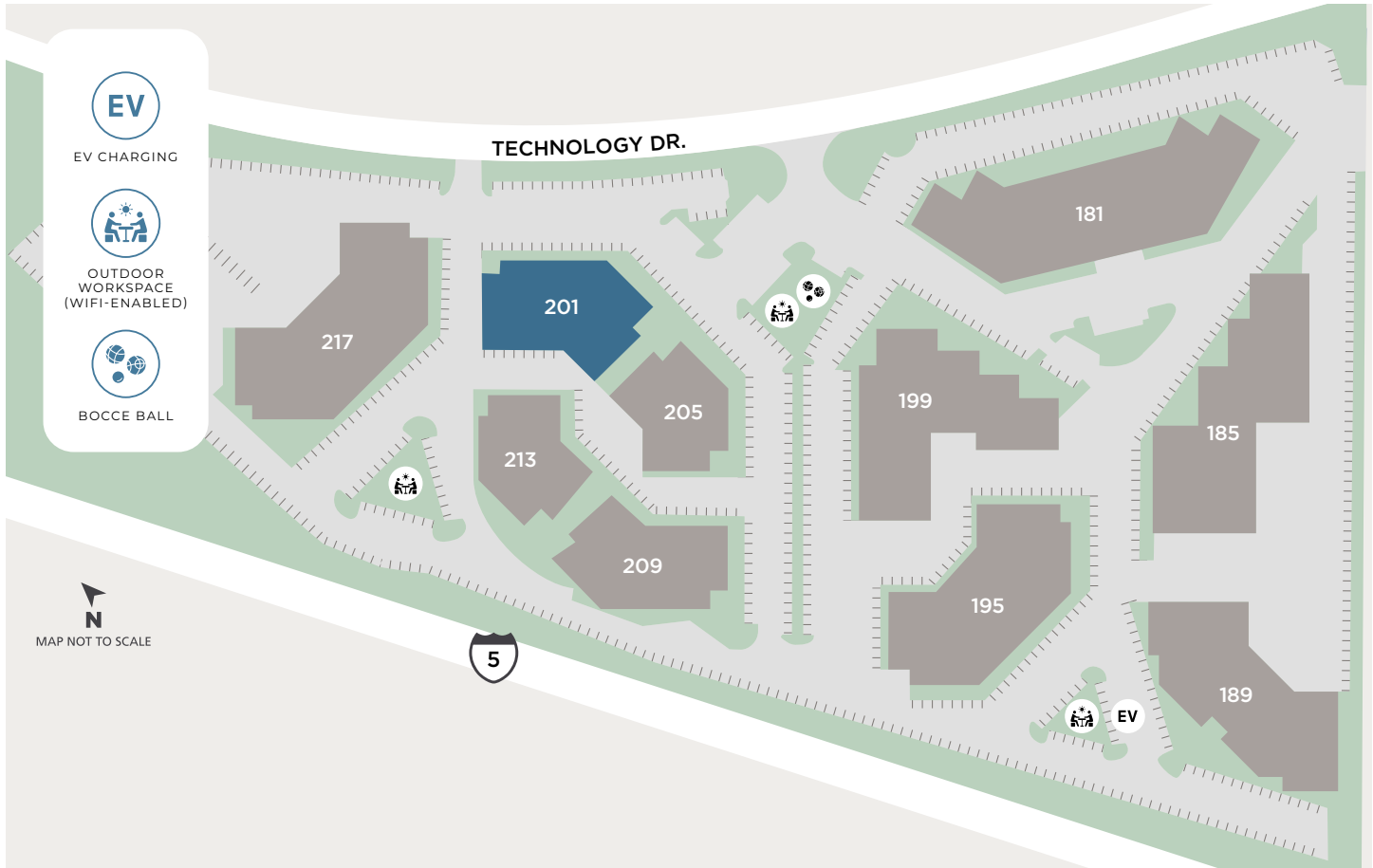
Truck Loading: Two (2) 10' x 12' Grade-level Doors

Electrical: Expandable to 800 AMPS,
277/480 Volts, 3 Phase Electrical Panel

Fully Sprinklered

Parking Ratio: 3.2:1,000 SF





FLEXIBLE WORKSPACE

Extend your workspace outdoors with a connected area featuring BBQ stations and comfortable lounge seating.

IRVINE SPECTRUM®

Recruit and retain top talent with direct access to sought-after apartment communities and luxury living, 175+ shopping, dining and entertainment options at Irvine Spectrum Center®.





1. Irvine Station
2. Alton Marketplace
3. Alton Retail Center
4. Double Tree by Hilton

5. Marriott Irvine Spectrum
6. Courtyard Marriott
7. Irvine Spectrum Center
8. Los Olivos® Marketplace

9. Orange County Great Park
10. Sand Canyon Plaza

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