

think bigger

50 TECHNOLOGY DRIVE
60,547 SQ. FT.



Experience **50 Technology Drive**, a best in class choice for today's R&D Corporate Headquarters. Suitable for office, lab, light manufacturing and warehouse. Offers private courtyard, lakeside outdoor workspace, and convenient access to dining and retail amenities along with excellent image and signage on Technology Drive.

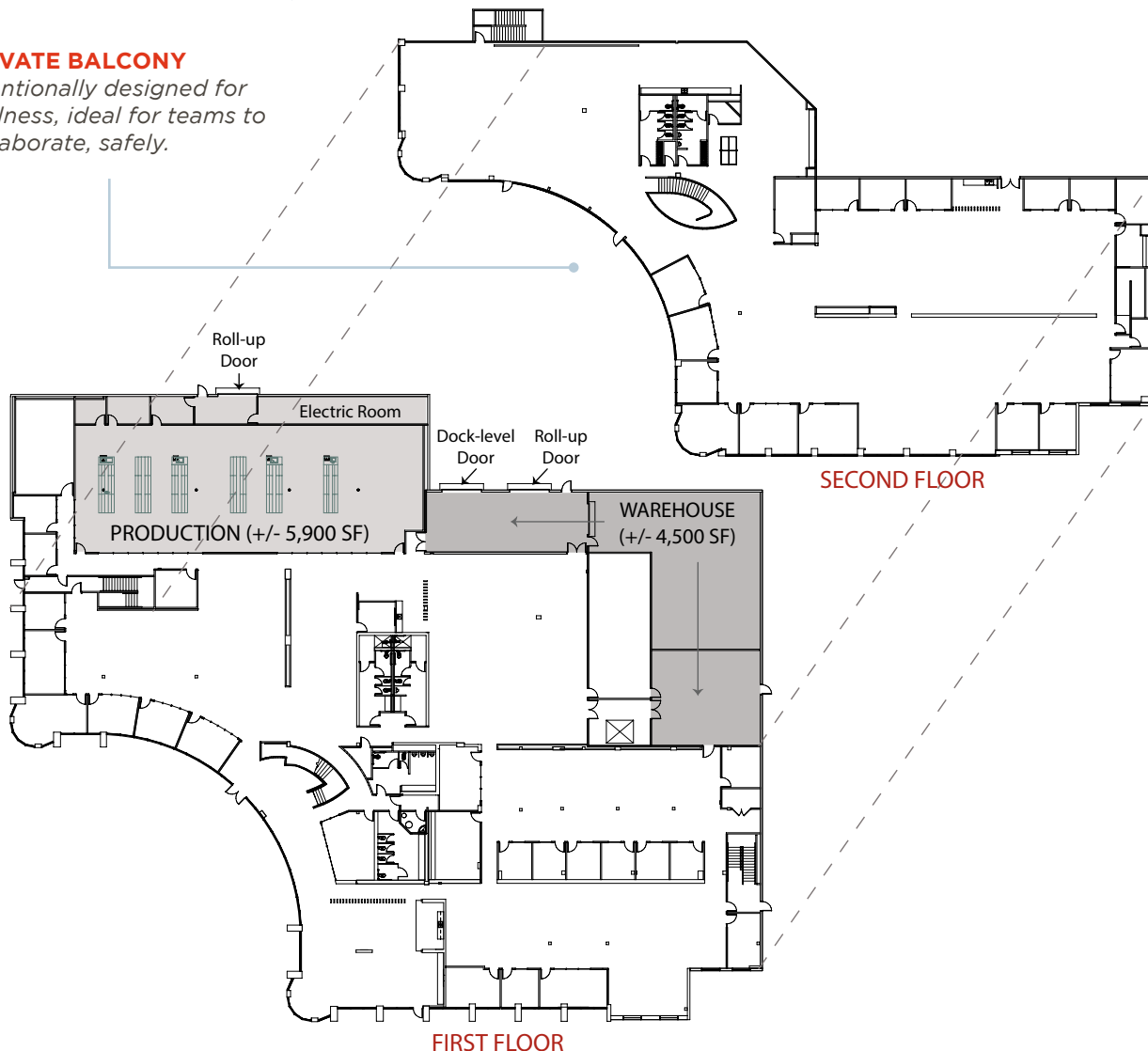
BUILDING SPECIFICATIONS

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- **Office/Warehouse**
 - **First Floor:**
 - Office: 35,156 sq. ft.
 - Warehouse: 4,500 sq. ft.
 - Production: 5,900 sq. ft.
 - **Second Floor:**
 - Office: 20,891 sq. ft.
- **Warehouse Clearance:** 328'
- **Parking:** 3 spaces: 1,000 sq. ft.
- **Truck Loading:**
 - Two (2) 12' x 14' Roll-up Door
 - One (1) 12' x 14' Dock-level Door
- Fully sprinklered
- **Electrical:** 1,600 AMPS
- **Healthy Air Filtration:** Our mechanical systems use high-efficiency MERV 13 rated air filters based on the latest industry guidance
- Private courtyard off the kitchen
- Short walk to Irvine Station transportation hub for Metrolink commuter and Amtrak connections

PRIVATE BALCONY

intentionally designed for wellness, ideal for teams to collaborate, safely.

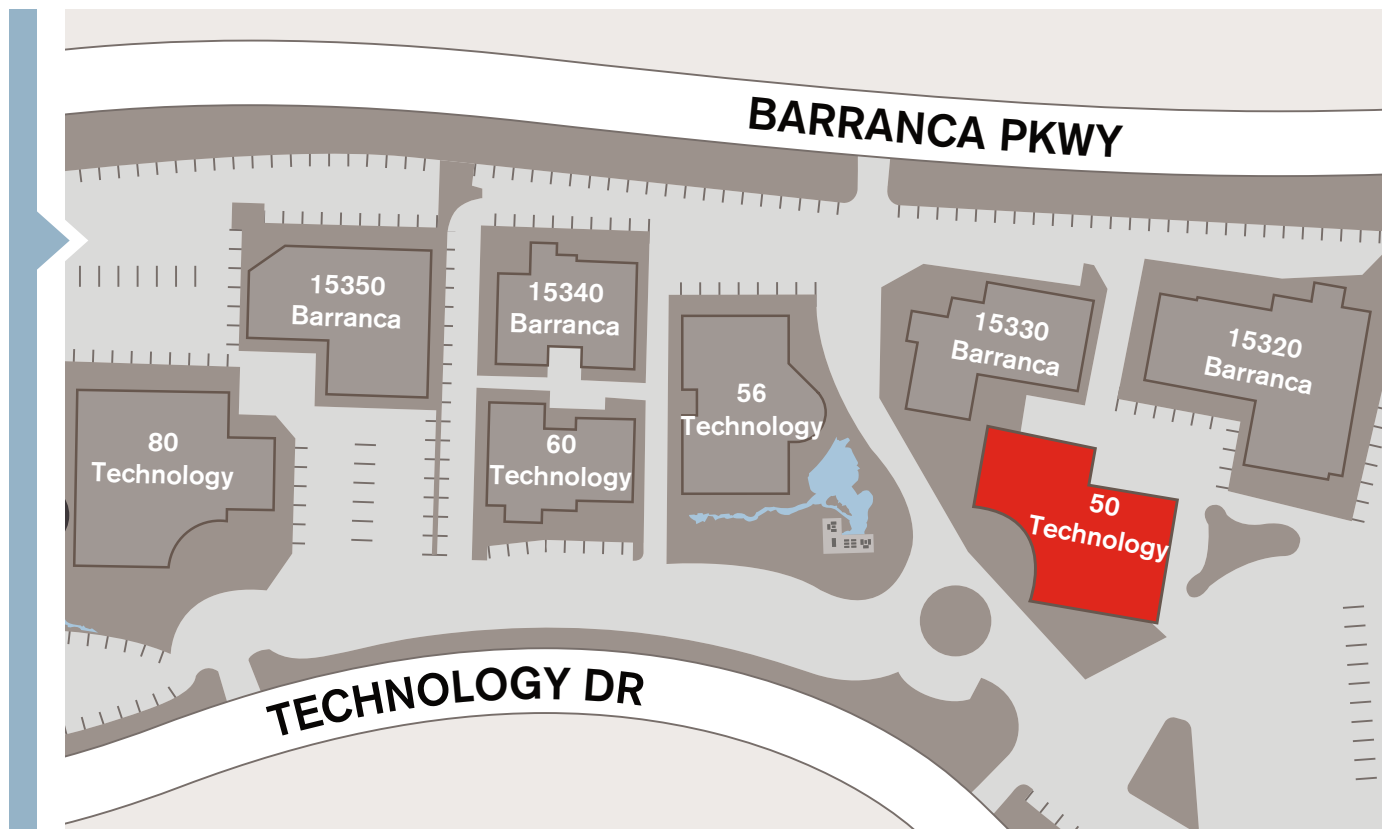


MARKET READY PLAN IN PROCESS

SITE PLAN

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LAKEVIEW BUSINESS CENTER



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

Free up your time with abundant amenities including visiting food trucks, on-site cafe, auto detailing, EV charging stations and nearby Irvine Spectrum Center®





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| 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.

