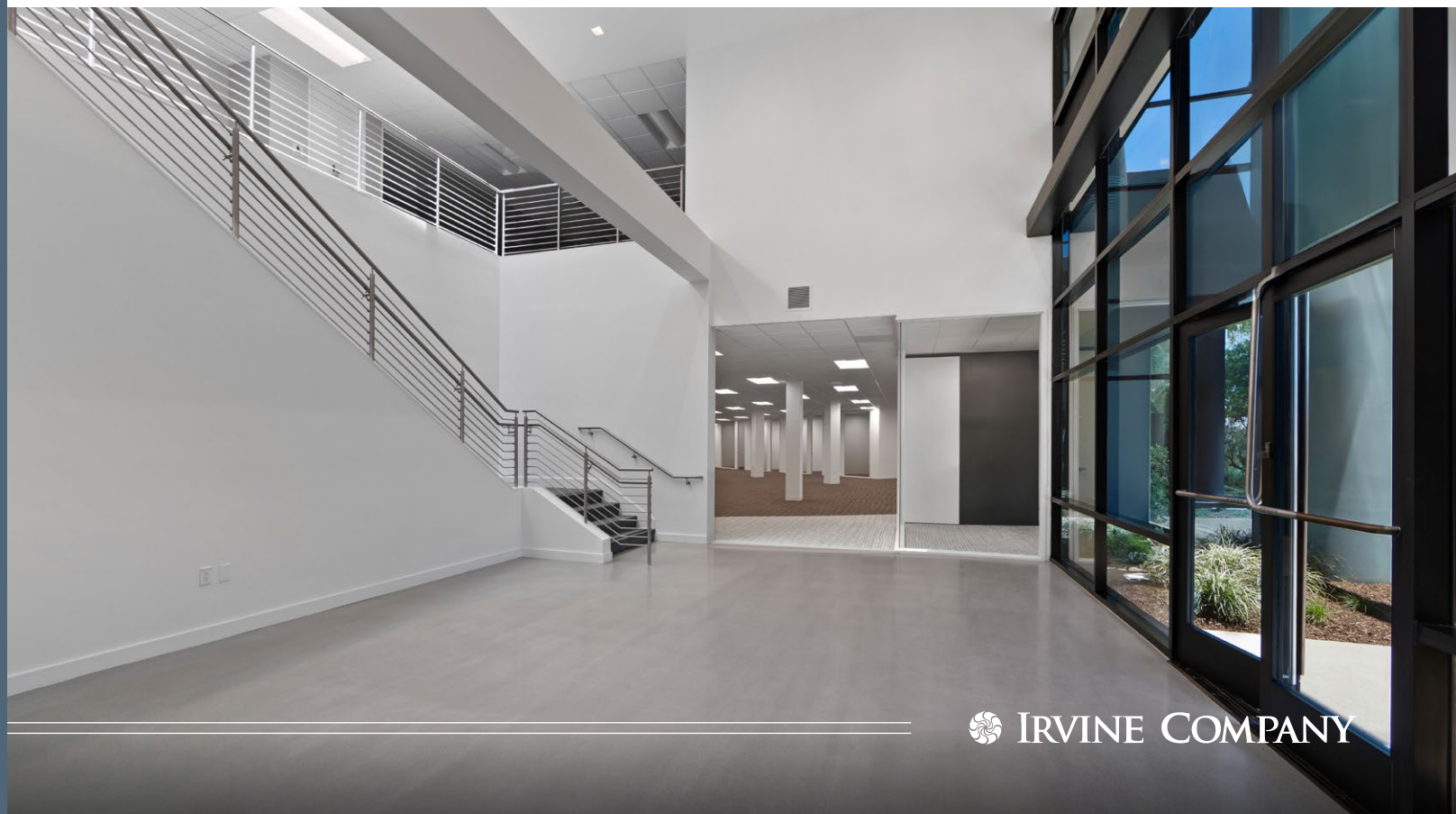


195 Technology Drive

47,654 SF



BUILDING OVERVIEW AND FEATURES

Experience **195 Technology Drive**, a versatile facility designed to accommodate a blend of office and R&D. The space features prominent building-top signage, EV charging, a WiFi-enabled outdoor workspace and convenient access to nearby dining, retail and apartments.

Total Building: 47,654 SF

First Floor:

Office: ±20,974 SF

Warehouse: ±3,719 SF

Second Floor

Office: ±22,961 SF

Minimum Warehouse Clearance: ±25'

Truck Loading: Two (2) Ground-level Doors

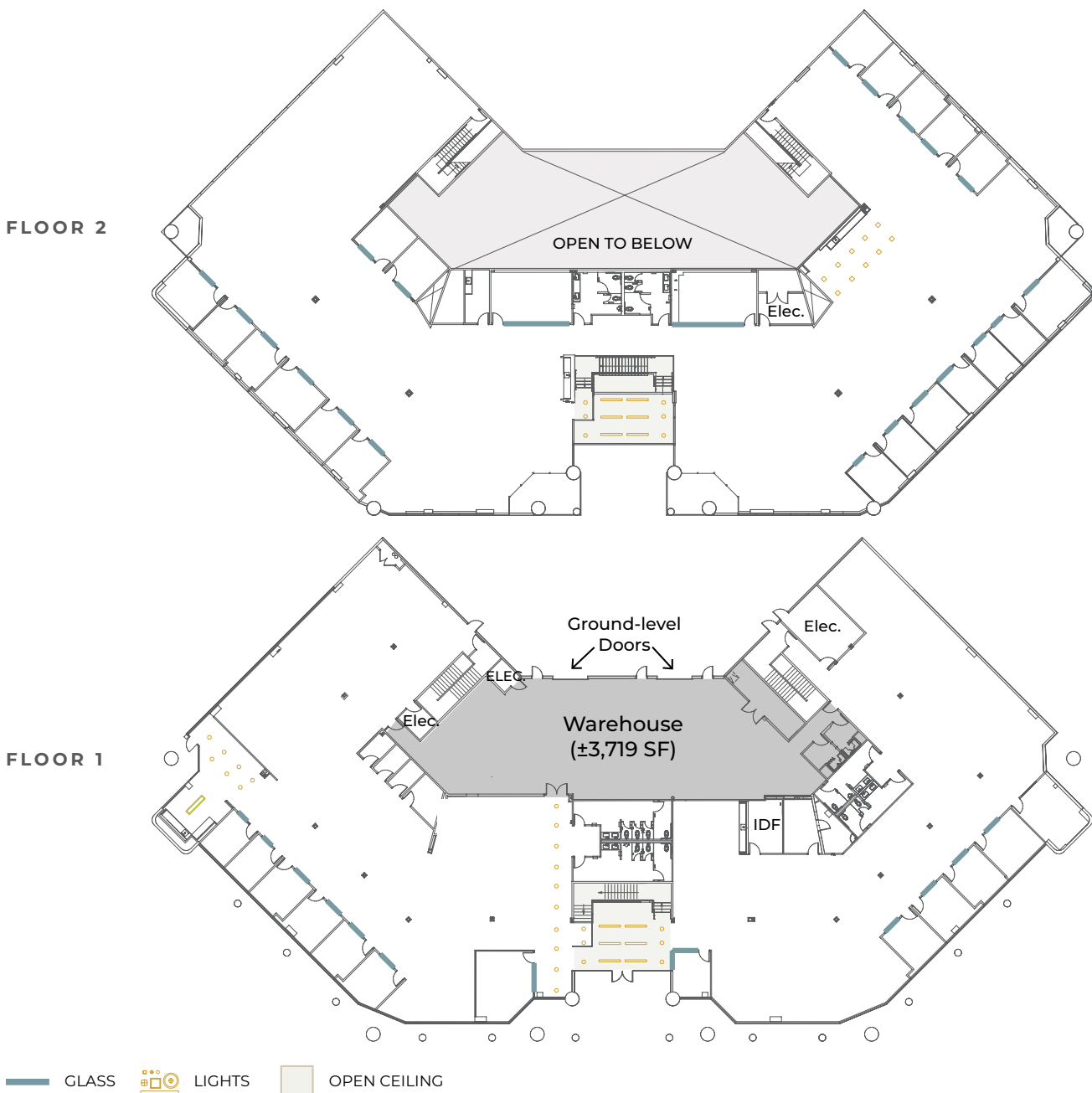
Market Ready Conditions:

- New Class A Restrooms and Break Areas/ADA Compliant
- LED lighting/Title 24 Compliant

Fully Sprinklered: .21 GPM/1,500 SF

EV Charging: 7 Stations

Parking Ratio: 3.5:1,000 SF





WORK, CONNECT & RECHARGE

Open-air work and meeting areas featuring WiFi, shaded seating, barbecue stations and bocce ball give teams more space to connect, dine and collaborate steps from the office.

IRVINE SPECTRUM ADVANTAGE

Experience the benefits of easy access to sought-after resort-style apartment communities and 175+ shopping, dining and entertainment options at Irvine Spectrum Center®.



// 195 TECHNOLOGY DRIVE



- | | | |
|-----------------------------|-----------------------------|---------------------------------|
| 1. Sand Canyon Plaza | 5. Marriott Irvine Spectrum | 9. Irvine Spectrum Center® |
| 2. Orange County Great Park | 6. Courtyard Marriott | 10. Los Olivos® Marketplace |
| 3. Irvine Station | 7. Alton Marketplace | 11. Quail Hill® Shopping Center |
| 4. Double Tree by Hilton | 8. Alton Retail Center | 12. John Wayne Airport |

SUE LYLE
SENIOR DIRECTOR, LEASING
 slyle@irvinecompany.com
 949.720.2668
 CA Lic. 1057248

SCOTT TIPPETT
SENIOR DIRECTOR, LEASING
 stippett@irvinecompany.com
 949.720.2653
 CA Lic. 1739314

COURTNEY WRIGHT
MANAGER, LEASING
 cowright@irvinecompany.com
 949.720.2281
 CA Lic. 2090282

All properties are offered for lease through Irvine Management Company, a licensed real estate broker DRE LIC. #02041810. ©2026 Irvine Management Company. All rights reserved. The information in these materials has been obtained from various sources. While we believe the information to be reliable, Irvine Management Company and its direct and indirect affiliates make no representation or warranty as to the accuracy or completeness of such data and it should be independently verified by prospective tenants. The Sunwave, Irvine Company, Irvine Spectrum (including logo), Irvine Spectrum Center, Quail Hill, Los Olivos are registered trademarks of Irvine Management Company. Trademarks are the property of their respective owners.