

100 THEORY BUILDING FACT SHEET

LOCATION:	Located in UCI's Research Park near Bison Ave. and California Ave.
ADDRESS:	100 Theory, Irvine, California 92617
ACCESS:	California Ave.
BUILDING SIZE:	Two- story building consisting of 44,194 square feet
FLOOR PLATES:	Approximately 22,100 square feet per floor
PARKING:	Surface parking lot with approximately 176 parking stalls
ELEVATORS:	One hydraulic passenger car
EXTERIOR:	Concrete tilt-up
WINDOWS:	Smoked/bronzed tinted glazed windows with anodized aluminum frames with pliable vinyl gaskets
LOBBY:	Standard Multi-tenant lobby
SYSTEMS:	Mechanical- Two 60 ton Trane VAV units Fire Life Safety- Fully sprinklered
AMENITIES:	<ul style="list-style-type: none">• Easy access to the 405 and 55 freeways and the 73 toll road.• Adjacent to the University of California, Irvine• Near Fashion Island• Near John Wayne Airport
OWNER/MANAGER:	The Irvine Company Office Properties
CONTRACTOR:	Ottmans Construction
COMPLETION DATE:	1998
LEASING INFORMATION:	The Irvine Company Office Properties, (949) 720-2550 www.irvineoffice.com