

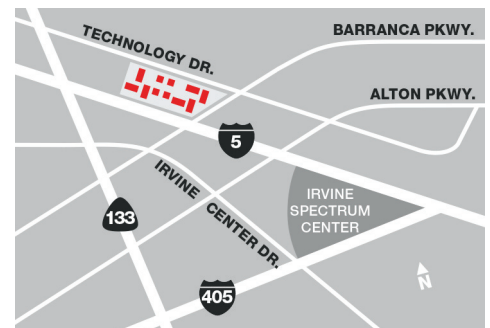


## Corporate Business Center

125-175 Technology Drive • Irvine, CA 92618

Orange County  
Irvine Spectrum®

This impressive business park integrates campus-style office buildings with warehouse space and offers sought-after frontage along the 5 Freeway. A convenient location in the heart of Irvine Spectrum® enhances talent recruitment and retention.



## Workplace Features

- 500,000 SF of office/mid-tech buildings
- Minutes from Irvine Spectrum Center®
- Easy access to the 5, 405 and 133 Freeways and the 241 Toll Road
- WiFi-connected outdoor workspace and onsite EV charging stations
- Direct access to Metrolink and Amtrak via iShuttle
- Close to Irvine Station Transportation Hub
- Attentive customer service with industry-leading response times
- Full-service Marriott and Courtyard Marriott Hotel nearby
- Adjacent to Alton Marketplace



/ Work Smart. Live Well.® /



## The Commons

Connect with colleagues in a WiFi-enabled open-air gathering space designed for collaborating in a social, creative, and inspiring environment.

## Culinary Experiences

Grab a quick bite on the go, host your next company event or enjoy a working lunch at top restaurants in Irvine Spectrum Center®.

## Service + Support

Stay productive and focused thanks to customer service teams that proactively anticipate your needs and minimize disruption to your business.

## ReadyNow® Offices

Consider custom-crafted suites that support your business needs and minimize disruption with fast move-in, high-quality design, and flexible leasing terms.

## Irvine Spectrum®

Recruit and retain top talent with a sought-after location in the heart of Orange County's ultimate walkable, bikeable and sustainably planned community.

For leasing information, call: **949.720.2550**  
111 Innovation Drive, Irvine, CA 92617  
**IrvineCompanyOffice.com**



Our mission is to provide you with **Vibrant Workplace Communities**®, where our unrivaled collection of properties, dynamic teams and memorable experiences will uniquely position you and your team to achieve unprecedented levels of success.