

SINGLE-STORY OFFICE BUILDING - BUILDING TOP SIGNAGE & INCOME IN PLACE  
FRYER | FISCHBECK



FOR SALE

BARRANCA BUSINESS CENTER

108 DISCOVERY | IRVINE SPECTRUM | ±4,980 SQUARE FEET

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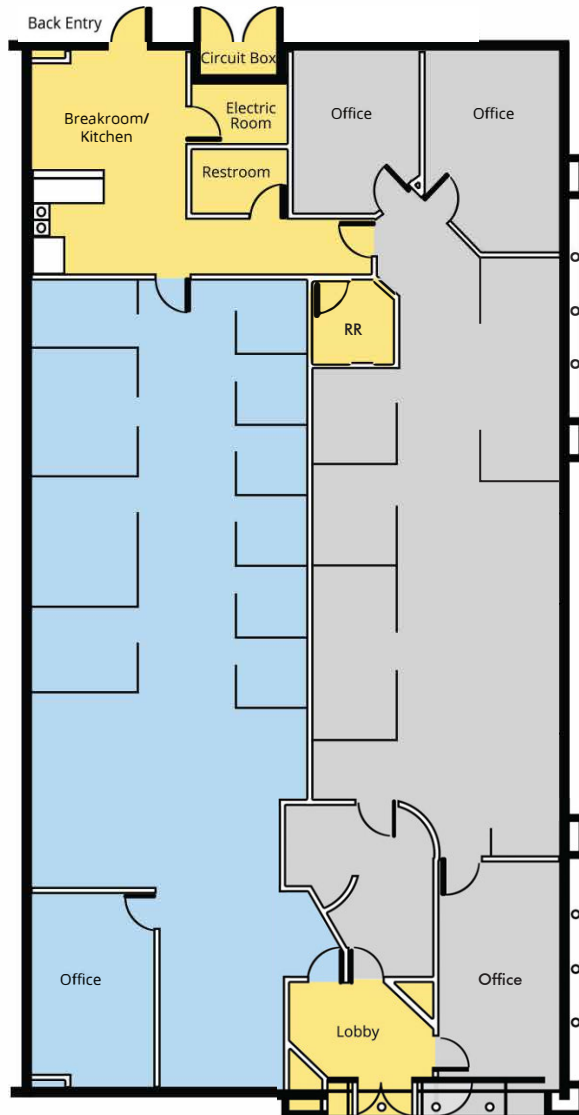
# PROPERTY OVERVIEW

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- ±4,980 SF Rare High Image Irvine Spectrum Owner/User Medical/Office Building (Divisible)
- Equipped with Solar Panels to Reduce Utilities Costs
- Corner Single-Story Building w/ Front of the Park Visibility.
- Owner/User or Investment Opportunity - Tenant Occupying Suite 200 until 2028.
- Building Signage Available Visible at Entrance of Business Park.
- Extensive Window Line Allowing for an Abundance of Natural Light
- Direct Access to Suite Off Parking Lot
- Free & Common Surface Parking (4:1,000 SF)
- Built in 2005
- Two Building Top Signs Available on Two Major Streets
- Flexible Zoning – Zoned 5.5 Medical/Science and General Office Use.
- Adjacent to Irvine Spectrum Center & Numerous Other Retail Amenities
- Close Proximity to Irvine Spectrum's Newest Residential Developments
- Immediate Access to the 5, 405, 73 & 133 Freeways/Toll Roads
- Professionally Managed Business Park
- Aggressive SBA (10% Down) & Conventional (15-30% Down) Lending
- **Asking Price:       \$3,436,200.00 (\$690.00 PSF)**



# FLOOR PLAN



- Suite 100 - Available at Close of Escrow
- Suite 200 - Leased Out to Tenant
- Shared Areas

# 108 DISCOVERY

IRVINE SPECTRUM, CALIFORNIA



# INTERIOR IMAGES

108 DISCOVERY | IRVINE SPECTRUM



108  
DISCOVERY



LOS OLIVOS  
MARKETPLACE  
IRVINE SPECTRUM



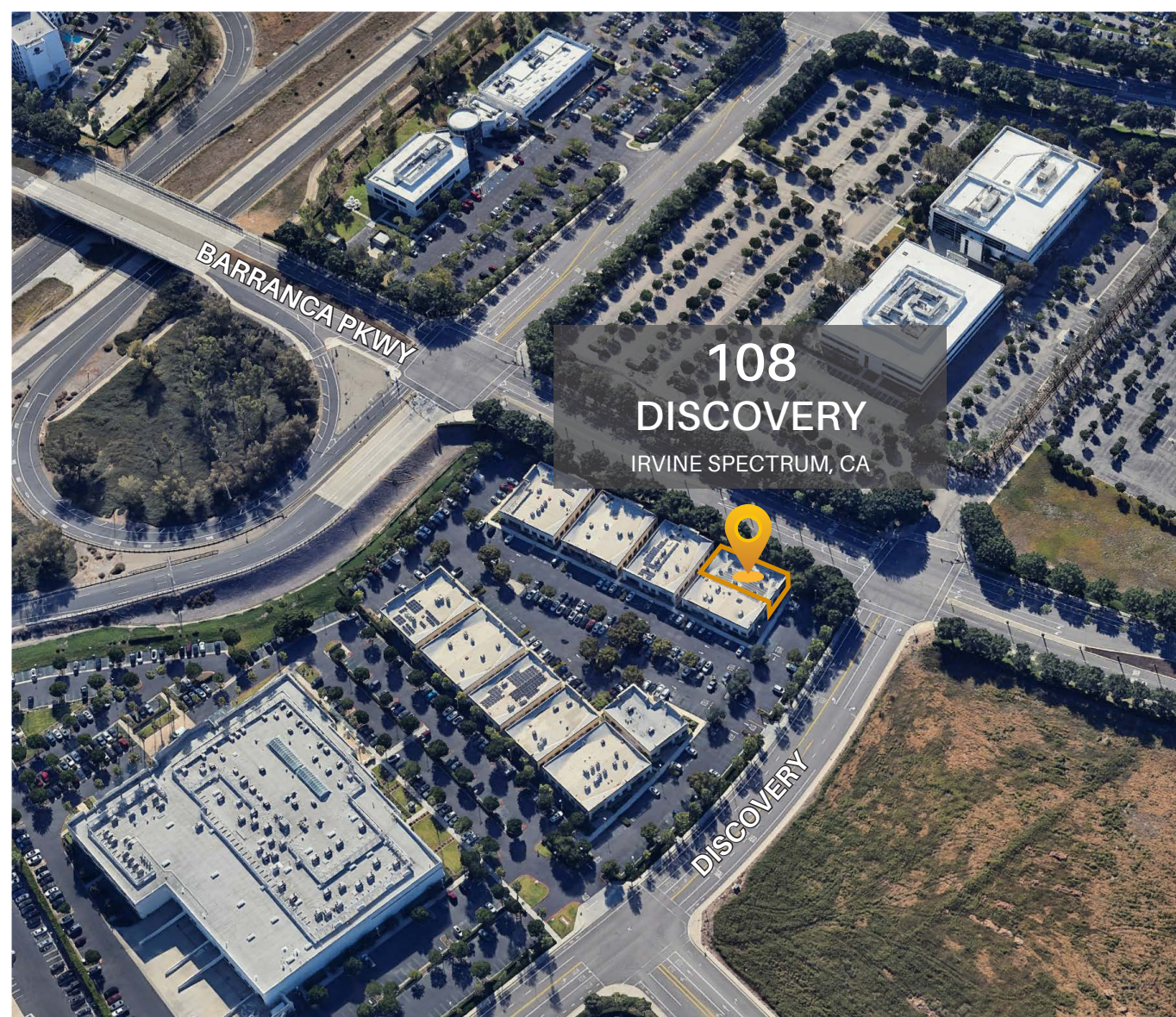
LAGUNA HILLS  
RETAIL CENTER

SPECTRUM CROSSROADS

PLAZA DEL LAGO

LAKE FOREST GATEWAY

IRVINE CENTER DRIVE  
LAKE FOREST DRIVE  
MOULTON PARKWAY  
BAKE PARKWAY



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