



**BARRANCA
BUSINESS CENTER**

FOR SALE

96

**DISCOVERY
IRVINE, CA 92618**



Exclusively Offered by:



Russ Smith
VICE PRESIDENT
(949) 565 - 5595
russ.smith@sperrycga.com
CA # 01919442

EXECUTIVE SUMMARY



PROPERTY FEATURES

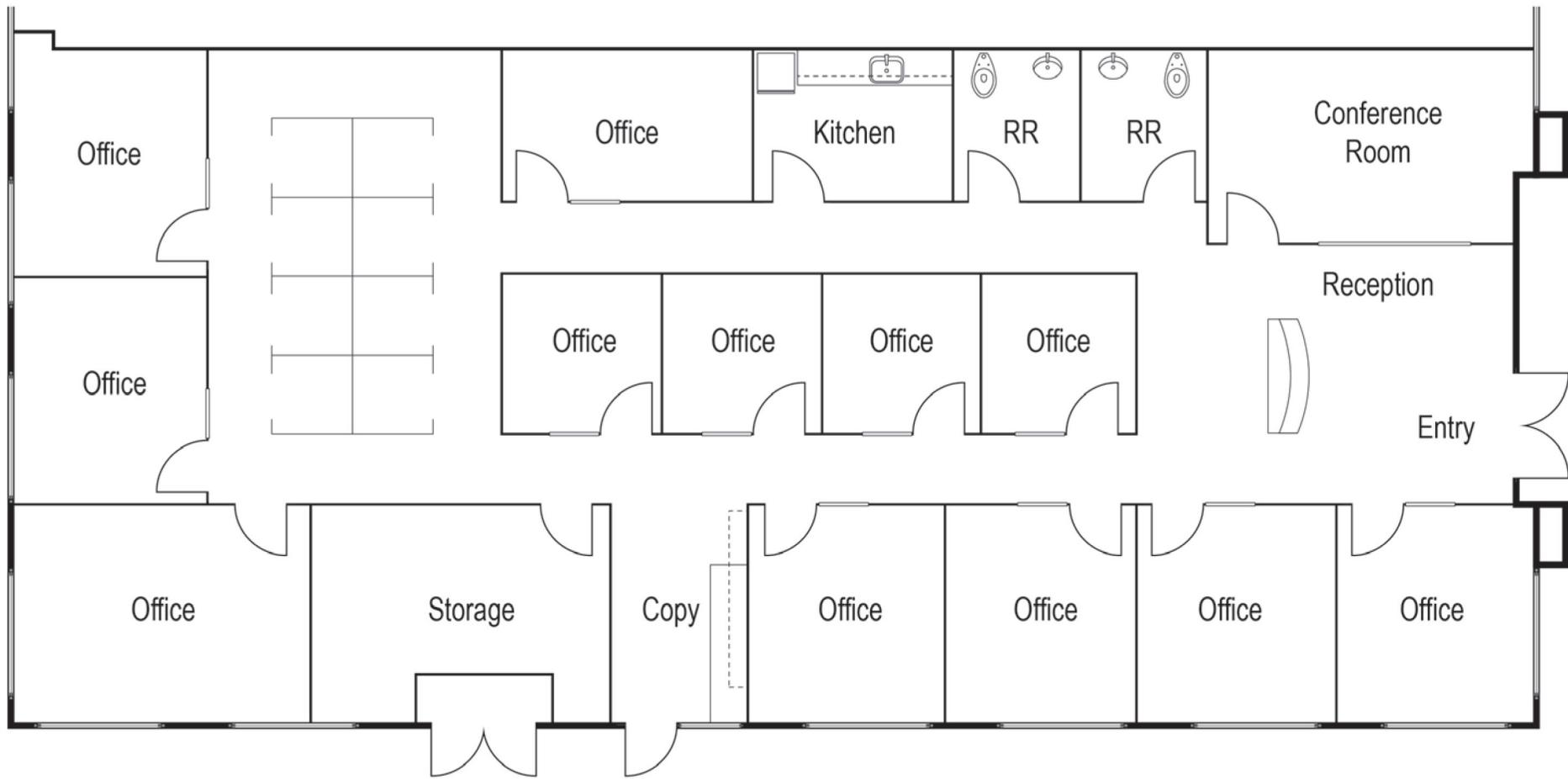
- Sale Price: \$2,616,960 (\$640 PSF)
- Size: ±4,089 Square Feet
- Zoning: 5.5A Medical and Science
- Parking: 4:1,000 SF, including 4 reserved stalls
- Layout: Reception area, 12 private offices, kitchen area, conference room, large storage room, and private restrooms
- Signage: Building top with visibility on Barranca Parkway and at the building entry
- Association Dues: \$1,413.30 per month
- Property Tax Rate: 1.0315%
- Location: Easy access to the 5 and 405 freeways, and within a 5 minute drive of numerous retail amenities



PROPERTY PICTURES



FLOOR PLAN



[CLICK HERE FOR 3D TOUR](#)

BIRDS EYE VIEW



AMENITIES MAP

