

±4,089 SF OFFICE SPACE AVAILABLE

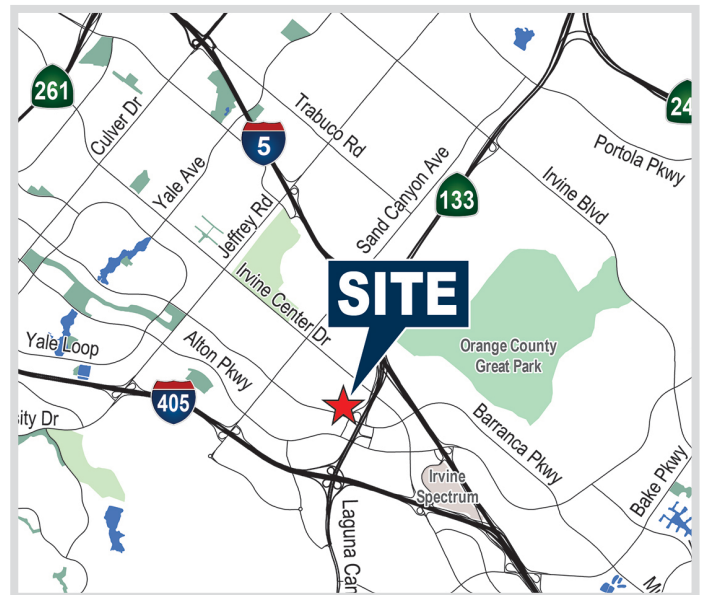
96 Discovery, Irvine, CA 92618



BARRANCA BUSINESS CENTER

FEATURES

- 96 Discovery: Approx. 4,089 SF
- Single-story Building
- Efficient floor plan with a balance of private offices and open area, conference room, kitchen, and private restrooms
- Building Top Signage available with visibility on Barranca Parkway
- 4:1000 parking ratio, with 4 reserved stalls
- 5.5A Medical and Science zoning allows for a wide variety of uses
- Easy Access to the 5 and 405 Freeways, and 133 Toll Road
- 5 minute drive to an abundance of other retail amenities and restaurants at the Irvine Spectrum and Los Olivos Marketplace

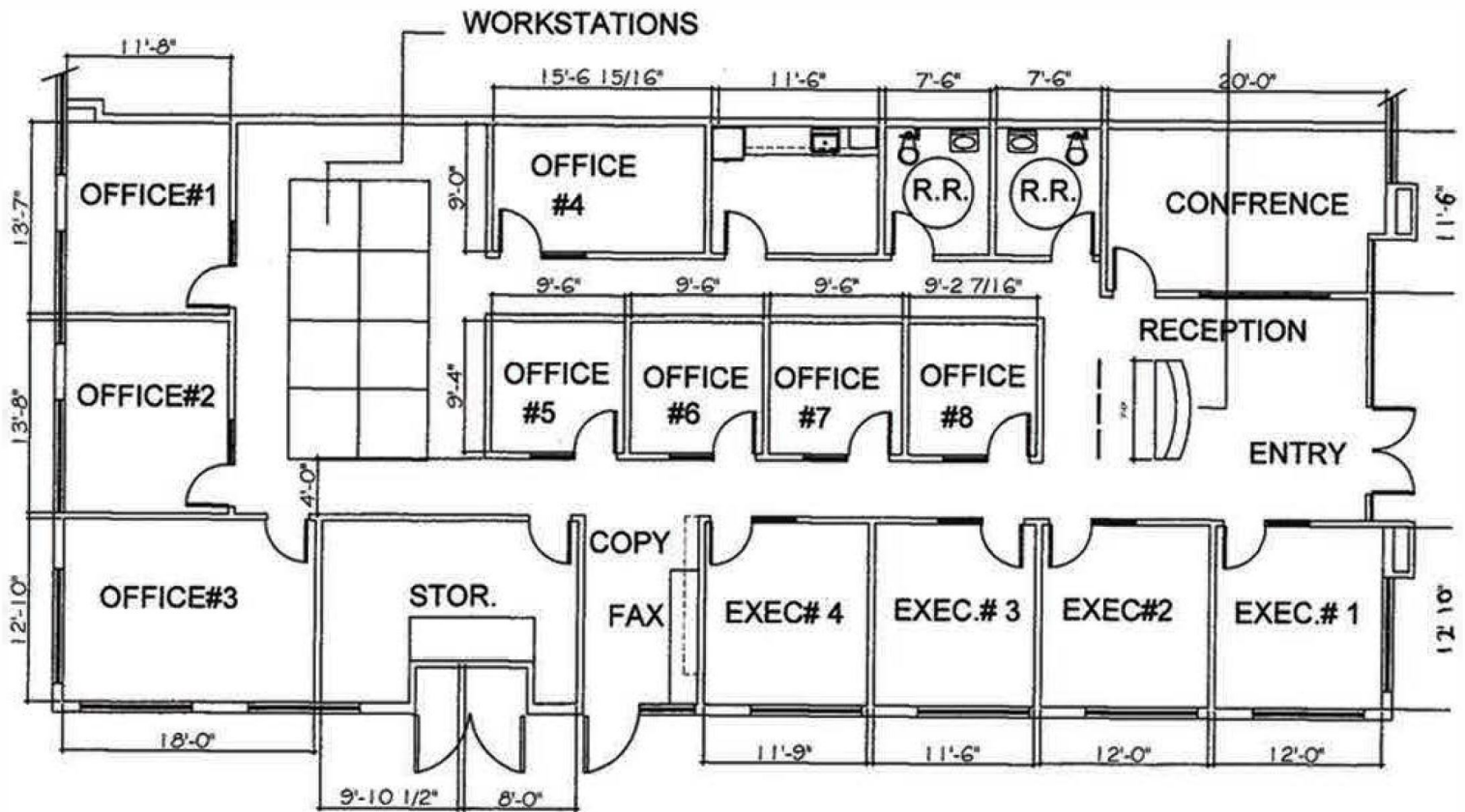


RUSS SMITH
949.565.5595
rsmith@voitco.com
Lic. #01919442

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REAL ESTATE SERVICES

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FLOOR PLAN

SCALE:1/32=1'-0"



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