

FRYER | WATTS | FISCHBECK

HIGH IMAGE SINGLE STORY PROFESSIONAL OFFICE BLDG. WITH GREAT SIGNAGE & PRIME LOCATION (DIVISIBLE)



FOR SALE

BARRANCA BUSINESS CENTER

62 DISCOVERY | IRVINE SPECTRUM | ±3,216 SQUARE FEET | \$2,267,280 (\$705.00 PSF)

MATT FRYER
SENIOR VICE PRESIDENT
LICENSE ID# 01333079
949.790.3122
MFRYER@LEEIRVINE.COM

TRAVIS WATTS
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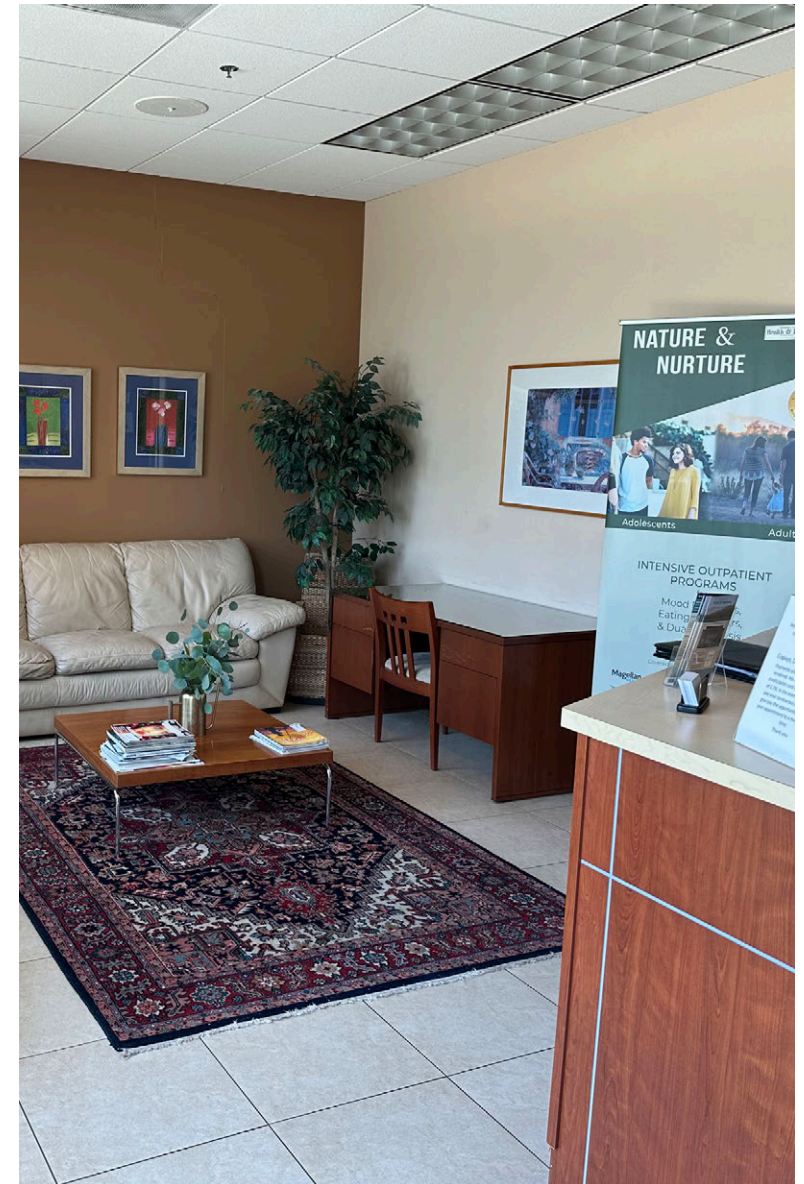
JAKE FISCHBECK
SENIOR ASSOCIATE
LICENSE ID# 02090693
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JFISCHBECK@LEEIRVINE.COM

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

PROPERTY OVERVIEW

62 DISCOVERY | IRVINE SPECTRUM

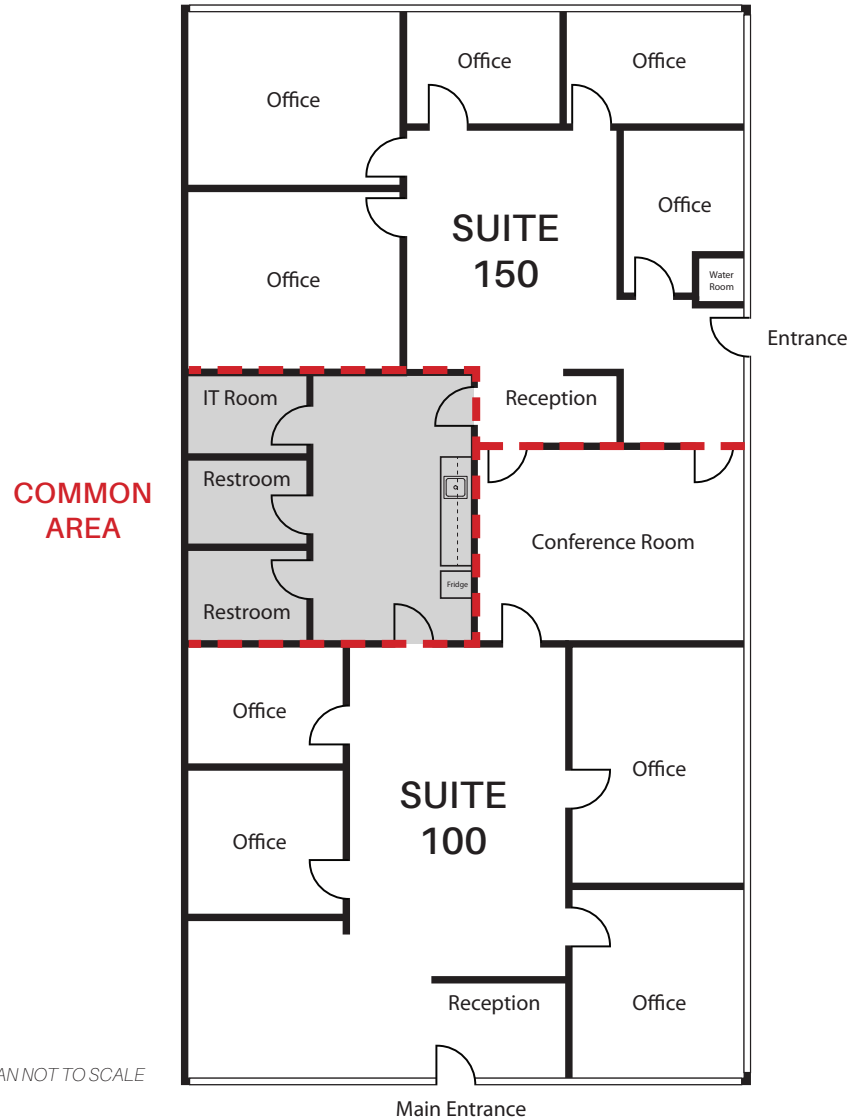
- ±3,216 SF High Image Single Story Professional Office Building (Divisible).
- Owner/User, Investment and/or Leasing Opportunity – Potential Seller Leaseback.
- Modern Architecture & Newer Age Construction – Built in 2004.
- Clean Professional Office Improvements & Extensive Window Line.
- Mix of Private Offices, Conference Room, Reception, Open Area, Kitchen & Private Restrooms.
- Double Door Ground Floor Entrance off the Parking Lot.
- Great Building Top Signage Opportunity Visible From the Entrance of the Business Park.
- Flexible Zoning – Zoned 5.5. Life Science & General Office Use.
- Free Surface Parking (4:1,000 SF) – Three (3) Reserved Parking Stalls.
- Close Proximity to Irvine Spectrum Entertainment Center & Numerous Retail Amenities.
- Situated Near Irvine’s Newest Residential Developments & the OC Great Park.
- Immediate Access to the 5, 405, 73, 133 & 241 FWYS/Toll Roads.
- Professionally Managed Business Park.
- Aggressive SBA & Conventional Lending (10% to 15% down).
- **ASKING PRICE: \$2,267,280 (\$705.00 PSF)**



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FLOOR PLAN

SUITE CAN BE DIVIDED INTO MULTIPLE SPACES



FLOORPLAN NOT TO SCALE

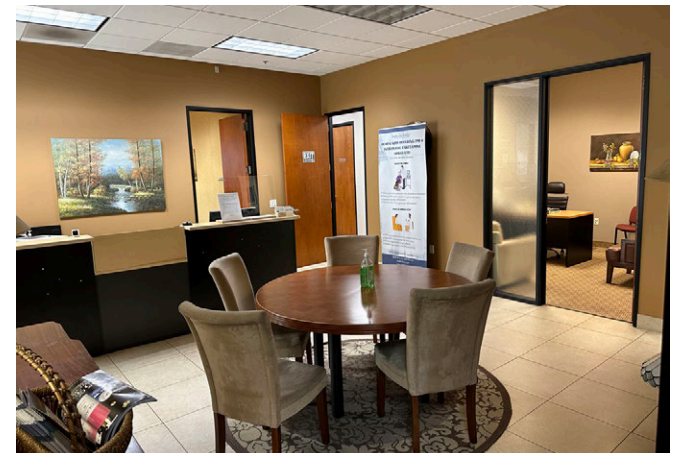
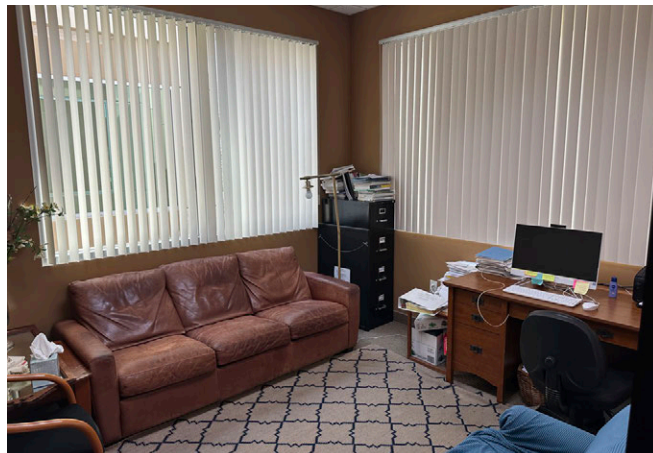
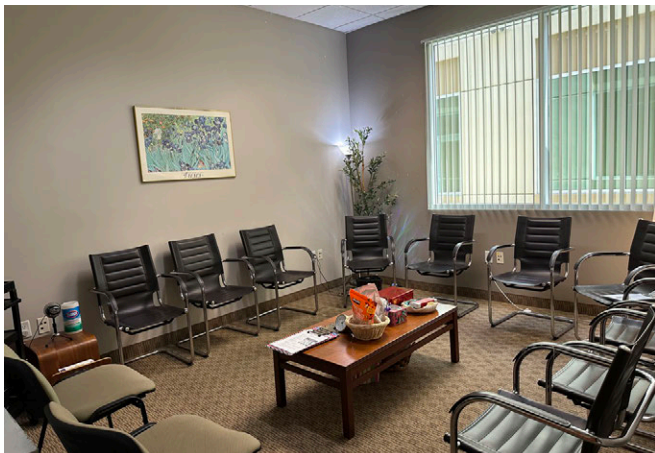
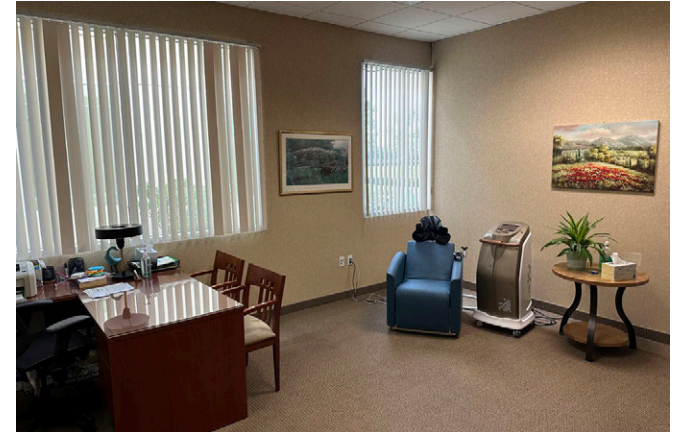
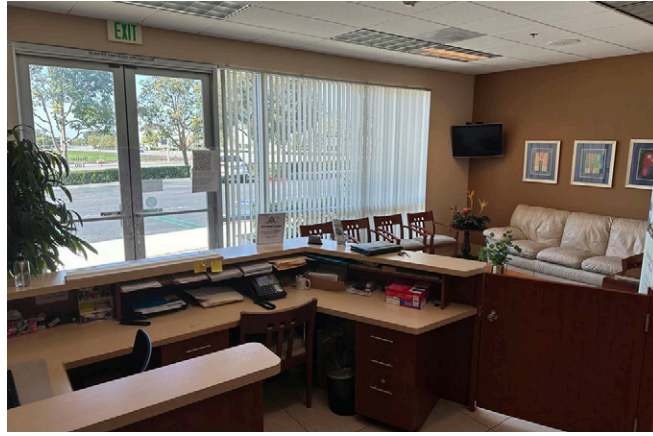
62 DISCOVERY

IRVINE SPECTRUM, CALIFORNIA



INTERIOR IMAGES

62 DISCOVERY | IRVINE SPECTRUM



EXTERIOR IMAGES

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62 DISCOVERY

IRVINE SPECTRUM

LOS OLIVOS MARKETPLACE



SPECTRUM CROSSROADS



PLAZA DEL LAGO



LAGUNA HILLS RETAIL



CYPRESS VILLAGE SHOPPING CENTER

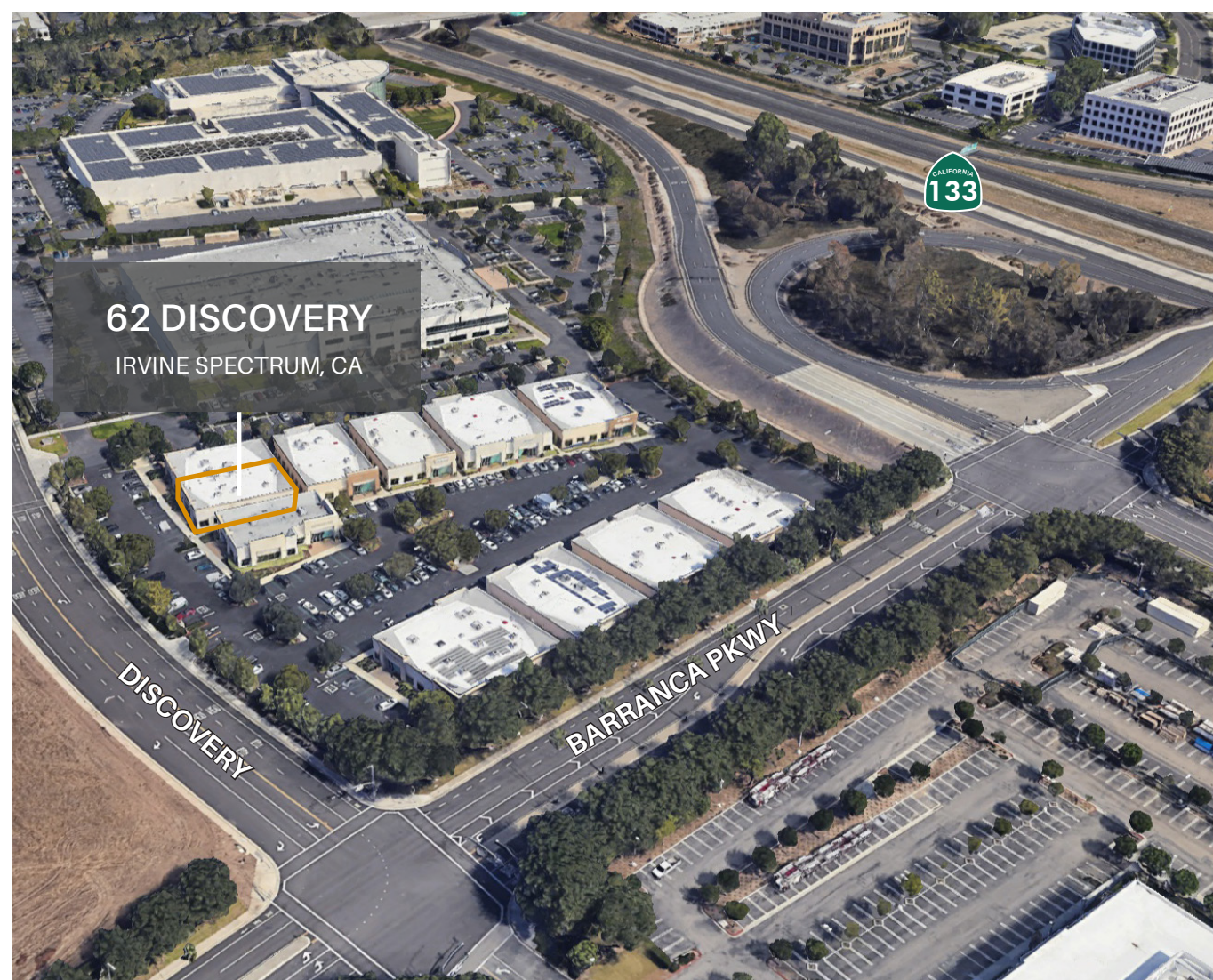


IRVINE SPECTRUM ENTERTAINMENT CENTER



LAKE FOREST GATEWAY





62 DISCOVERY

IRVINE SPECTRUM, CALIFORNIA



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