

FOR SALE

BARRANCA BUSINESS CENTER

±5,846 SF Available






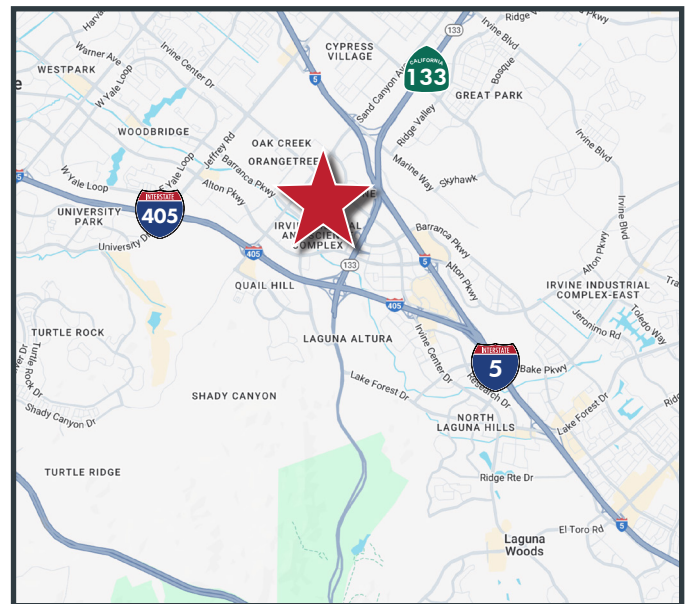
RARE SINGLE STORY FREESTANDING OFFICE BUILDING



70 Discovery, Irvine Spectrum

Property Features

- Rare High Image Freestanding Building
- Polished Concrete Floors Throughout
- Zoning: 5.5-A - Medical and Science
- Building Can Be Demised Into Two Suites
- Building Top Signage
- Extensive Glass Line On The Interior and Exterior
- Lab Area (Can Be Converted Back To Office Space)
- Five (5) Private Offices With Floor To Ceiling Glass
- Two (2) Conference Rooms
- Server Room & Storage Room
- Open Break Area / Kitchen With Sink
- Excellent Location In The Heart Of The Irvine Spectrum, Minutes From The Irvine Spectrum Retail Center
- 4:1 Surface Free Parking and Reserved Stalls
- Excellent Access To The ,  ,  and  Freeways



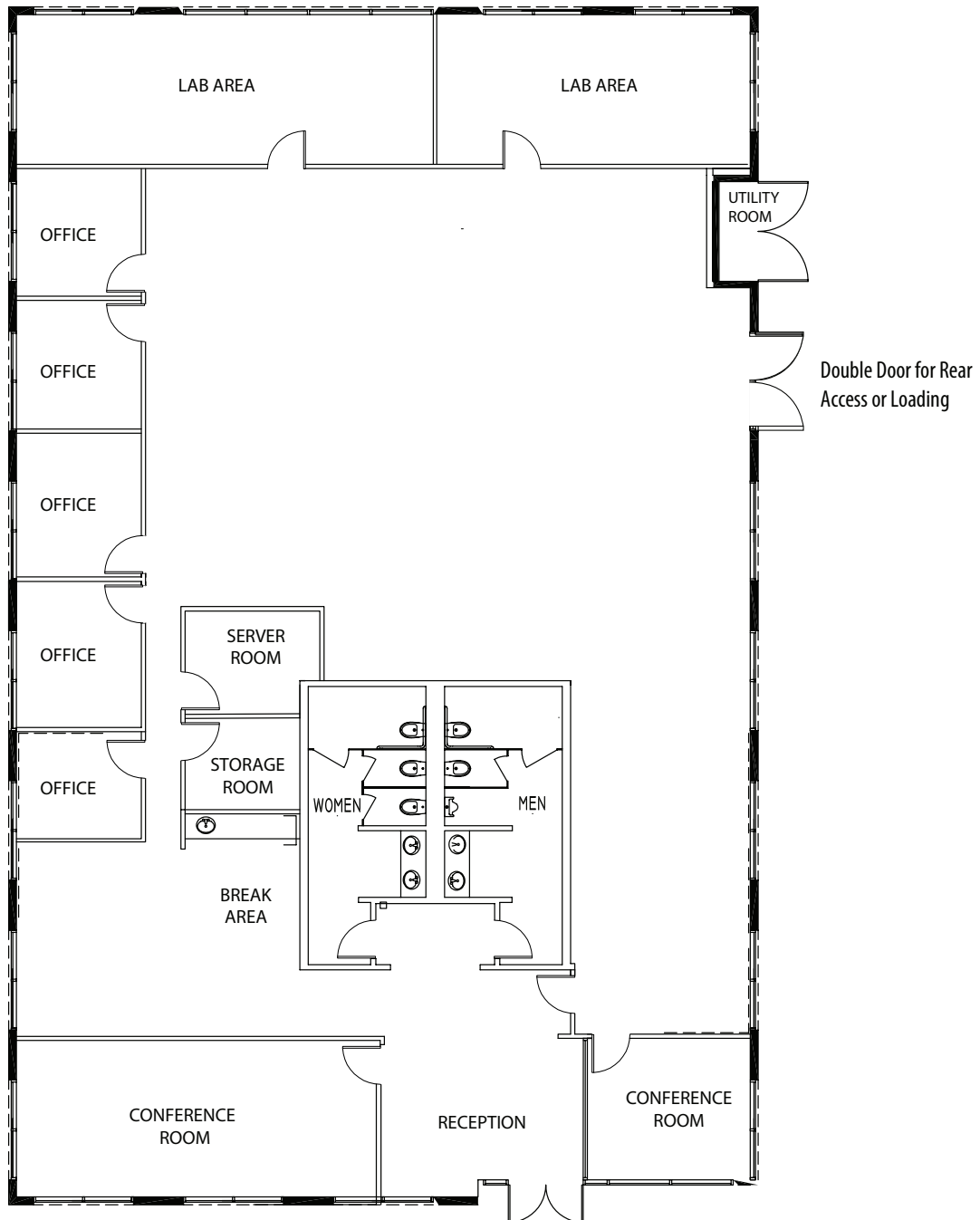
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BARRANCA BUSINESS CENTER 70 DISCOVERY, IRVINE SPECTRUM

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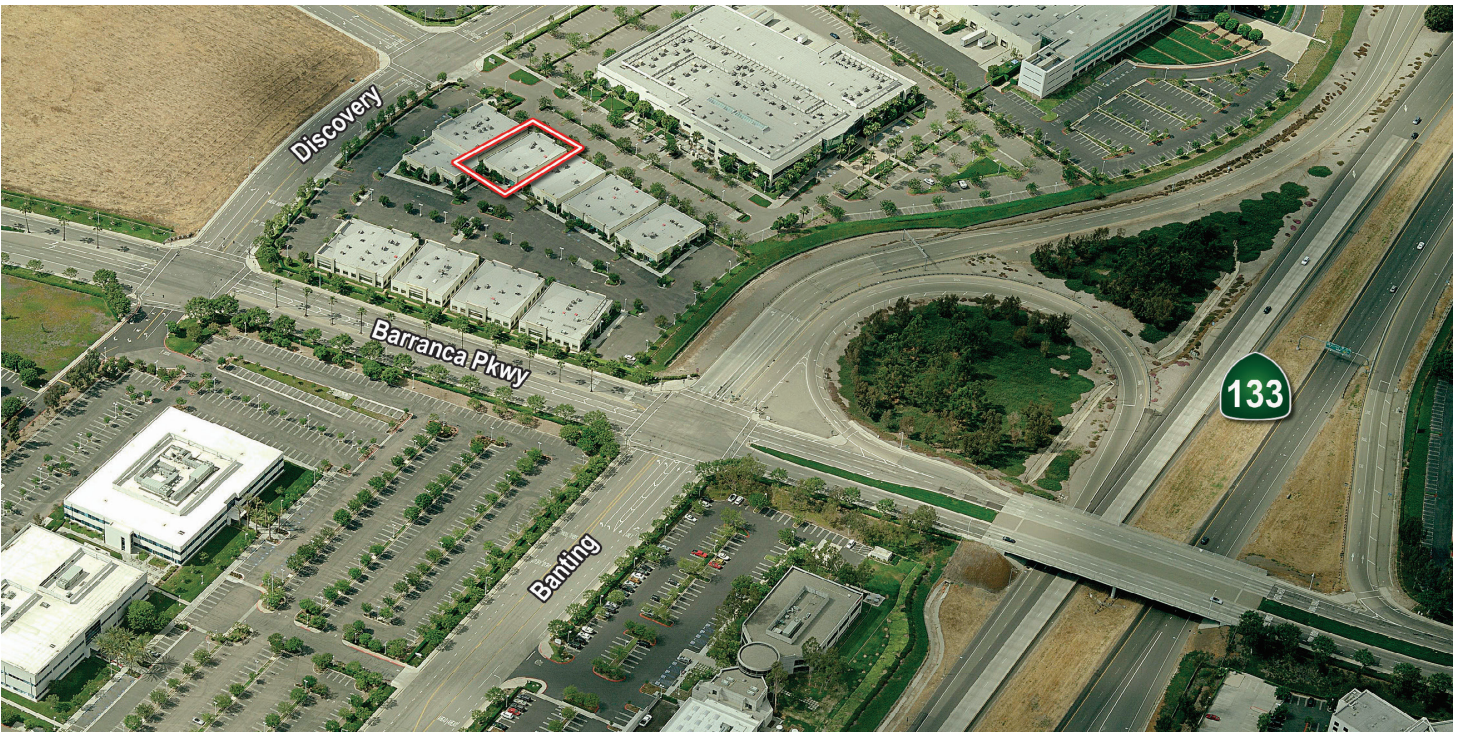
Currently Leased Until April 30, 2026. No Options.
Base Net Rent: 3/1/25 to 2/28/26: \$13,488.43
Base Net Rent: 3/1/26 to 4/30/26: \$13,893.09
Base Net Rent: 5/1/26 to 7/31/26: \$14,587.74

DISCLAIMER: The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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