

±4,089 SF OFFICE SPACE

For Lease

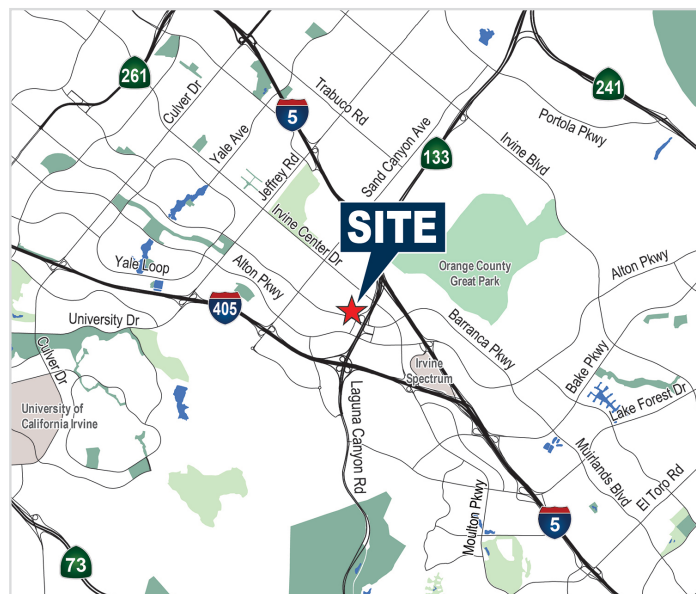
96 Discovery, Irvine, CA 92618



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, as well as the 133 toll road
- 5 minute drive to an abundance of retail amenities and restaurants at the Los Olivos Marketplace, Irvine Spectrum Center, Spectrum Crossroads, and Lake Forest Gateway



RUSS SMITH

Vice President

949.263.5341

rsmith@voitco.com

Lic. #01919442

Voit

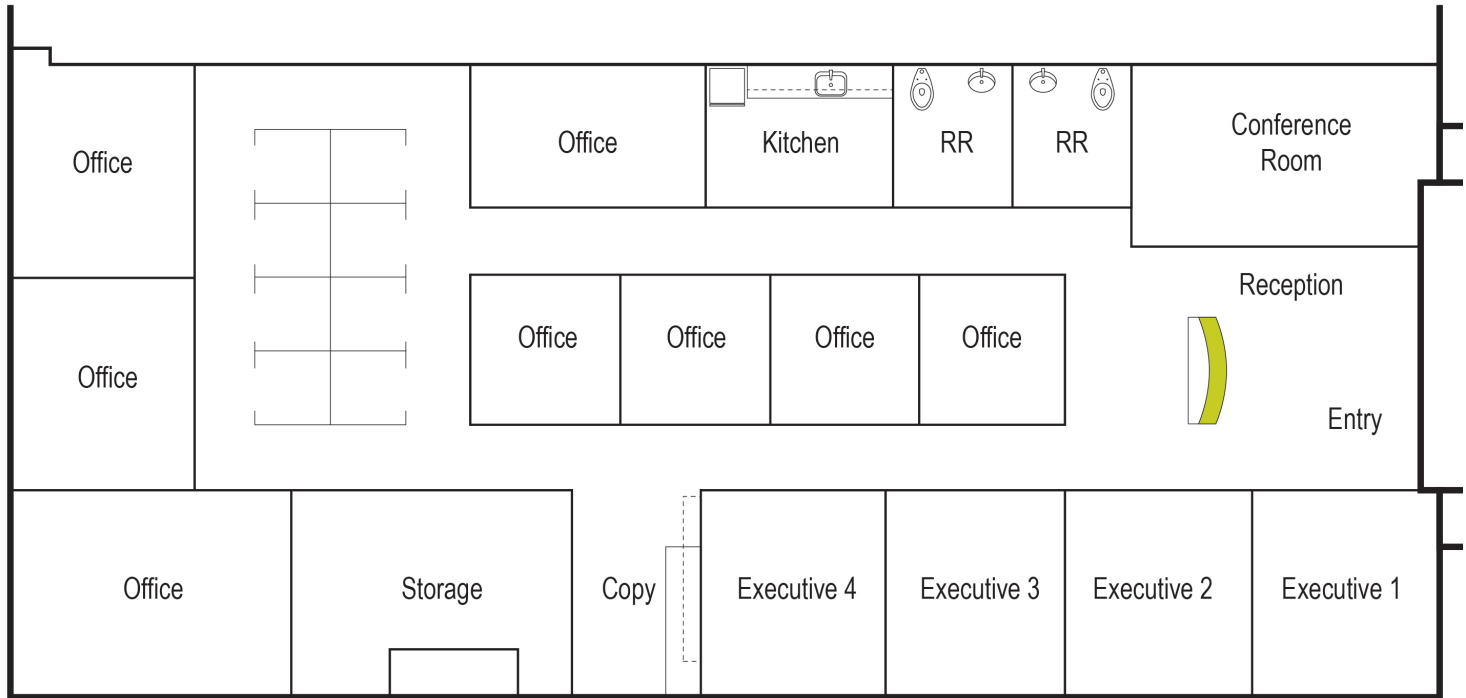
REAL ESTATE SERVICES

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FLOORPLAN



[**VIEW 3D TOUR HERE**](#)



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