

DISCOVERY PARK
15211 LAGUNA CANYON RD.
IRVINE SPECTRUM®

Full-Building Opportunity

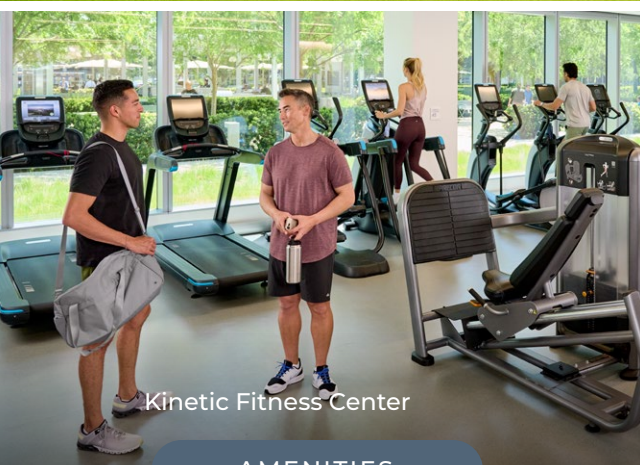
±64,006 SF



 IRVINE COMPANY



Putting Green

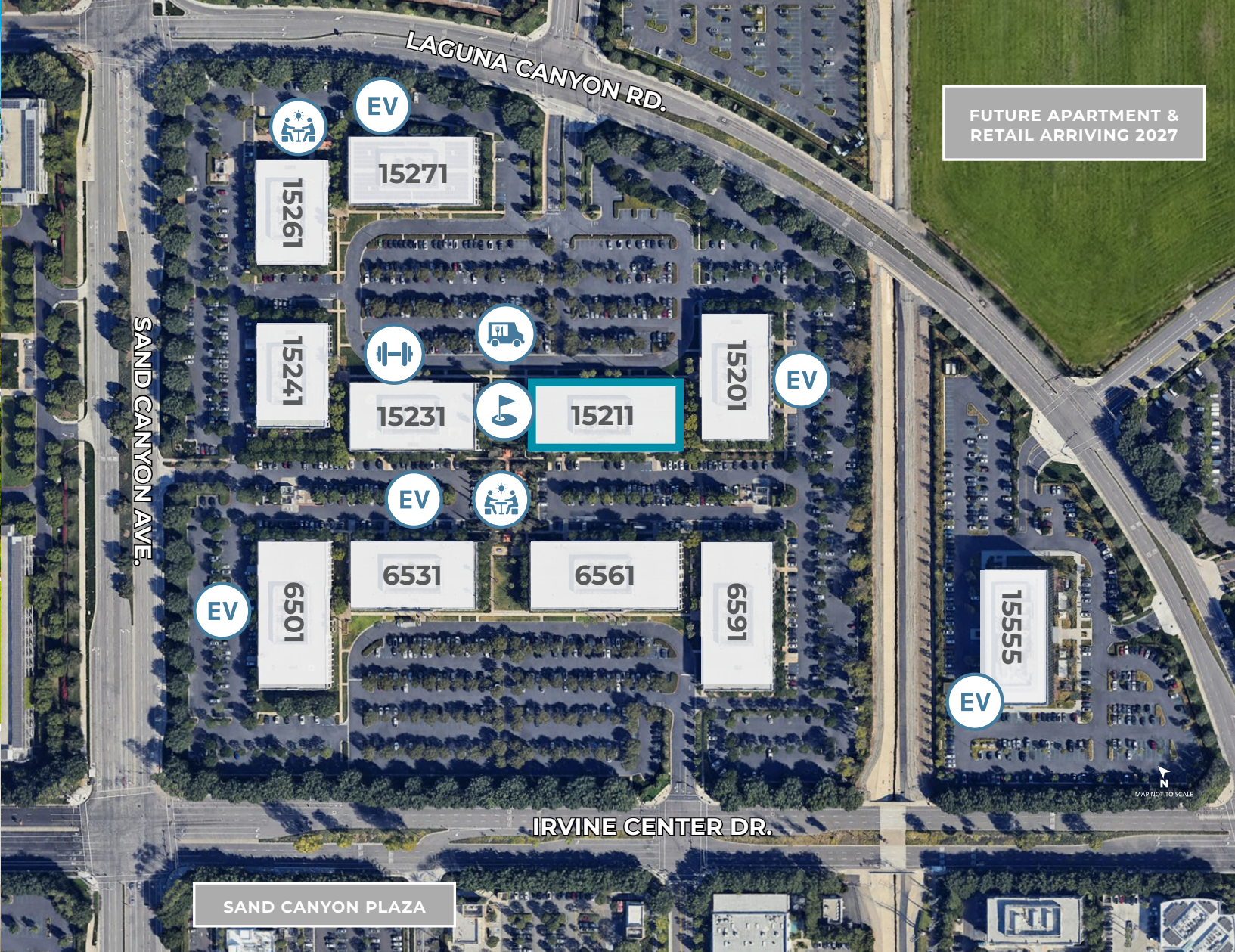


Kinetic Fitness Center



Blue Hummingbird Coffee at Spaces

AMENITIES



FUTURE APARTMENT & RETAIL ARRIVING 2027

SAND CANYON PLAZA

- 
 EV CHARGING
- 
 FITNESS
- 
 FOOD TRUCK
- 
 OUTDOOR WORKSPACE (WIFI-ENABLED)
- 
 PUTTING GREEN

Made for Momentum

15211 LAGUNA CANYON RD. / ±64,006 SF

64K SF full-building opportunity across two floors with free surface parking

Building top signage

Direct indoor-outdoor connectivity to WiFi-enabled open-air gathering areas featuring a putting green, plush seating, shade structures and a barbecue area

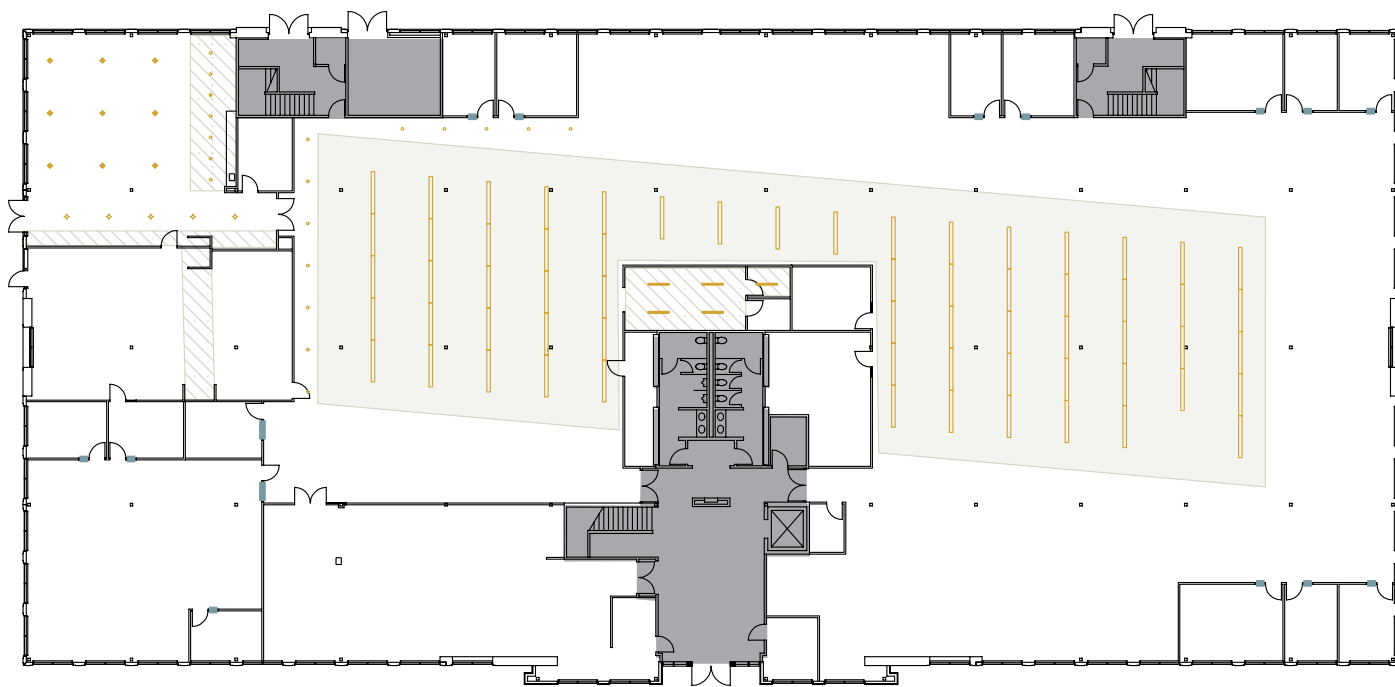
Easy access to major freeways and Irvine Station

Walking distance to restaurants at Sand Canyon Plaza

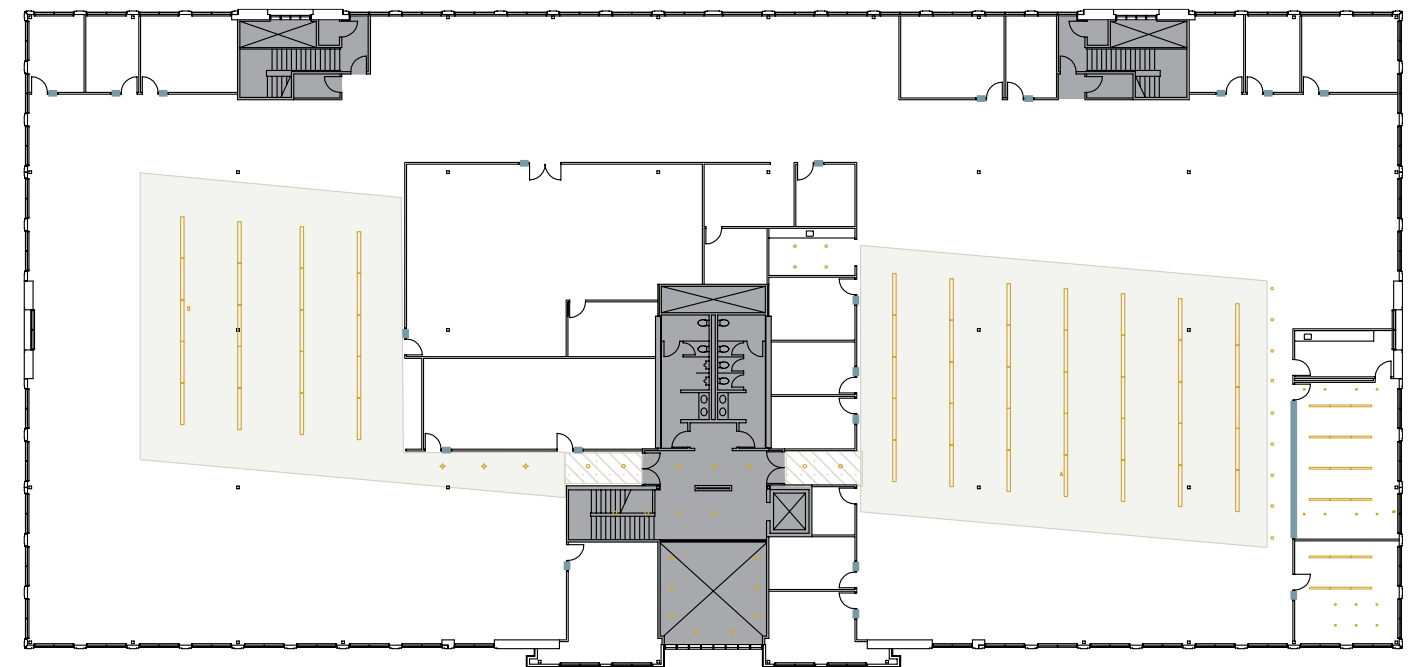
On-site amenities include a private fitness center, plus nearby conference centers and dining

15211 Laguna Canyon Rd.

FIRST FLOOR / ±32,003 SF



SECOND FLOOR / ±32,003 SF





// DISCOVERY PARK

All properties are offered for lease through Irvine Management Company, a licensed real estate broker DRE LIC. #02041810

Unmatched Location



IRVINE STATION

ALTON MARKET PLACE

8 Dining and Retail Options

IRVINE SPECTRUM CENTER®

175+ Dining, Retail and Entertainment Options

CENTERPOINTE APARTMENTS

THE VILLAGE APARTMENTS

THE PARK APARTMENTS

WESTVIEW APARTMENTS

DISCOVERY PARK

15211 Laguna Canyon Rd.
±64,006 SF

FUTURE APARTMENT & RETAIL ARRIVING 2027

SAND CANYON PLAZA

20+ Dining, Retail and Fitness Options

LAGUNA CANYON RD.

IRVINE CENTER DR.

SAND CANYON AVE.

// DISCOVERY PARK

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We Create Places that *Bring People Together to Succeed*

More than 18 million people choose to live, work, shop, stay and play in Irvine Company's 129M SF real estate portfolio. Decades of thoughtful planning and stewardship ensure we deliver exceptional placemaking and customer experiences — all backed by our commitment to long-term ownership and industry-leading financial stability.

Industry-leading Financial Stability

Our unmatched capital resources ensure we uphold our standards of excellence, regardless of market conditions.

Future-Proof Flexibility

A range of lease options and our collaborative partnership support your growth.

Elevated Customer Care

Expert teams, fast response times and personalized service ensure worry-free workdays.

Ready for What's Next

From enabling hybrid solutions to supporting diverse work styles, we keep your business at the forefront of what's possible.

Activated to Attract & Engage Teams

Experience-driven amenities make your workplace an essential employee destination.

Sustainability By Design

We strive to lead and innovate for the preservation of environmental resources.





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