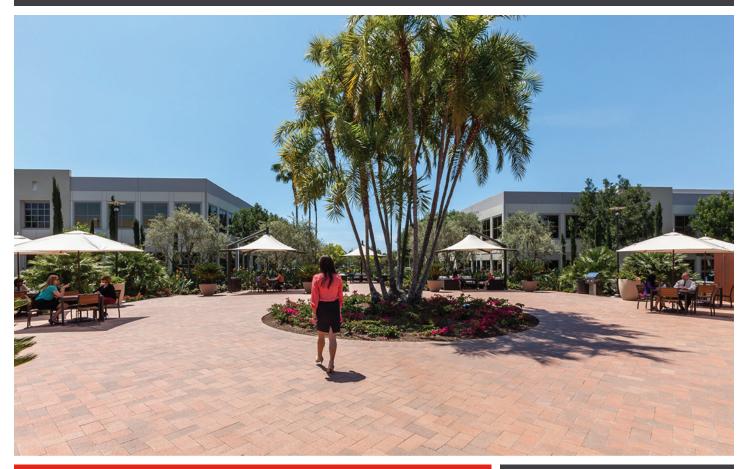
IRVINE COMPANY

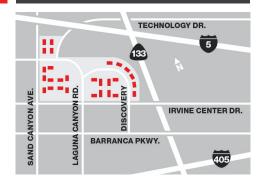


Discovery Business Center

32-49 Discovery, 6501-6591 Irvine Center Dr, 15201-15480 Laguna Canyon, 500-530 Technology • Irvine, CA 92618

Surround your business with success at Discovery Business Center. This BOMA award-winning campus community offers connected outdoor workspaces, full-service fitness centers, a leading-edge conference facility, engaging game room and a wealth of modern conveniences that power innovation and drive talent recruitment and retention.

Orange County Irvine Spectrum[®]



Dynamic Workplace Community

- Outdoor BBQ stations and lounge areas for team collaboration
- Full-service KINETIC[™] fitness centers and bike share
- Adjacent to Sand Canyon Plaza featuring Left Coast Brewery
- Walk to specialty dining and retail at Irvine Spectrum Center[®]
- 5,000 resort-style apartment homes within walking distance
- Technology-enhanced conference center onsite
- Four on-site iShuttle stops connect to Metrolink and Amtrak
- Abundant surface parking
- Easy access to the 405, 5, and 133 freeways and 73, 241 toll roads

Exceptional Today. Even Better Tomorrow.®

/ Work Smart. Live Well.[®] /



Culinary Experiences

Dine nearby at Irvine Spectrum Center[®], Sand Canyon Plaza, Oak Creek Golf Course Cafe, and the Los Olivos Marketplace, home to Whole Foods Market.

Workday Conveniences

Simplify your day with on-site conveniences including a state-of-the-art conference center, auto detailing service, EV charging stations, and on-demand catering.

КІNЕТІС^{тм}

Energize mind and body with Zagster bike share onsite and two private fitness centers complete with resort-style locker rooms and daily towel service.

The Commons

Connect with colleagues in fully-furnished, event-ready outdoor gathering areas with collaborative workspace, charging stations, AV equipment, BBQ stations, and more.

Irvine Spectrum®

Recruit and retain top talent with a sought-after location in the heart of Orange County's ultimate walkable, bikeable and sustainable planned community.

For leasing information, call: **949.720.2550** 111 Innovation Drive, Irvine, CA 92617 **IrvineCompanyOffice.com**



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