

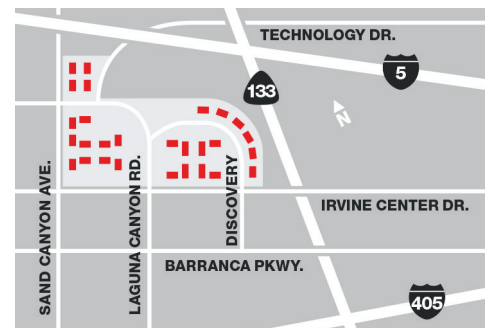


Discovery Business Center

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

Orange County
Irvine Spectrum®

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.



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

/ 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.

KINETIC™

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



Our mission is to provide you with **Vibrant Workplace Communities®**, where our unrivaled collection of properties, dynamic teams and memorable experiences will uniquely position you and your team to achieve unprecedented levels of success.