

BARRANCA BUSINESS PARK

104 Discovery
Irvine Spectrum, CA 92618

FOR LEASE



PROPERTY HIGHLIGHTS

- ±3,521 SF single-story office condo for lease
- Upgraded functional tenant improvements
- 4:1000 parking ratio
- Major street signage
- Built in 2004
- End unit with wrap around windows
- Minutes to Irvine Spectrum Center and numerous retail amenities
- Immediate access to the 5, 405 & 133 Freeways
- Lease rate: \$1.95 MG



CONTACT



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

W PROPERTY GROUP
MAXIMIZING PROPERTY VALUES™

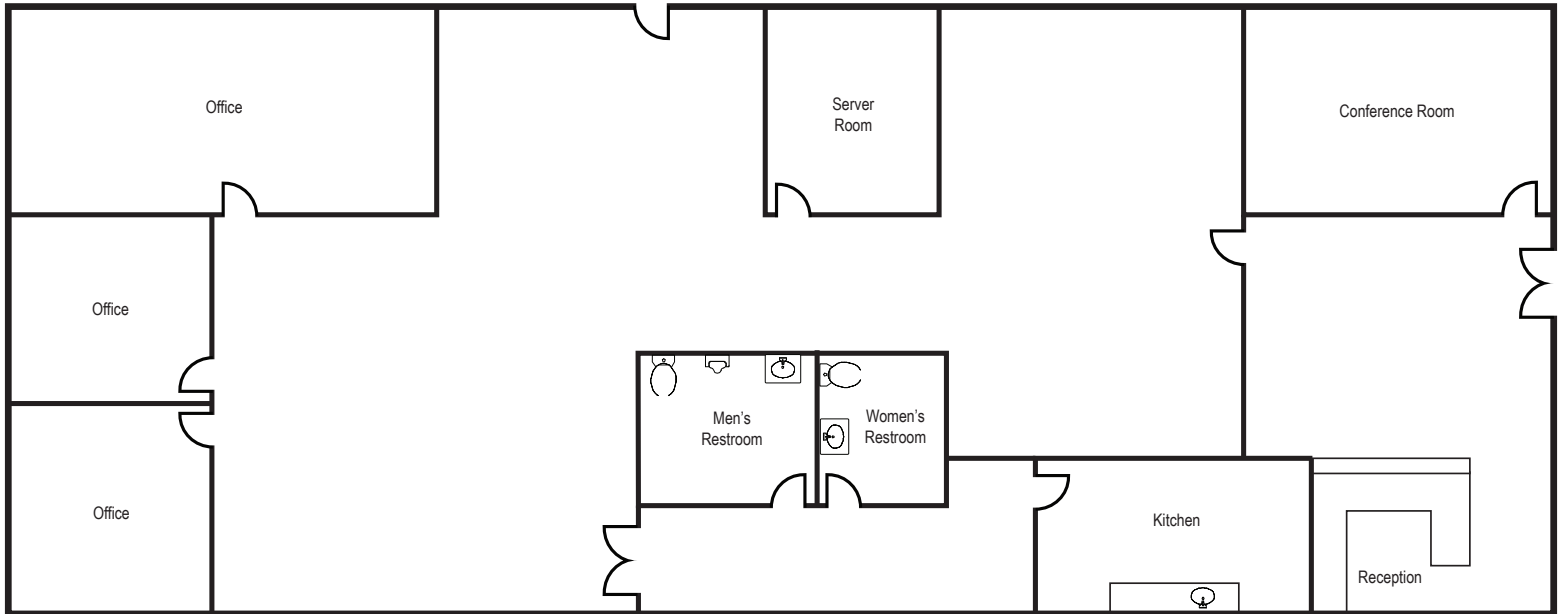
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Floor Plan: ±3,521 RSF



Numerous Amenities Nearby



The Great Park



The Irvine Spectrum



Los Olivos Marketplace

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