

58 Discovery

127,030 SF



BUILDING OVERVIEW AND FEATURES

This impressive workplace is an ideal corporate HQ with a combination of two-story office, R&D, advanced manufacturing and shipping/receiving areas. **58 Discovery** offers prime freeway identity, abundant surface parking, prime street frontage and convenient access to dining and retail amenities in the heart of Irvine Spectrum®.

Total Building: 127,030 SF

First Floor

Office: ±38,500 SF

Air-Conditioned R&D Warehouse:
±50,030 SF

Second Floor

Office: ±38,000 SF

R&D Ceiling Height: 12'-16'

Minimum Warehouse Clearance: ±26'

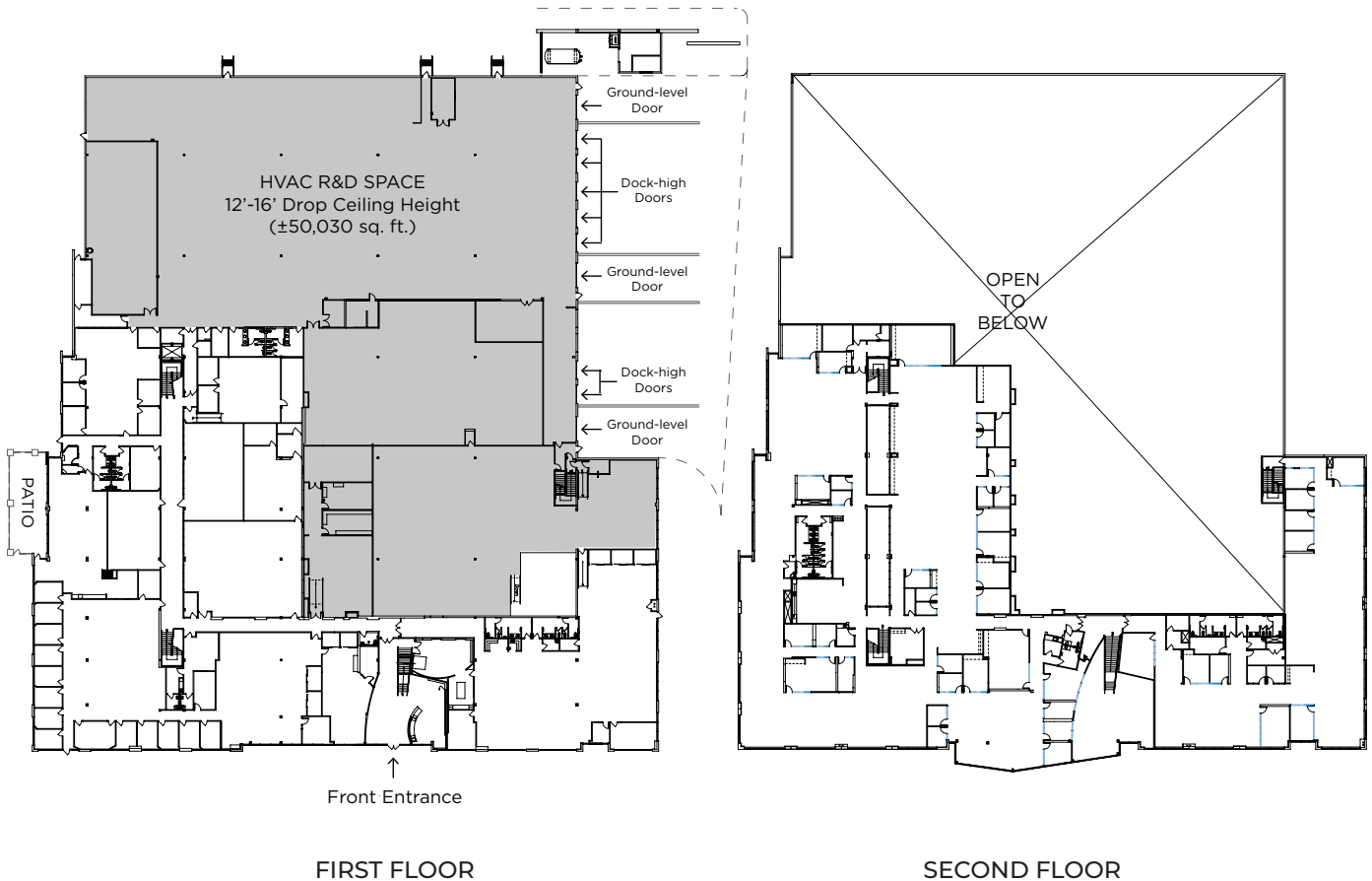
Truck Loading: Seven (7) Dock-high Doors
Three (3) Ground-level Doors

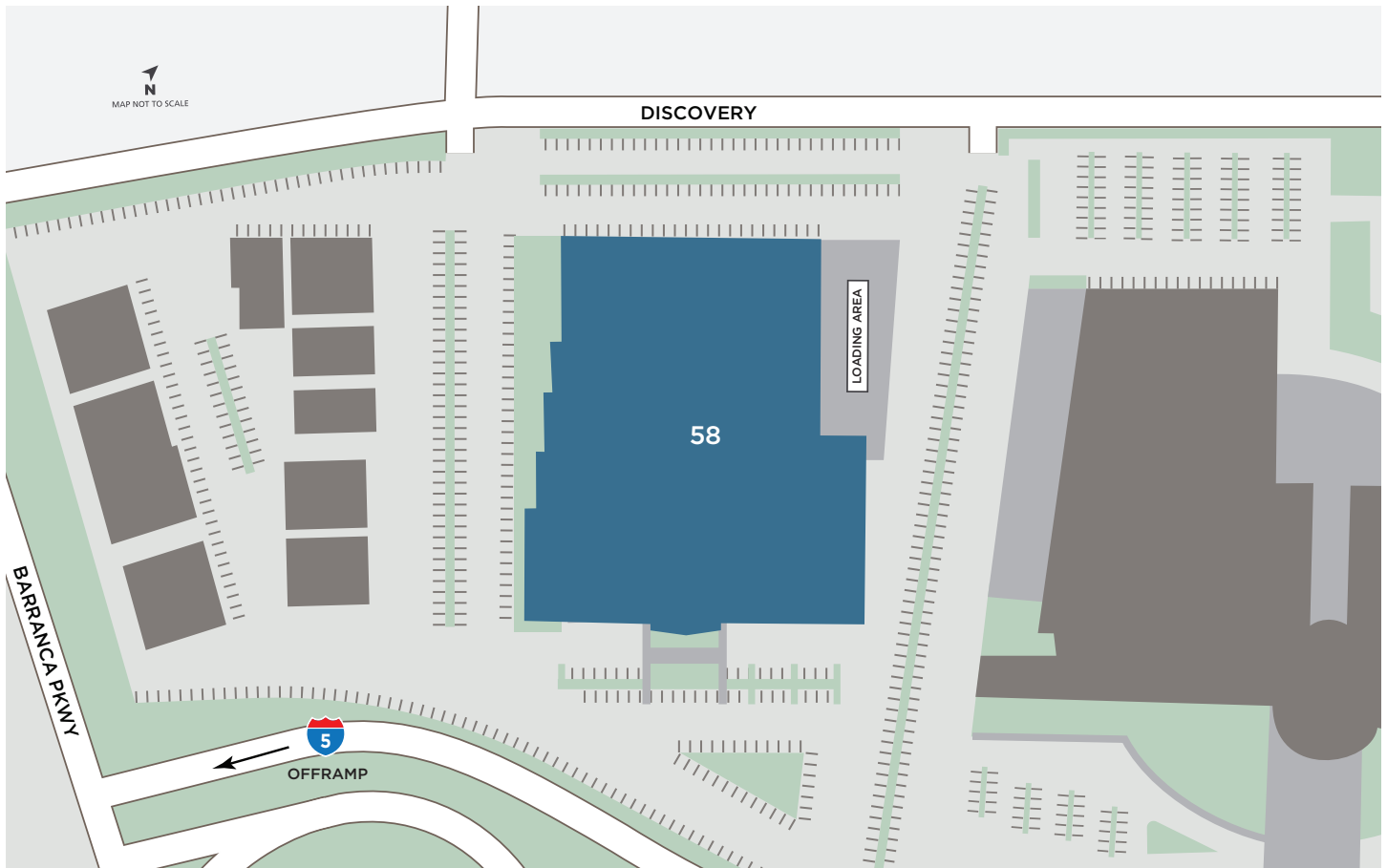
Electrical: 1000 KVA transformer capable of providing 1250 Amps

Fully Sprinklered: 0.45 GPM/2,500 SF

EV Charging: 4 Stations

Parking Ratio: 3.3:1,000 SF





EV CHARGING

Support a more sustainable work day with four convenient EV charging stations in an expansive surface parking lot with direct building access.

IRVINE SPECTRUM®

Recruit and retain top talent in the heart of Orange County's most walkable, bikable and sustainably planned community.





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| 1. Sand Canyon Plaza | 5. Marriott Irvine Spectrum | 9. Irvine Spectrum Center® |
| 2. Orange County Great Park | 6. Courtyard Marriott | 10. Los Olivos® Marketplace |
| 3. Irvine Station | 7. Alton Marketplace | 11. Quail Hill® Shopping Center |
| 4. Double Tree by Hilton | 8. Alton Retail Center | 12. John Wayne Airport |

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