

# 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, 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:** ±26.7'

**Truck Loading:** Seven (7) Dock-high Doors

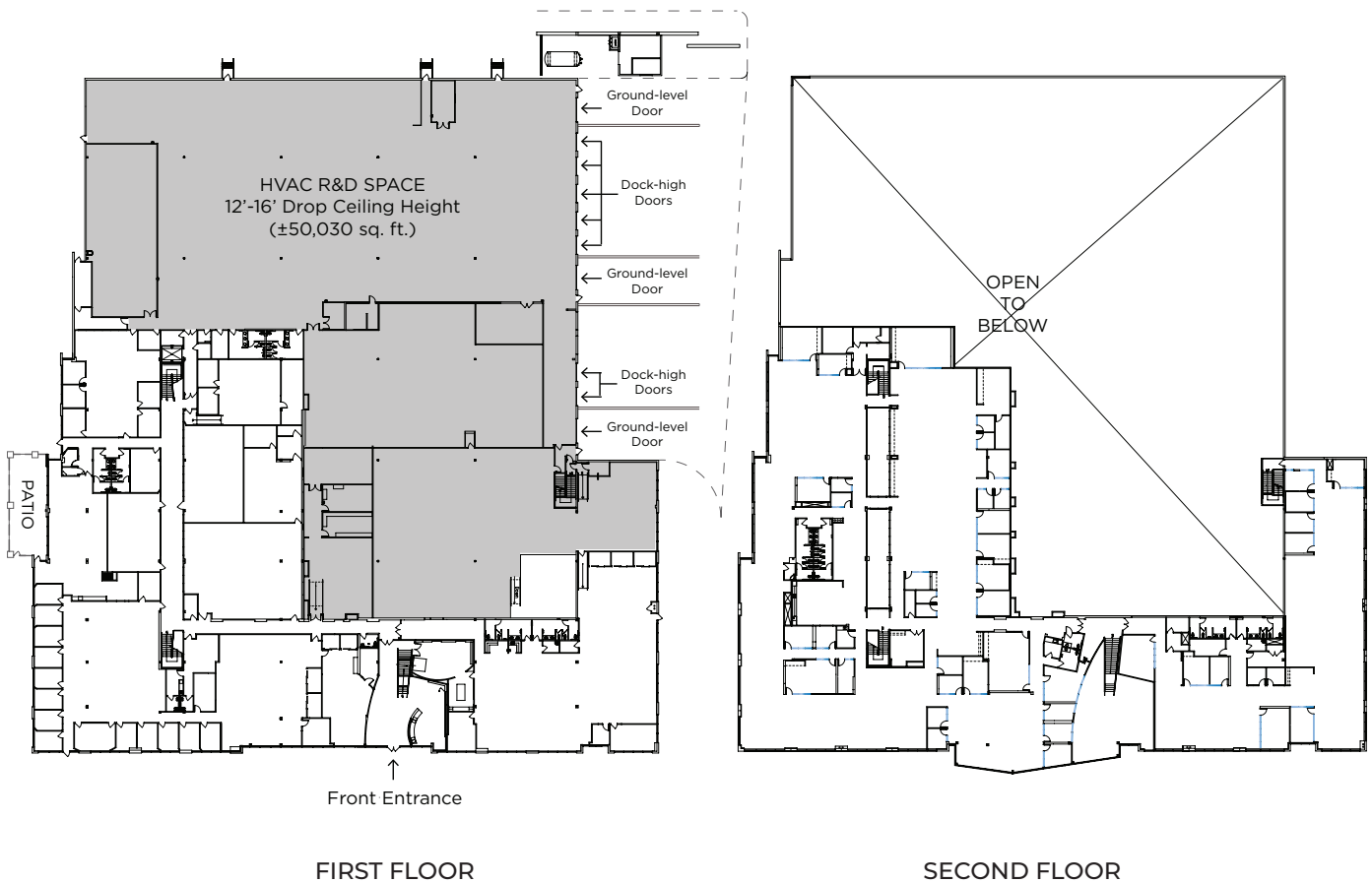
Three (3) Ground-high Doors

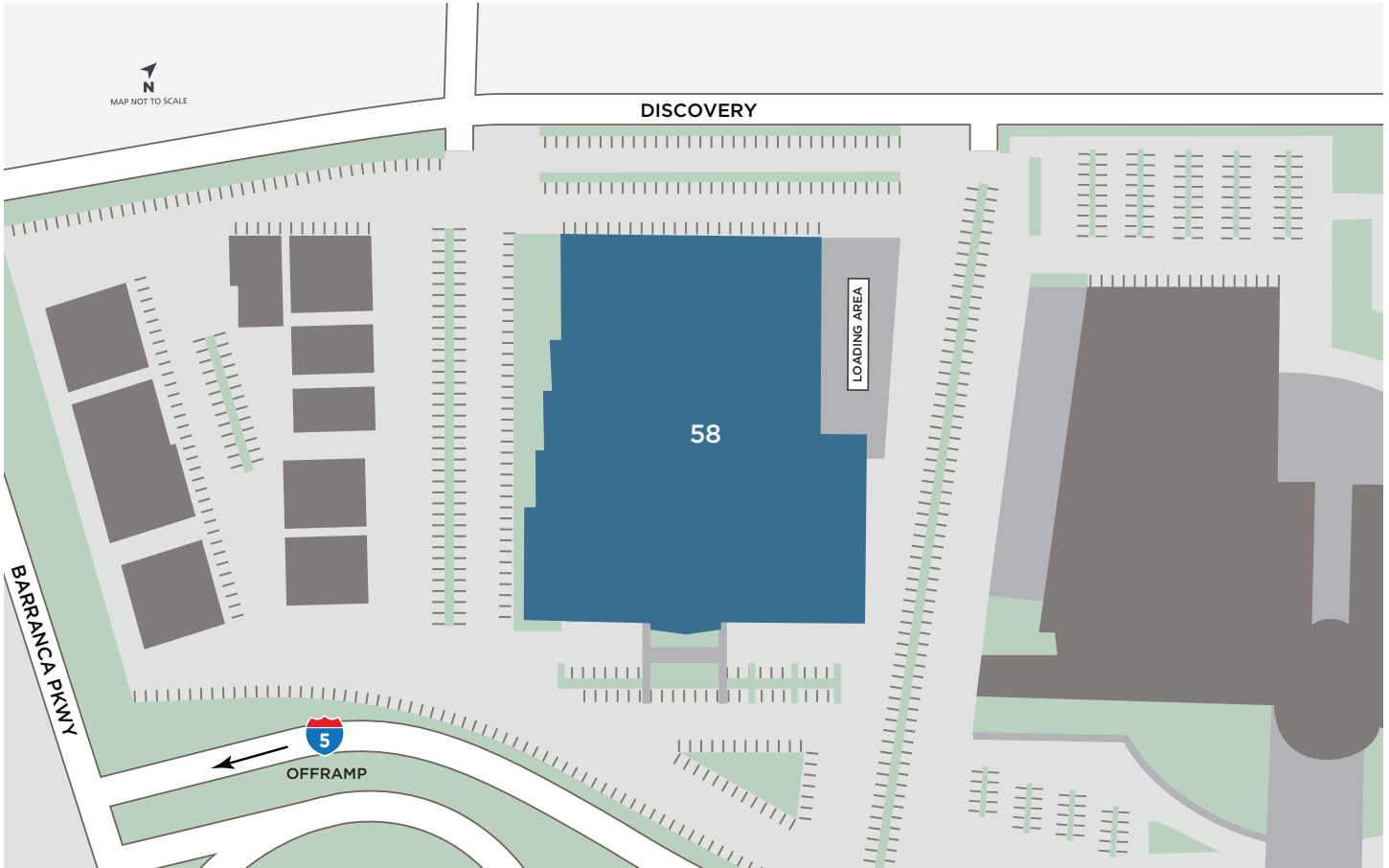
**Electrical:** 2 Electrical Services/Meters  
One Expandable to 3,000 Amps and One  
Expandable to 800 Amps, 277/480 Volts

**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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