



58 Discovery

58 Discovery • Irvine, CA 92618

An impressive 127,030 square foot workspace conveniently adjacent to toll road 133 and near 5 and 405 freeways. Building configuration is ideal for corporate headquarters needing a flexible floor plan that provides a combination of two-story office, R&D/ manufacturing and shipping/receiving areas. Surround yourself with industry leading companies and access a premier employee base at this sought after location.

Orange County
Irvine Spectrum®



World Class Workplace Community

- 127,030 sq. ft. of premier workspace on 8.3-acres
- Two-story Class-A office/R&D building
- Prime technology-rich location
- Electronically controlled building access and 24-hour security
- Abundant surface parking on all four sides of the building
- 5,000 resort-style apartment homes within walking distance
- Close proximity to dining and retail at Irvine Spectrum Center®
- Minutes to Amtrak and Metrolink at Irvine Station
- Easy Access to the 405 and 5 freeways and 133 toll road

/ Work Smart. Live Well.® /



Workday Conveniences

A sought-after location in the heart of Irvine puts your business in the center of one of Southern California's newest hubs for tech, financial and legal companies.

Service + Support

Irvine Company's Customer Resource Team is your partner in productivity, delivering seamless support and uninterrupted service.

Health + Wellness

Bike to work from nearby residential communities, hike and bike hundreds of local trails or play 18-holes at Oak Creek® Golf Course.

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.

Irvine Spectrum®

A prime location near Irvine Spectrum® helps your teams integrate work and life with 130+ dining and retail options and upscale apartment living just steps from the office.

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.