

Discovery Park

/ ORANGE COUNTY IRVINE SPECTRUM® /



Success Works Here®

- 1.95M SF of connected workspace across 31 buildings
- Outdoor workspaces throughout 123 acres with shaded conferencing areas and event-ready spaces
- Convenient on-site dining options including Al Fresco outdoor dining, The Market and gourmet food trucks
- Easy access to 130+ restaurants including neighborhood retail center Sand Canyon Plaza
- Minutes to 175+ dining and retail options at Irvine Spectrum Center
- Close to Tom Fazio-designed 18-hole course Oak Creek Golf Club
- Direct access to the 5, 405 freeways and 133 Toll Road
- Connected to 21 miles of Mountains to Sea biking and walking trails
- Located in Irvine Spectrum, home to 900 leading companies and visionary startups

All properties are offered for lease through Irvine Management Company, a licensed real estate broker DRE LIC. #02041810. All renderings/pictures shown are for information and illustration purposes only and are subject to change. Any reliance on this information is solely at your own risk.

 IRVINE COMPANY



The Commons



Al Fresco



Kinetic Fitness



Sand Canyon Plaza

Campus Conveniences

Free up time with on-site amenities including dining, tech-enabled conference centers, EV charging stations, and four on-site iShuttle stops offering transportation to Irvine Station.

Health & Wellness

Three private Kinetic fitness centers and access to miles of nearby biking and walking trails.

Flex+

Your business can have it all: high-end, expertly designed, move-in ready suites in the best locations — plus no upfront capital, flexible lease terms and a frictionless experience.

Oak Creek Golf Club®

Entertain clients at one of only 110 U.S. Open qualifying golf courses, designed by Tom Fazio, with a state-of-the-art practice facility.

Local Dining

60+ dining options within a 1-mile radius, including Left Coast Brewery and Starbucks, at adjacent Sand Canyon Plaza.

Irvine Spectrum Center®

Bring work and life together at Irvine Spectrum Center®, one of SoCal's top retail and dining destinations with 175+ stores, restaurants and entertainment venues.

// FOR LEASING INFORMATION: 949.720.2550 | IRVINECOMPANYOFFICE.COM

©2026 Irvine Management Company. All rights reserved. All properties are offered for lease through Irvine Management Company, a licensed real estate broker DRE LIC. #02041810. All renderings/pictures shown are for information and illustration purposes only and are subject to change. Products, features, and amenities subject to availability. While we believe this information to be reliable, Irvine Management Company makes no representation or warranty as to the accuracy or completeness of such data and it should be independently verified by prospective tenants. You should conduct a careful, independent investigation of the property and verify all information. The Irvine Company, Success Works Here, and Kinetic, are registered trademarks of Irvine Management Company.

 **IRVINE COMPANY**