



DISCOVERY PARK

BUILDING FEATURES & SPECIFICATIONS



505 & 525 TECHNOLOGY

- A 3-story building, offering 79,200 sq. ft. and a 4-story building, offering 105,600 sq. ft. of modern architecture; totaling 184,800 sq. ft.
- Designed with your very own outdoor gathering space that provides flexibility for innovation and fully amenitized for outdoor conferencing and hosting events

15555 LAGUNA CANYON

- A 4-story class A building design, offering 105,600 sq. ft.
- Dedicated amenitized outdoor workspace and event patio featuring flat screens, BBQ and shaded canopies to collaborate, connect or unwind



BUILDING SPECIFICATIONS

- Total space within three buildings: 290,400 sq. ft.
- Typical floor size: ± 27,000 sq. ft.
- Floor plate dimensions: 240' x 110'
- Floor/Ceiling heights slab to slab: 14'-6" (10' finished ceiling)

BUILDING EXTERIOR

- Highly energy efficient floor-to-ceiling Viracon glass, linen-finish stainless steel, architectural aluminum unitized curtain wall
- 5' wide window/planning module
- Frameless Starphire glass entrance doors for seamless indoor/outdoor connectivity

MAIN LOBBY

- Smoked Rovere Oak lobby walls
- Porcelain tile flooring in Eleganza, Emotion Wood collection
- Recessed linear LED fixtures with central feature light cove
- Electronic touchscreen building directory system

PROPERTY AMENITIES

- Dynamic outdoor workspace with shaded conferencing areas and fully equipped event-ready space including fire pit, kitchen, BBQ and soft-seating
- Within Discovery Park: Three on-site fitness centers with showers and lockers
- Exclusive bike share program
- Booster Fuel service for on-demand fuel
- Gourmet food trucks
- Office catering with GrubHub for Work

CONSTRUCTION TIMING

- Start: February 2018
- Completion: Spring 2019



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PARKING

505 & 525 Technology

- Total surface parking spaces: ± 741
- Parking ratio: 4/1000
- Bicycle lockers: 34

15555 Laguna Canyon

- Total surface parking spaces: ± 405
- Parking ratio: 4/1000
- Bicycle lockers: 20

ELEVATOR SYSTEMS

- Two elevators per building highlighting long grain stainless steel doors and frames with porcelain tile flooring

SUSTAINABILITY

- Targeting LEED® Silver Certification and Energy Star rating
- 34 EV Charging Stations
 - » 505 & 525 Technology: 22 EV charging stations
 - » 15555 Laguna Canyon: 12 EV charging stations
- Customer Energy & Comfort Dashboard to easily monitor energy usage and employee comfort

SECURITY

- CCTV video security system monitors the main building entrances, ground floor lobbies, and elevator cabs
- Perimeter entrances and elevator cabs are equipped with proximity readers for access control

ARCHITECT

- LPA, INC.

HVAC SYSTEMS

- Direct Digital Control (DDC) Energy Management System controls all mechanical equipment including VAV boxes
- One variable frequency drive air handling unit per floor for floor-to-floor control

FIRE PROTECTION SYSTEMS

- Hydraulically calculated combined automatic fire sprinkler and standpipe systems, complete with detector check assembly and fire extinguishers
- Fully recessed heads with concealed caps at ground floor lobby, elevator lobbies & restrooms
- Life Safety Fire Alarm System with Fire Department central control station

ELECTRICAL SYSTEMS

- Building served via a 12KV service feed from SoCal Edison, privately metered 4000A 277/480V 3 Phase, 4 wire service
- Each floor of the office building is provided:
 - » One (1) 150 KVA - Transformer
 - » One (1) 600 amp, 120/208V, 3 phase, 4 wire
 - » Four (4) 225 AMP, 84-breaker panels per floor
- Extensive communication infrastructure
- Emergency generator powers Life Safety systems
- Infrastructure supports possible future tenant generator needs

PLUMBING

- Reclaimed water for flushable fixtures, cooling buildings and landscape irrigation
- Hands free fixtures in all restrooms

FOR LEASING INFORMATION, CALL 949.720.2550 OR VISIT OFFICEATDISCOVERYPARK.COM