

# FOR SALE

96 DISCOVERY, IRVINE, CA, 92618



## BARRANCA BUSINESS CENTER

EXCLUSIVELY OFFERED BY:

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**Voit**  
REAL ESTATE SERVICES

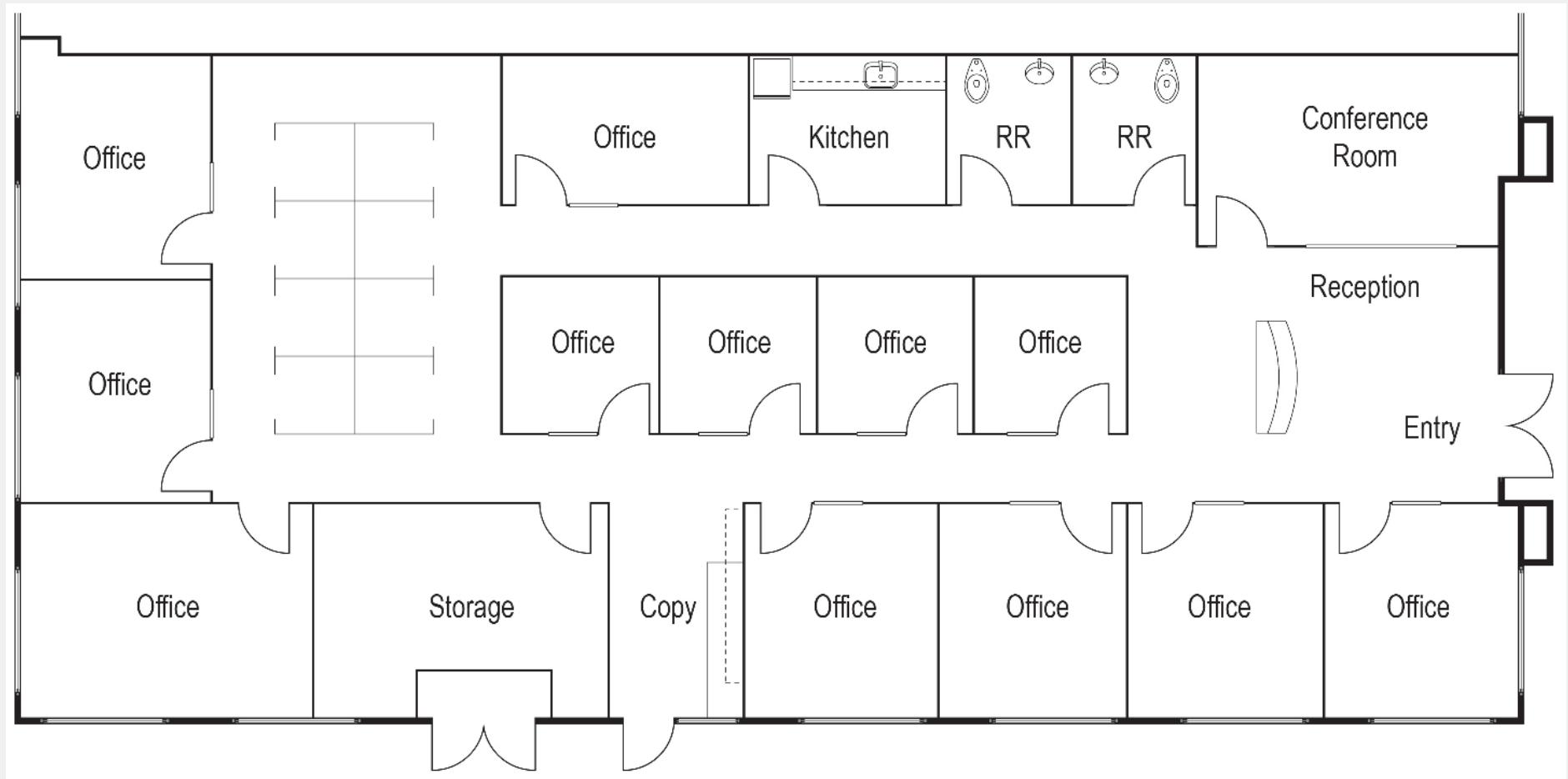
## PROPERTY FEATURES

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- Price: \$2,775,000 (\$678.65 PSF)
- Size: ±4,089 Square Feet
- Zoning: 5.5A Medical and Science
- Parking: 4:1,000 SF, including 4 reserved stalls
- Layout: Reception area, 12 private offices, kitchen area, conference room, large storage room, and private restrooms
- Signage: Building top with visibility on Barranca Parkway and at the building entry
- Association Dues: \$1,413.30 per month
- Property Tax Rate: 1.0315%
- Location: Easy access to the 5 and 405 freeways, and within a 5 minute drive of numerous retail amenities and restaurants, including the Irvine Spectrum Center



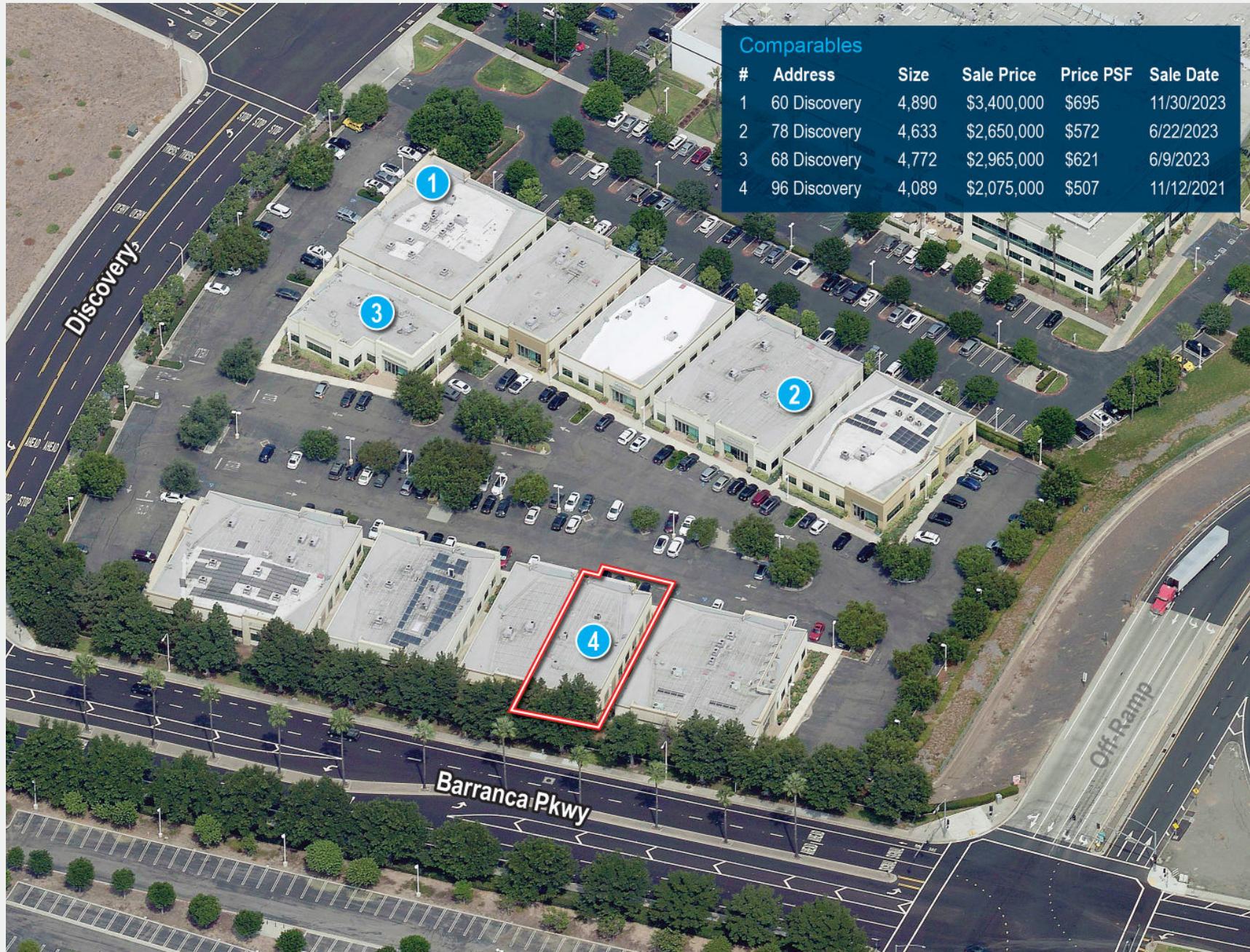
## FLOORPLAN



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## SALE COMPS



## AERIAL



