



**BARRANCA  
BUSINESS CENTER**

**FOR SALE**

**96**

**DISCOVERY  
IRVINE, CA 92618**



**Exclusively Offered by:**



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# EXECUTIVE SUMMARY



## PROPERTY FEATURES

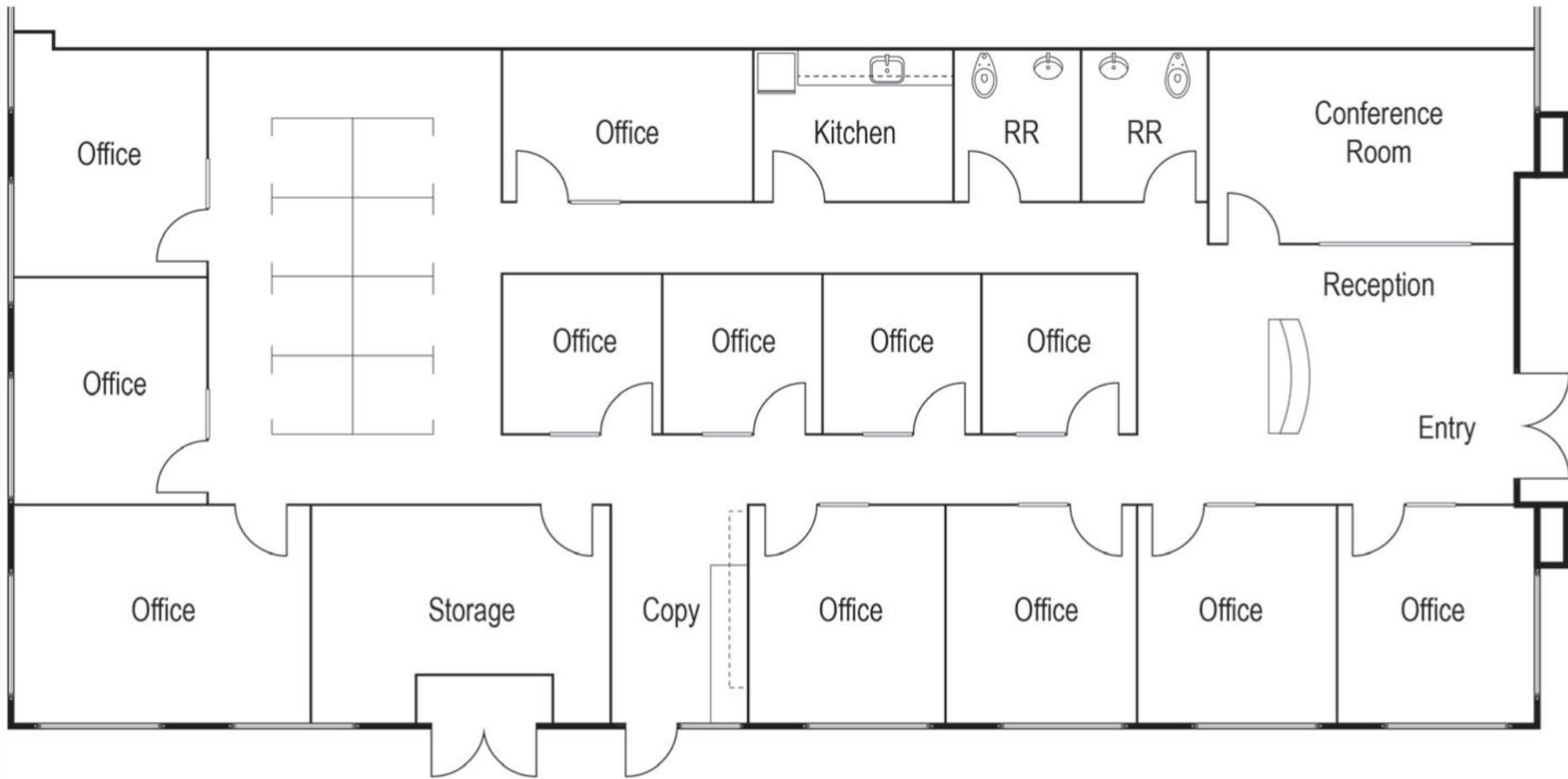
- Sale Price: \$2,616,960 (\$640 PSF)
- Size: ±4,089 Square Feet
- Zoning: 5.5A Medical and Science
- Parking: 4:1,000 SF, including 4 reserved stalls
- Layout: Reception area, 12 private offices, kitchen area, conference room, large storage room, and private restrooms
- Signage: Building top with visibility 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



# PROPERTY PICTURES



# FLOOR PLAN



[CLICK HERE FOR 3D TOUR](#)

# BIRDS EYE VIEW



# AMENITIES MAP

