

DISCOVERY PARK SUBLEASE

46 DISCOVERY

IRVINE, CA 92618



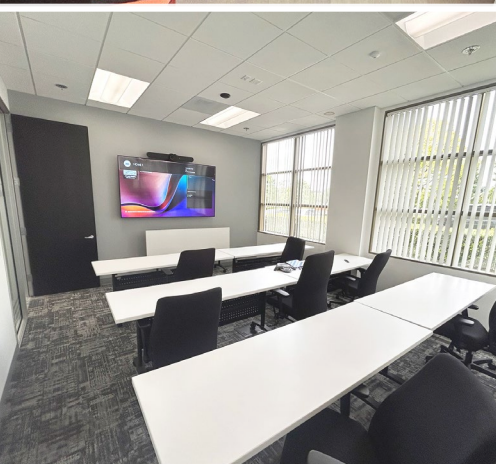
Flex Office R&D/Lab Space Available
Suite 100 - ±11,000 SF



SUBLEASE | 46 DISCOVERY, SUITE 100



LOCATION



SUBLEASE | 46 DISCOVERY, SUITE 100

SPACE PHOTOS



SUBLEASE | 46 DISCOVERY, SUITE 100

FLOOR PLAN

SUITE 100

±11,000 SF



HIGHLIGHTS

- Ground floor new office and lab/ R&D space available
- Roll-up garage access
- Offering double-door entry, 10 private offices, large conference room, 2 small conference rooms, 2 huddle rooms, open collaboration area, open office, reception, and 5 lab rooms
- Furniture available
- Free surface parking
- On-site amenities include outdoor seating, auto detailing, conference center, fitness center, food trucks, tenant lounge, and wifi-enabled outdoor workspace
- Immediate access to I-405, I-5, and 133 toll road
- Term available through May 2030
- Asking \$2.50 FSG
- Call to tour

For more information, please contact:

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