

# 90-94 | Discovery Irvine, CA



**For Sale**

**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE





# 90-94

## Discovery, Irvine, CA

### Property Description

Located in the Irvine Spectrum submarket, these two single-story office buildings are now available FOR SALE! Situated in a bustling commercial district of Irvine, these buildings offer excellent visibility and easy access to potential clients. The building's interior features THIRTY private offices, large executive offices, four private restrooms, two full kitchens, two open working areas, and two conference rooms. The building's exterior features large windows that provide ample natural light, creating an inviting atmosphere for businesses. The major street frontage provides businesses the opportunity to showcase their brand to passersby, creating a powerful marketing tool. It is centrally located with immediate access to the 405/5/241/133 freeways/toll roads. Additionally, within 10 minutes you will find the Irvine Spectrum, Tustin Marketplace, Los Olivos Shopping Center, and John Wayne Airport.

For more information:

**John Manion**

Executive Vice President  
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949.207.6424  
Cal DRE License #01247695



8,190 SF



Major Street  
Frontage



Thirty Private  
Offices



Four Private  
Restrooms



Two Full  
Kitchens



Immediate Access  
to 405/5/241/133  
Freeways/Toll  
Roads

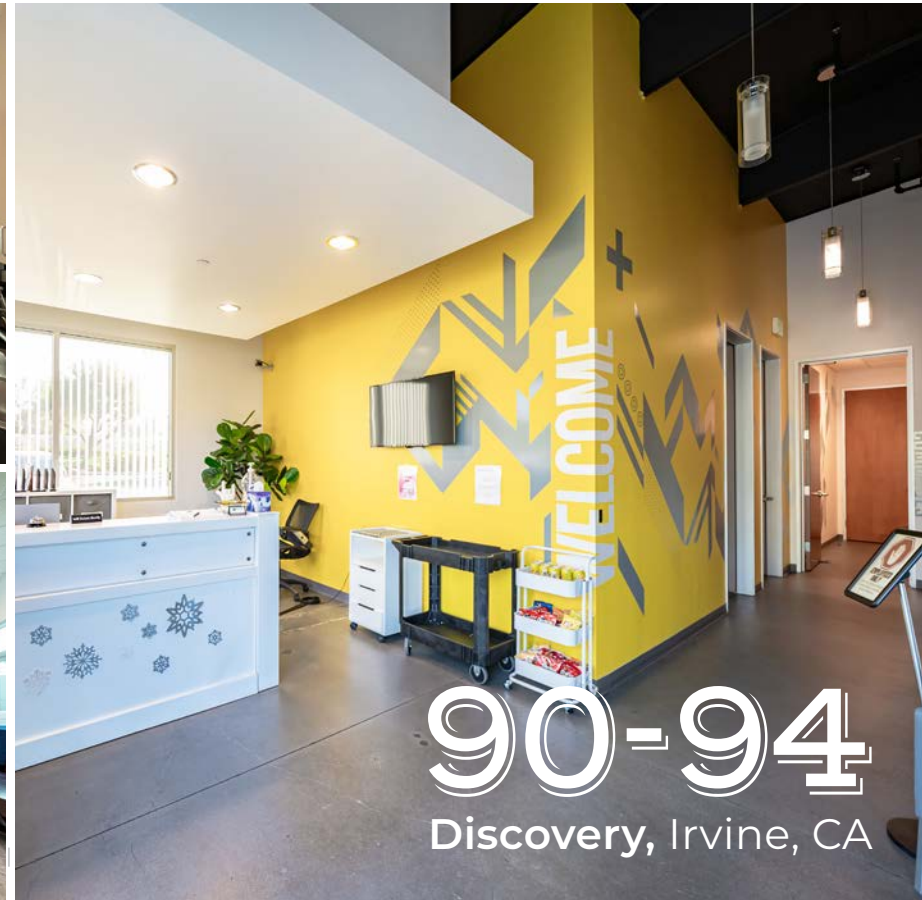
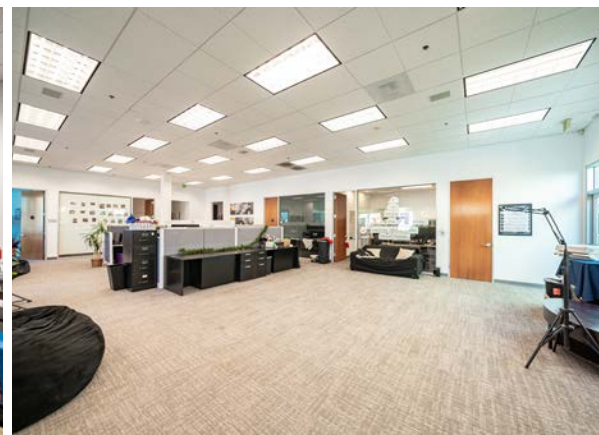


Two Conference  
Rooms



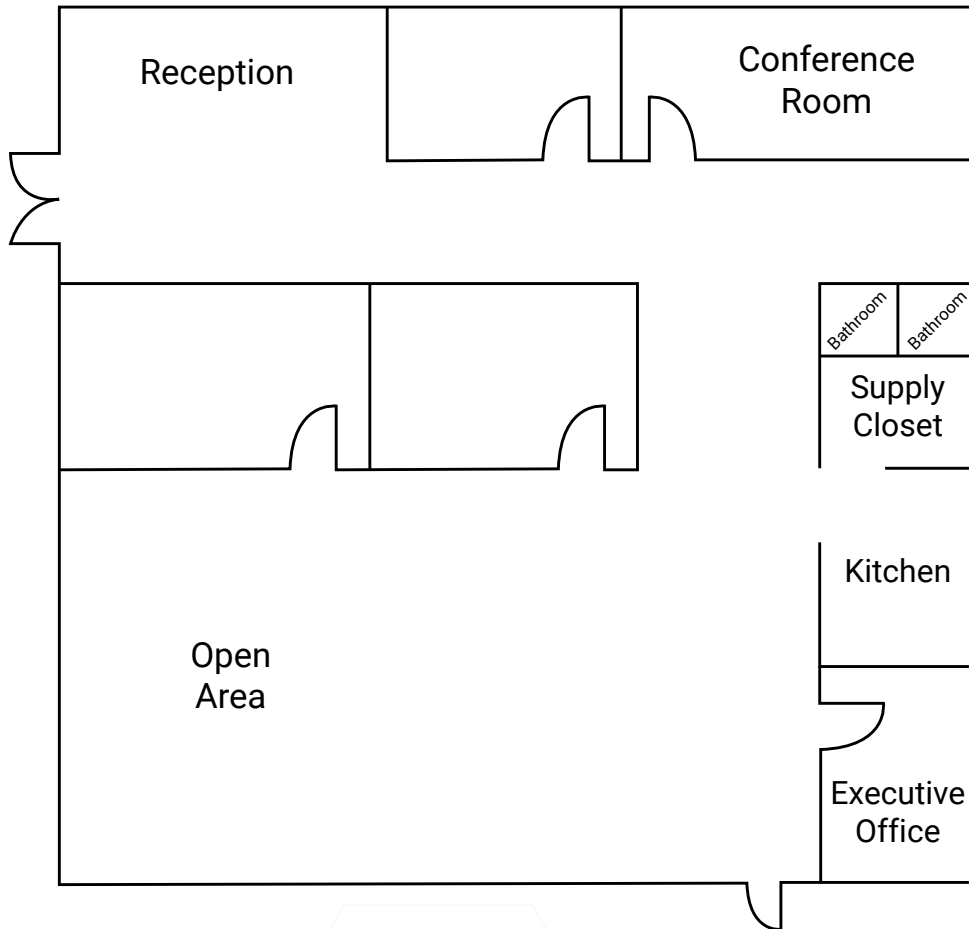
Year Built:  
2004



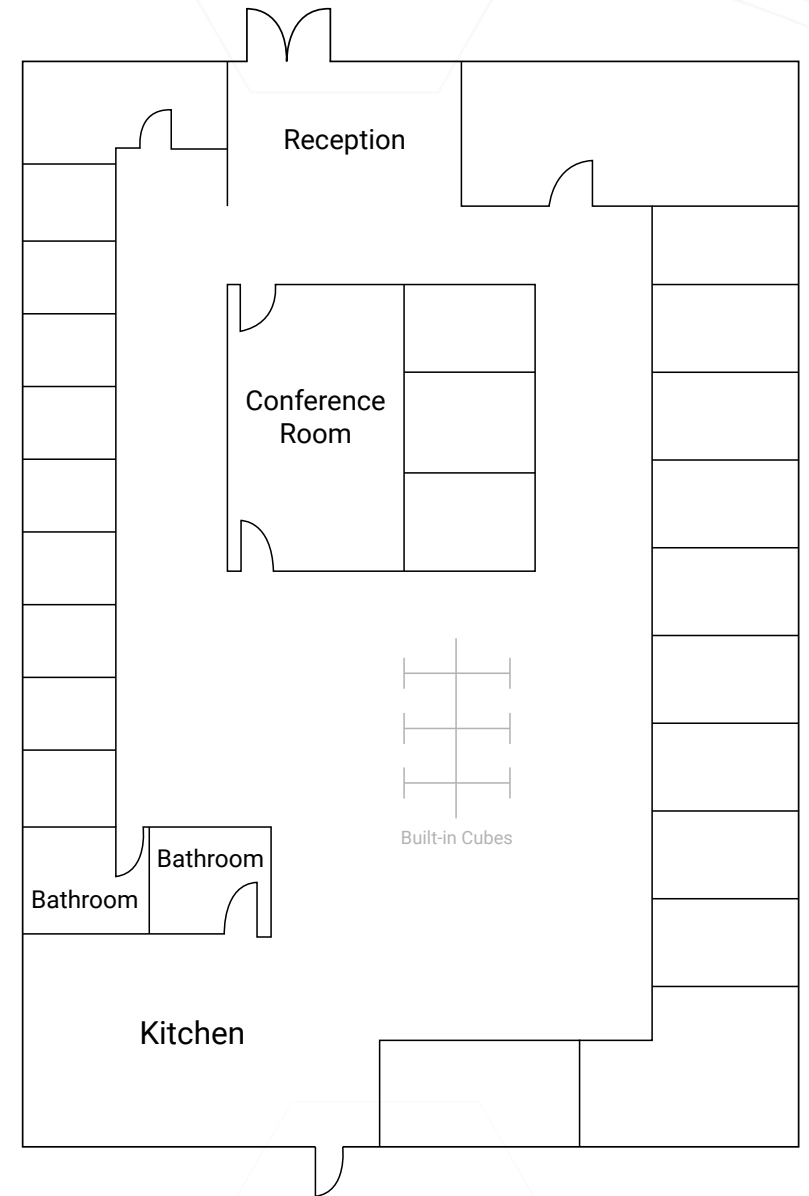


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## 94 Discovery



## 90 Discovery



Floor Plans Not to Scale







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