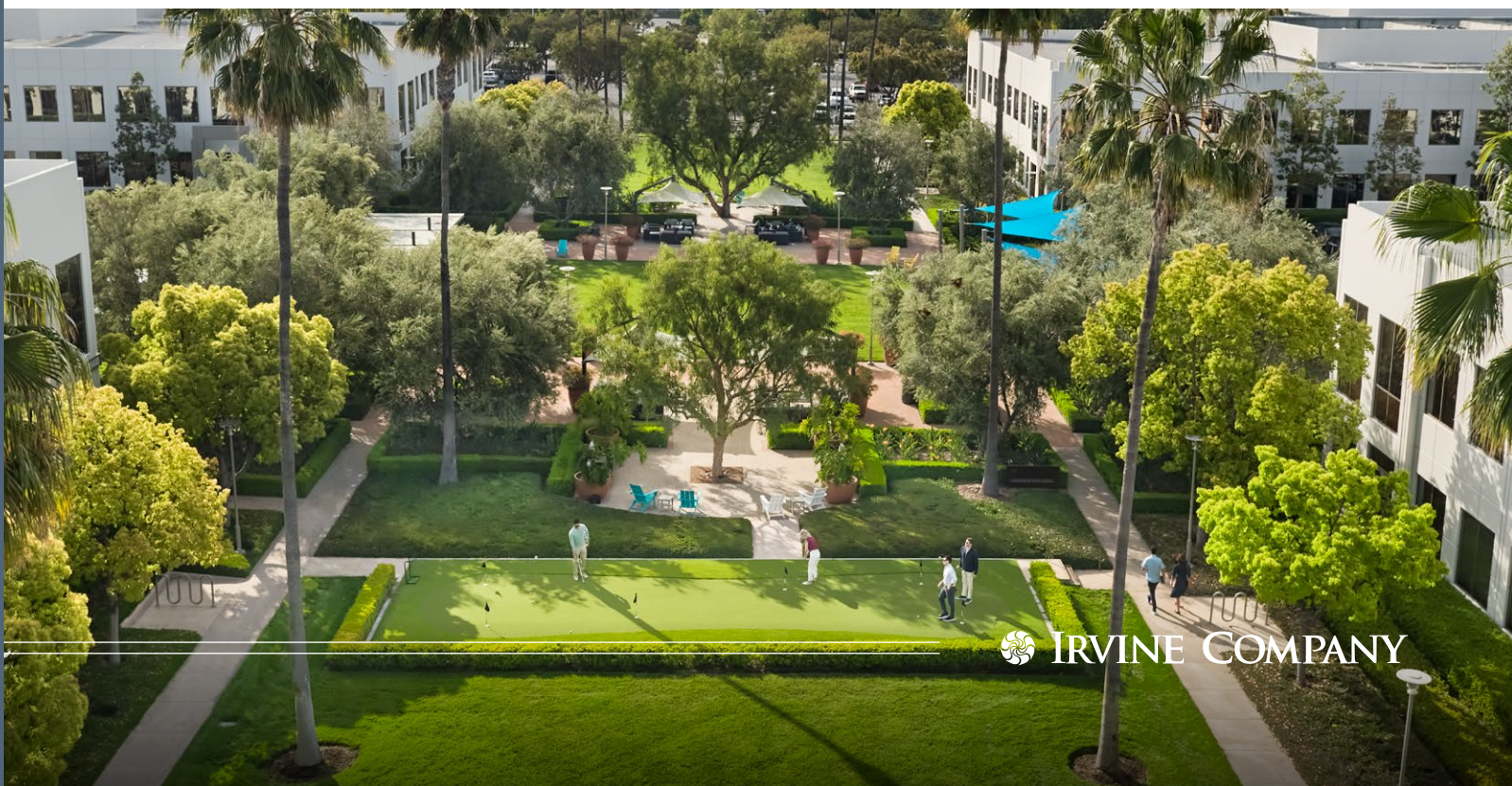


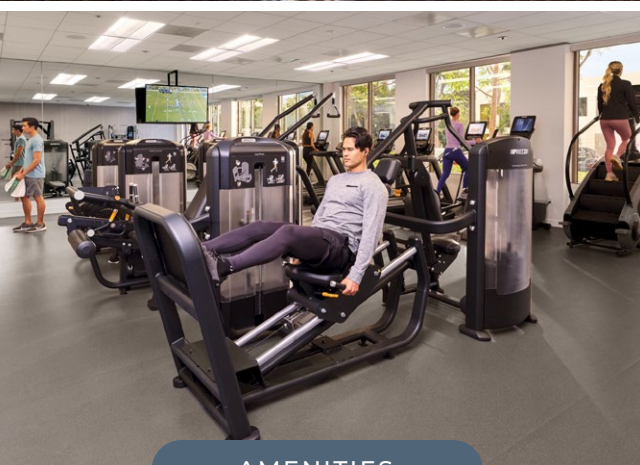
DISCOVERY PARK
15460 LAGUNA CANYON RD.
IRVINE SPECTRUM®

Full-Building Opportunity

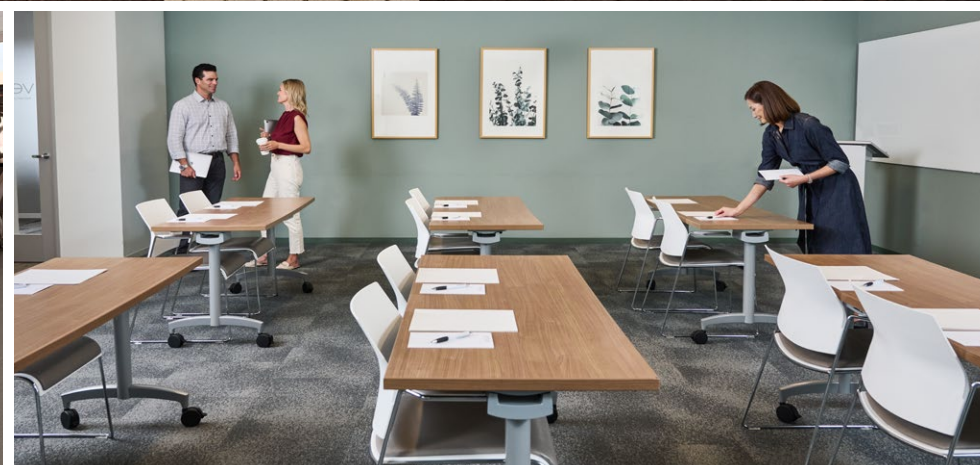
SUITE 100 AND 200 / ±53,220 SF



 IRVINE COMPANY



AMENITIES



Made for *Momentum*

15460 LAGUNA CANYON RD. / ±53,220 SF



- AUTO
DETAILING
- CAFE/
RESTAURANT
- CONFERENCE
CENTER
- EV
CHARGING
- FITNESS
- LOUNGE
- OUTDOOR
WORKSPACE
(WIFI-ENABLED)
- PARCEL
LOCKERS
- PUTTING
GREEN

Full floor of premium workspace ready for occupancy

Excellent building top signage opportunity

Direct indoor-outdoor connectivity to WiFi-enabled open-air gathering areas featuring a putting green, plush seating, shade structures and a barbecue area

Easy access to major freeways and Irvine Station

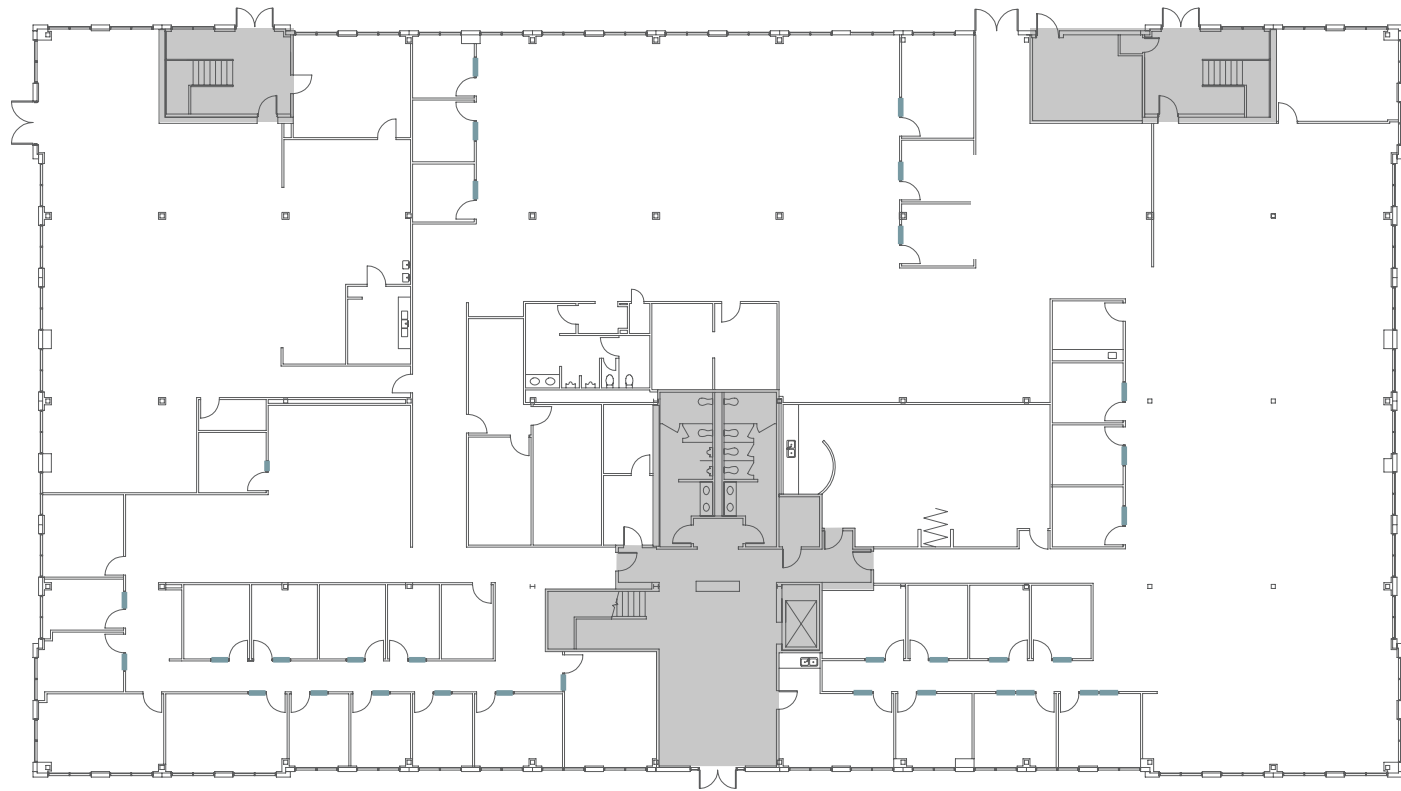
Minutes from 175+ shopping, dining and entertainment options at Irvine Spectrum Center®

Walkable access to Sand Canyon Plaza, with a range of casual dining options and everyday essentials

On-site amenities include a private fitness center, tech-enabled conference center and a grab-n-go eatery

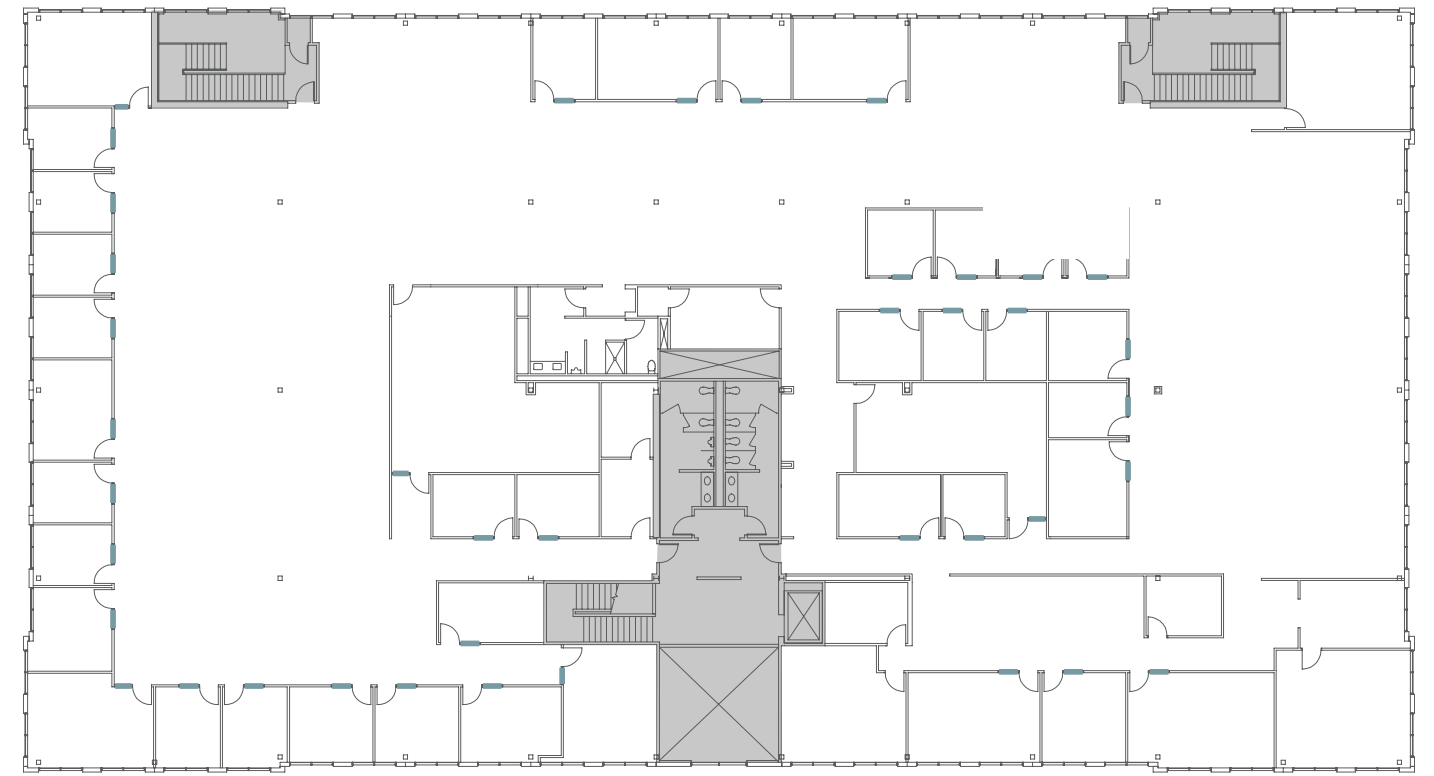
15460 Laguna Canyon Rd.

SUITE 100 / ±26,610 SF



GLASS

SUITE 200 / ±26,610 SF



GLASS

Amenity-rich Neighborhood



IRVINE STATION

ALTON MARKET PLACE
8 Dining and Retail Options

IRVINE SPECTRUM CENTER®
175+ Dining, Retail and Entertainment Options

CENTERPOINTE APARTMENT HOMES

THE VILLAGE APARTMENT HOMES

THE PARK APARTMENT HOMES

WESTVIEW APARTMENT HOMES

DISCOVERY PARK
15460 Laguna Canyon Rd.
±53,220 SF

FUTURE APARTMENT & RETAIL ARRIVING 2027

SAND CANYON PLAZA
20+ Dining, Retail and Fitness Options

LAGUNA CANYON RD.

IRVINE CENTER DR.

SAND CANYON AVE.

// DISCOVERY PARK

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// DISCOVERY PARK

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We Create Places that *Bring People Together to Succeed*

More than 18 million people choose to live, work, shop, stay and play in Irvine Company's 129M SF real estate portfolio. Decades of thoughtful planning and stewardship ensure we deliver exceptional placemaking and customer experiences — all backed by our commitment to long-term ownership and industry-leading financial stability.

Industry-leading Financial Stability

Our unmatched capital resources ensure we uphold our standards of excellence, regardless of market conditions.

Future-Proof Flexibility

A range of lease options and our collaborative partnership support your growth.

Elevated Customer Care

Expert teams, fast response times and personalized service ensure worry-free workdays.

Ready for What's Next

From enabling hybrid solutions to supporting diverse work styles, we keep your business at the forefront of what's possible.

Activated to Attract & Engage Teams

Experience-driven amenities make your workplace an essential employee destination.

Sustainability By Design

We strive to lead and innovate for the preservation of environmental resources.





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