

Discovery Park

43 Discovery | First Floor

Flex+[®]
BY IRVINE COMPANY



New Building Lobby Design

43 Discovery | First Floor Overview



Full building of new, premium move-in ready workspaces

- 1st Floor: 7 suites ranging from 2K - 7K SF (Available Now)
- 2nd Floor: 7 suites ranging from 2K - 7.6K SF (Arriving October 2025)

High-end suite finishes including open ceiling, specialty lighting and premium break areas

Convenient access to outdoor workspaces, Kinetic fitness center, dining options, The Lounge and Venue Meetings & Events



Glass



Open Ceiling



Lights

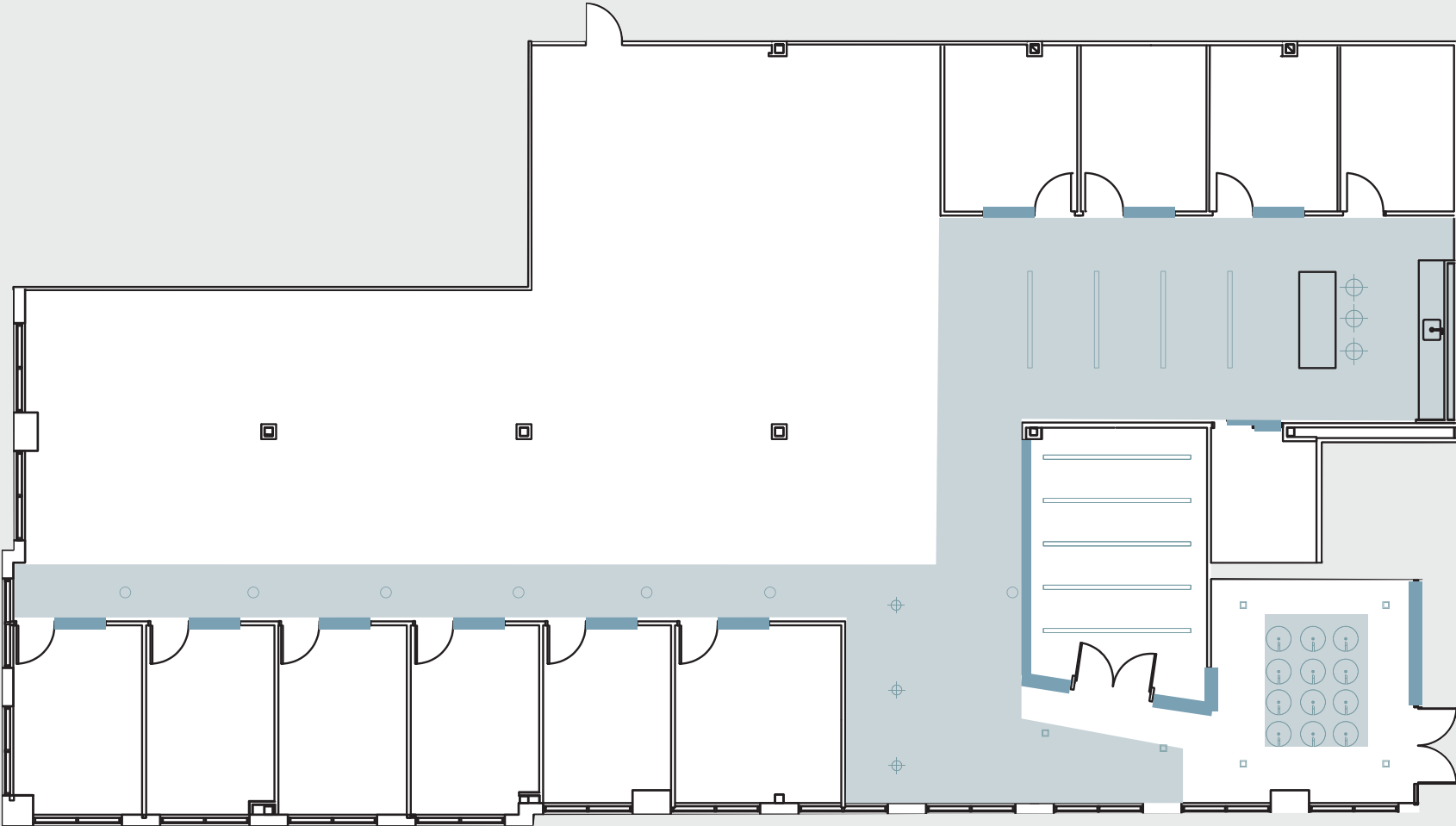
43 Discovery Suite 100

Total Size
±7,055 sqft

Team Size
32-40

Private Offices
9

Meeting Rooms
2

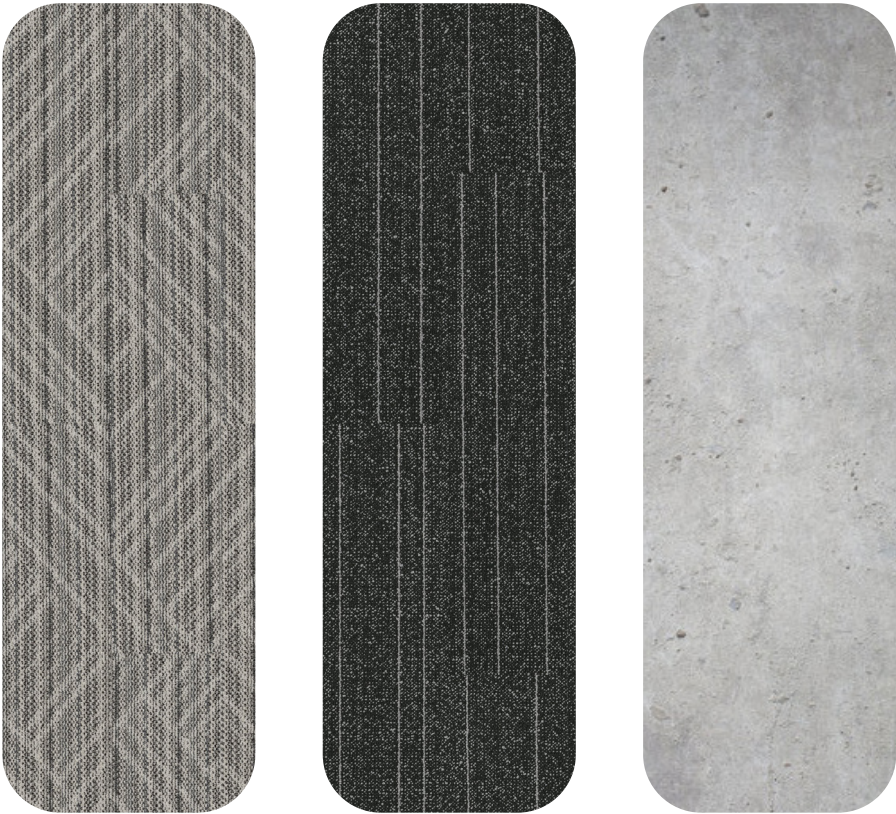


— Glass ■ Open Ceiling ☼ Lights

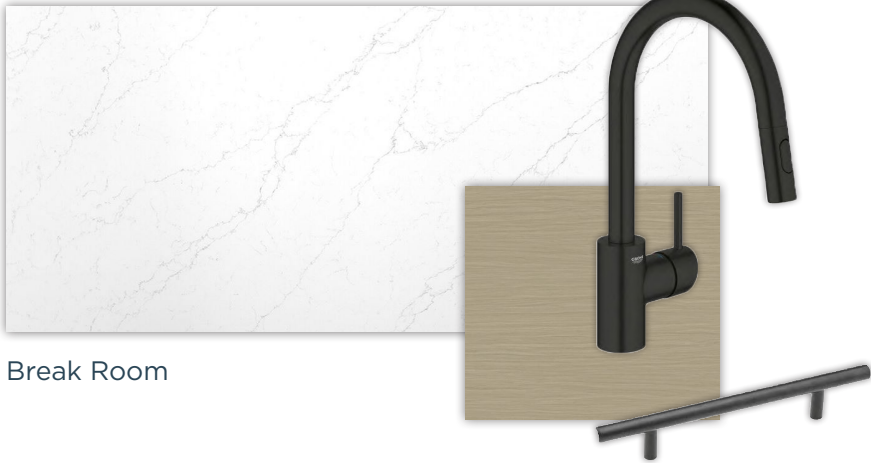
photography | Suite 100



finish palette | Suite 100



Flooring



Break Room



Paint Scheme

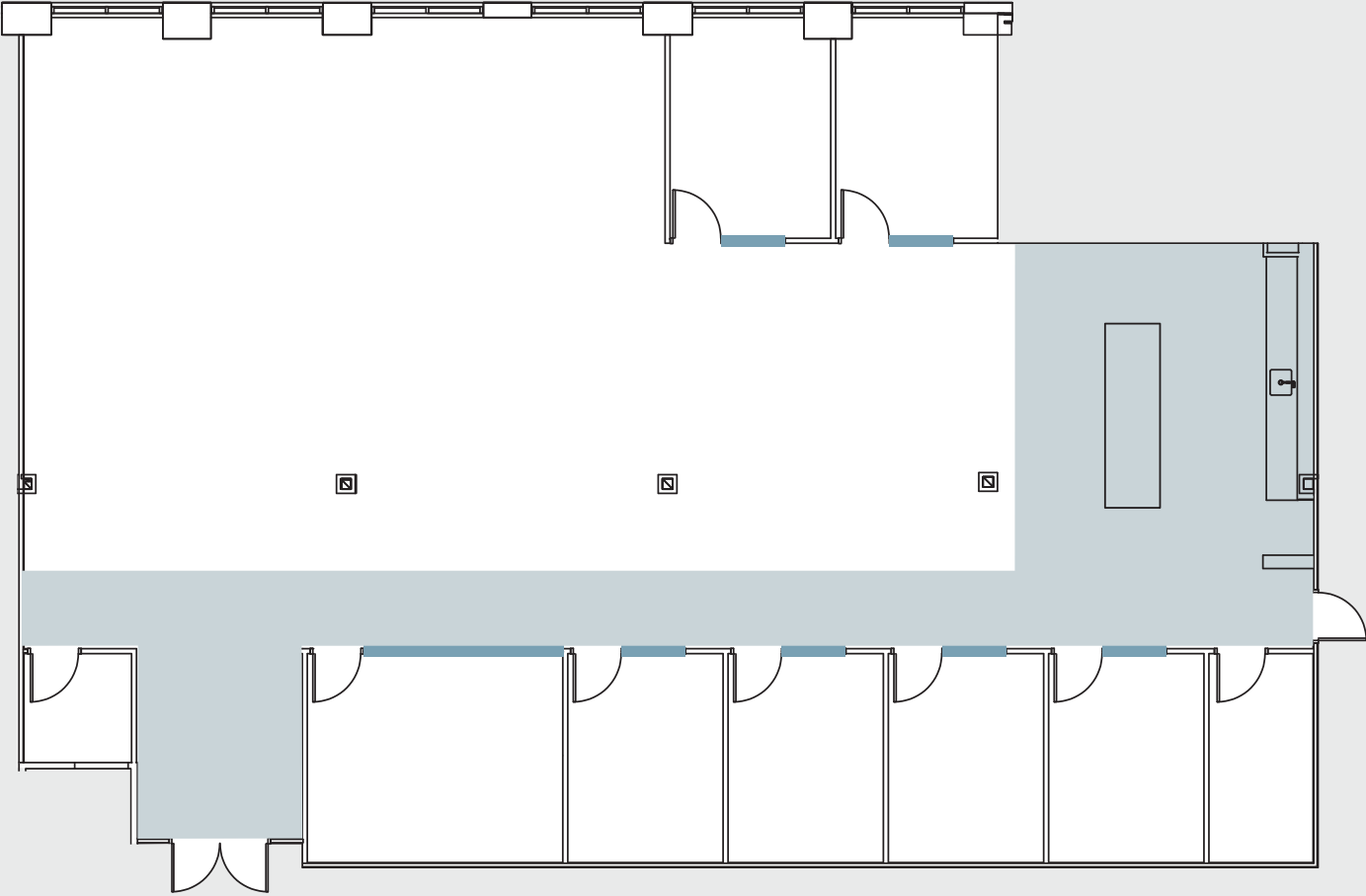
43 Discovery Suite 130

Total Size
±4,735 sqft

Team Size
22-28

Private Offices
6

Meeting Rooms
1

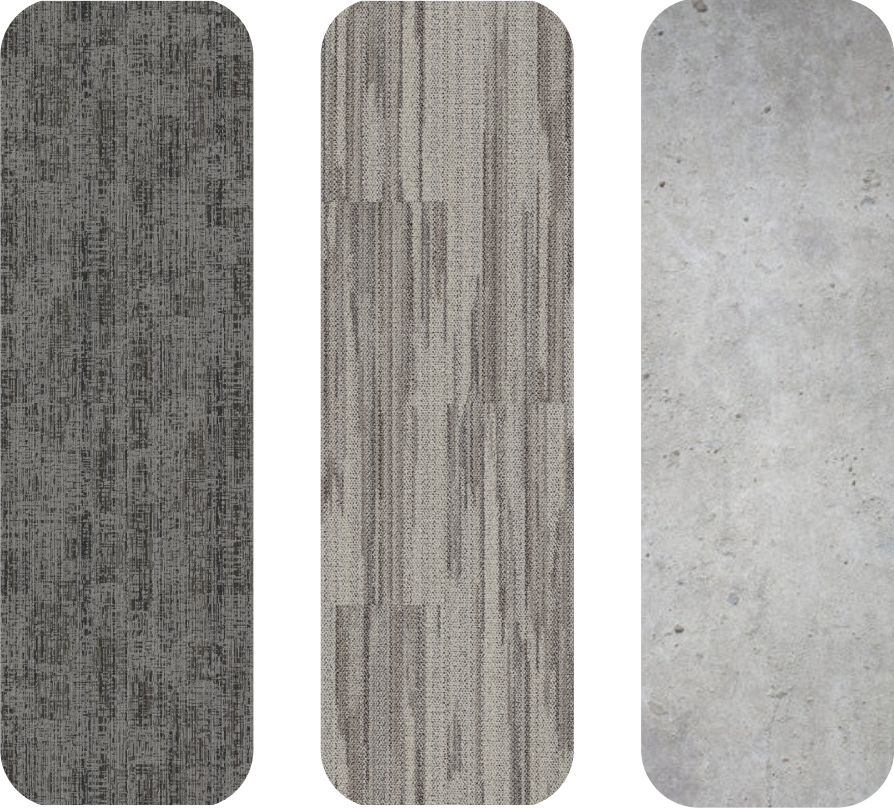


— Glass ■ Open Ceiling

photography | Suite 130



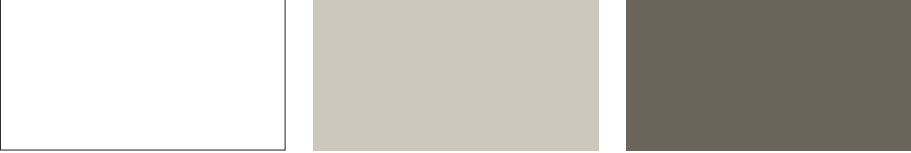
finish palette | Suite 130



Flooring



Break Room



Paint Scheme

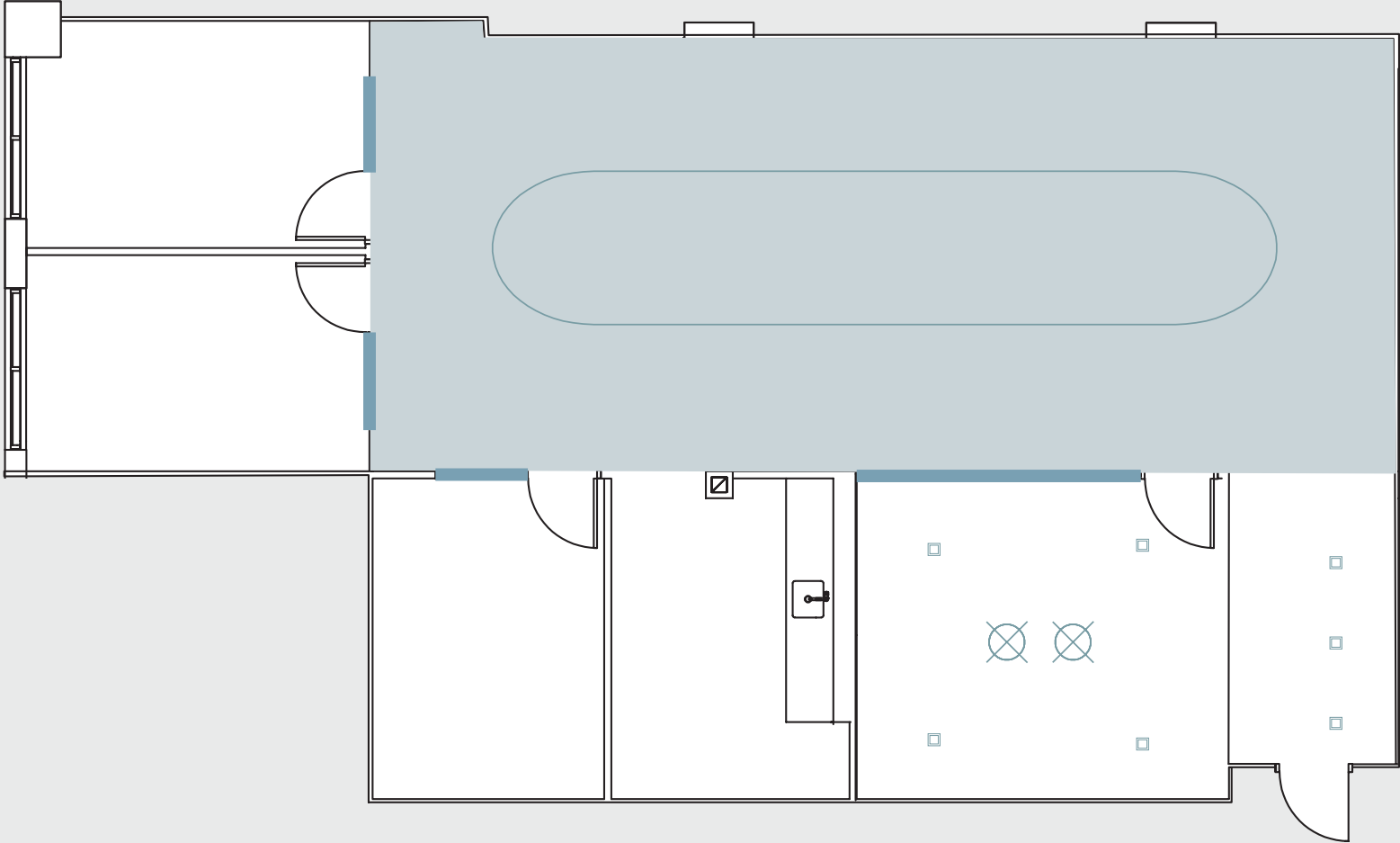
43 Discovery Suite 140

Total Size
±2,179 sqft

Team Size
10-12

Private Offices
3

Meeting Rooms
1



— Glass ■ Open Ceiling ☼ Lights

photography | Suite 140



finish palette | Suite 140



Flooring



Break Room



Paint Scheme

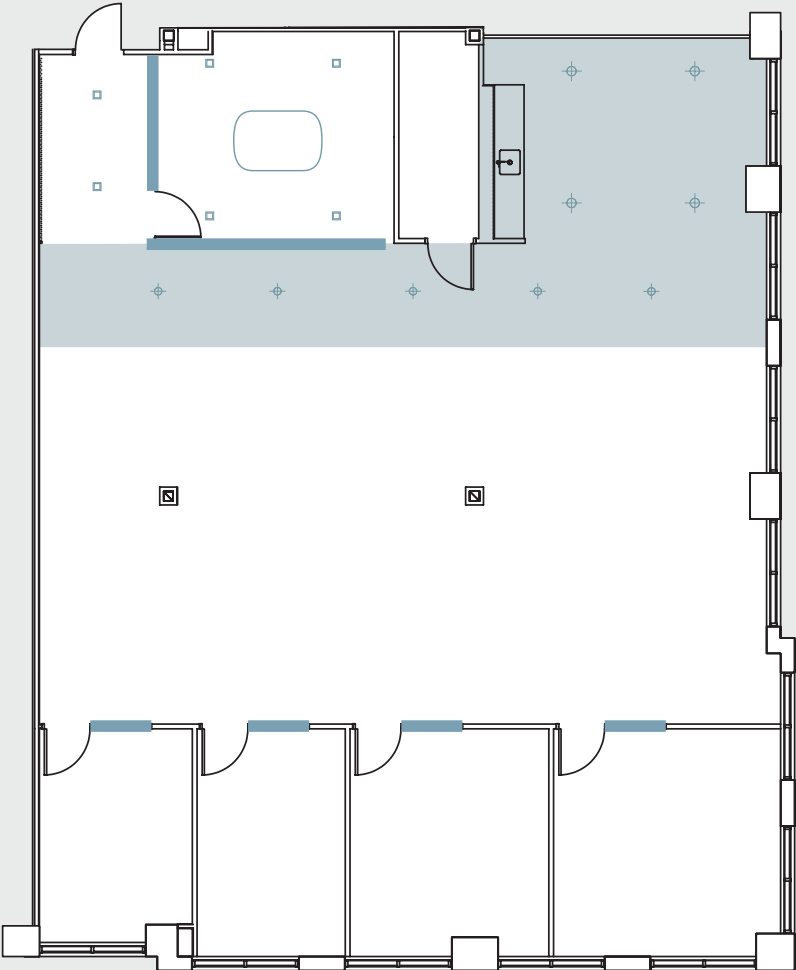
43 Discovery Suite 145


Total Size
±3.563 sqft

Team Size
12-16

Private Offices
4

Meeting Rooms
1



— Glass ■ Open Ceiling  Lights

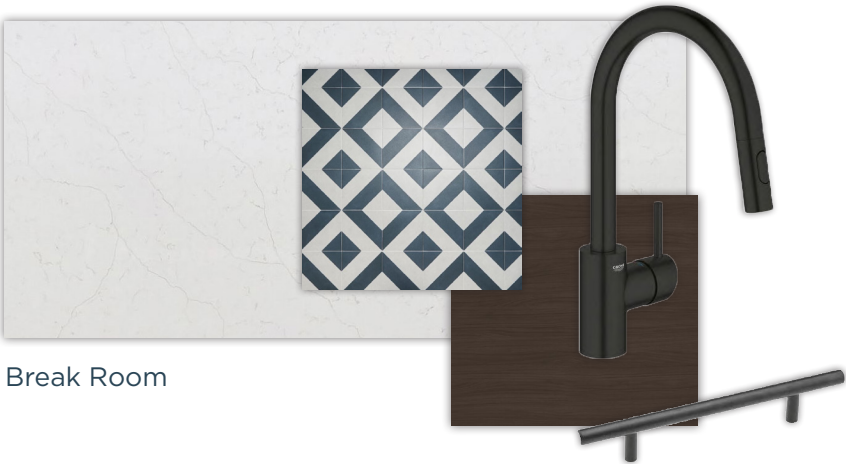
finish palette | Suite 145



Flooring



Paint Scheme



Break Room



Lighting & Specialty Features

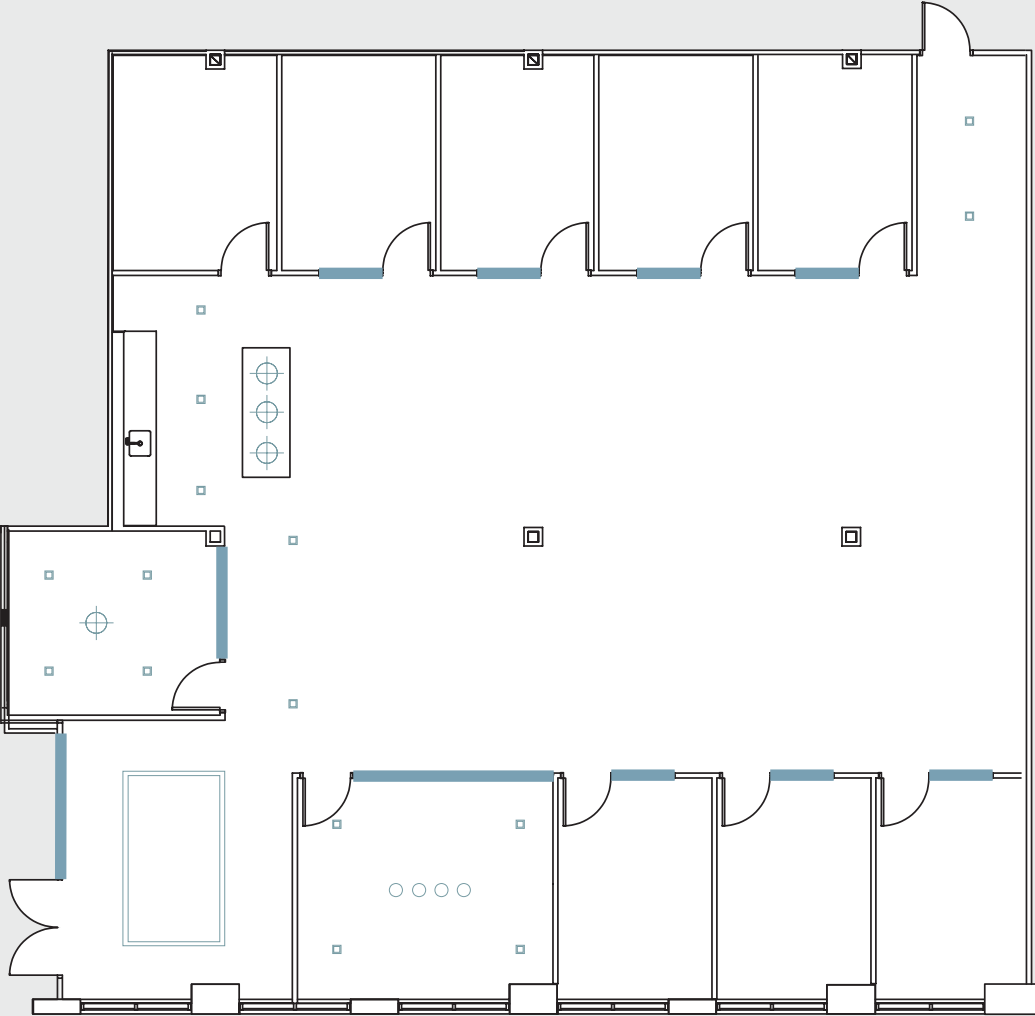
43 Discovery Suite 150

Total Size
±4.318 sqft

Team Size
20-24

Private Offices
7

Meeting Rooms
2



— Glass  Lights

photography | Suite 150



finish palette | Suite 150



Flooring



Paint Scheme



Break Room

Discovery Park



N
MAP NOT TO SCALE

- 
 AUTO
DETAILING
- 
 CAFE/
RESTAURANT
- 
 CONFERENCE
CENTER
- 
 EV
CHARGING
- 
 FOOD
TRUCKS
- 
 FITNESS
CENTER
- 
 GAME
ROOM
- 
 LOUNGE
- 
 OUTDOOR
WORKSPACE
- 
 PUTTING
GREEN



New Building Lobby Design

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