

Discovery Park

43 Discovery | Second Floor

flex+[®]
BY IRVINE COMPANY



New Building Lobby Design

43 Discovery | 2nd 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

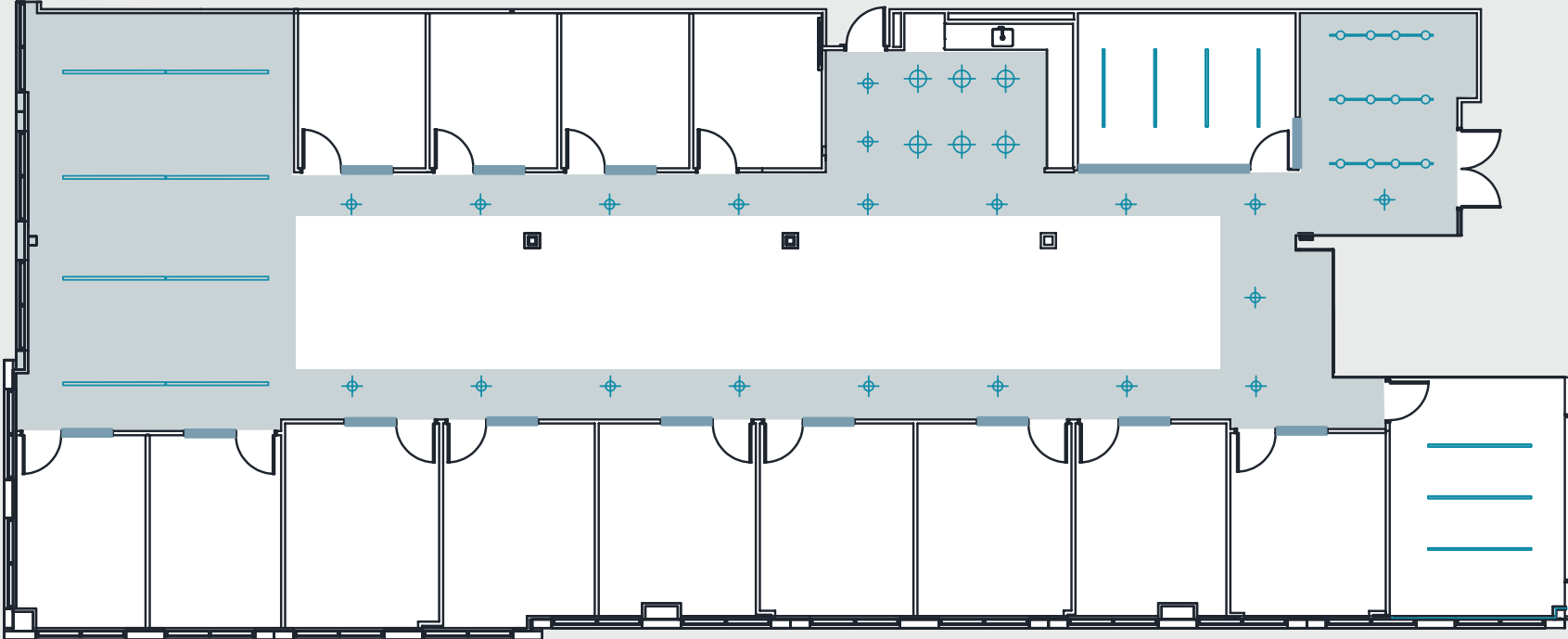
43 Discovery Suite 200


Total Size
±6,404 sqft

Team Size
20-24

Private Offices
12

Meeting Rooms
2

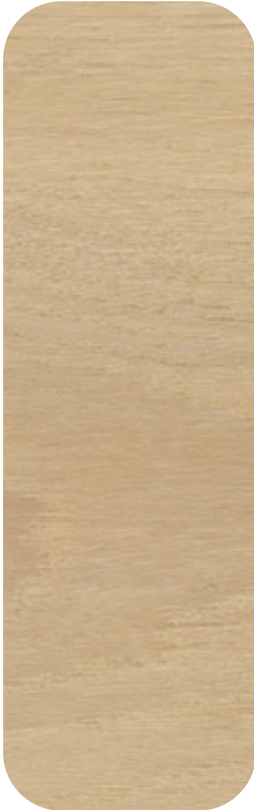


— Glass ■ Open Ceiling  Lights

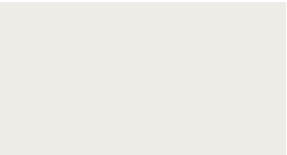
finish palette | Suite 200



Flooring



Break Room



Paint Scheme

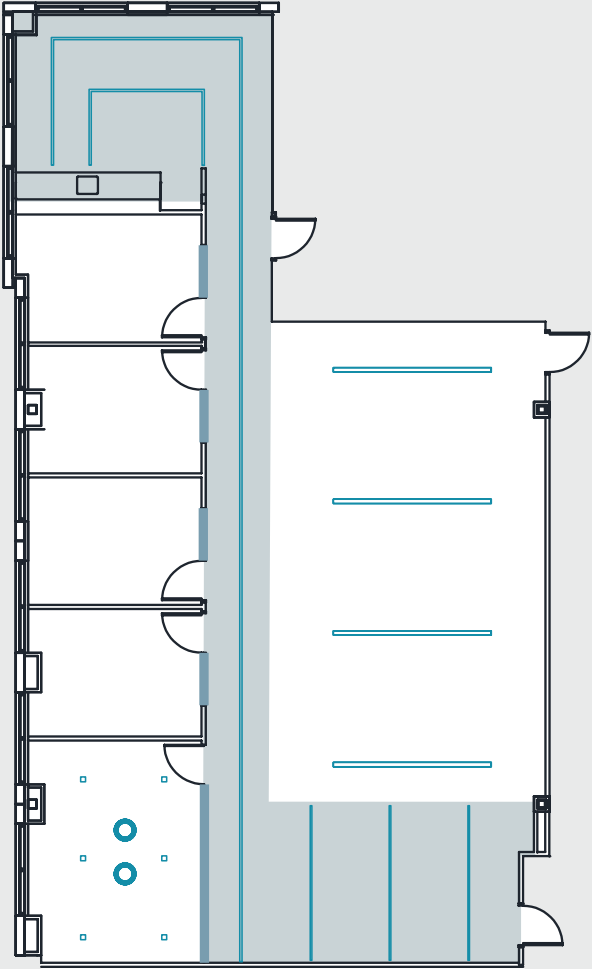
43 Discovery Suite 210


Total Size
±2,982 sqft

Team Size
14-18

Private Offices
4

Meeting Rooms
1



— Glass ■ Open Ceiling  Lights

finish palette | Suite 210



Flooring



Break Room



Paint Scheme

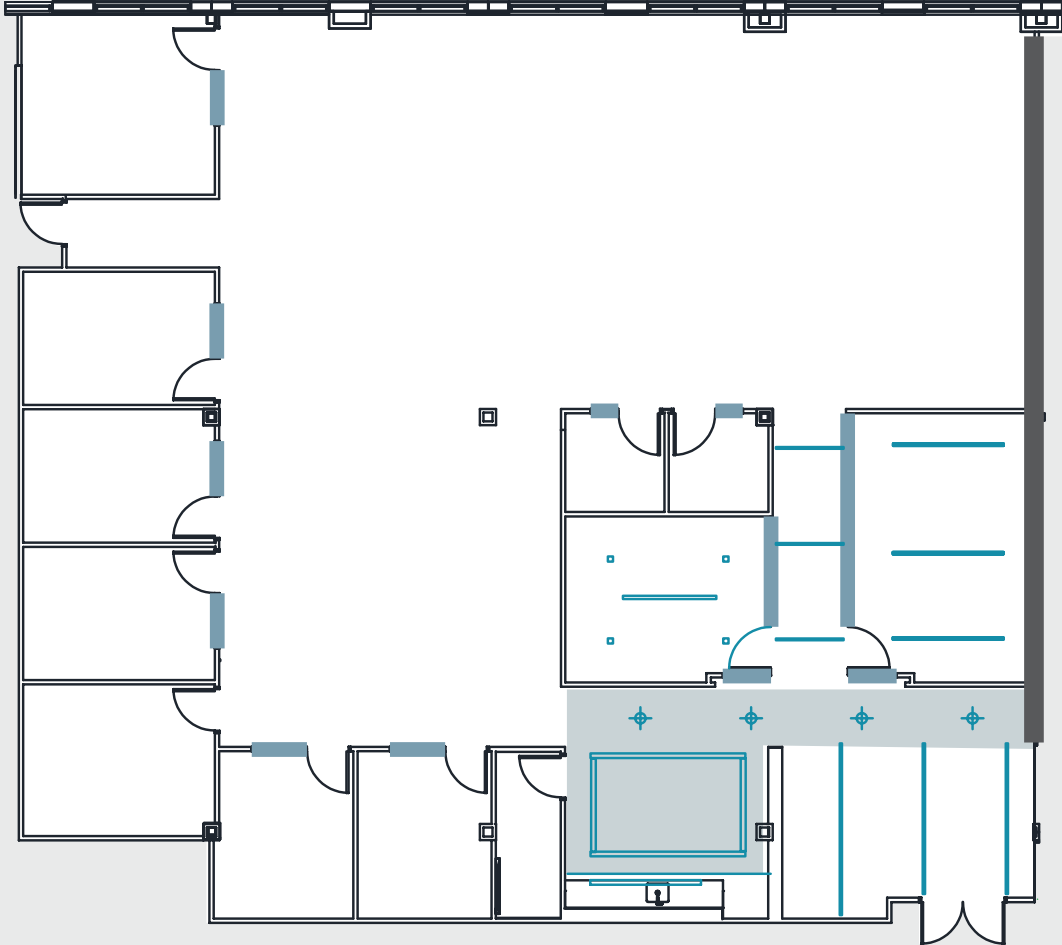
43 Discovery Suite 220

Total Size
±5,589 sqft

Team Size
24-32

Private Offices
7

Meeting Rooms
4

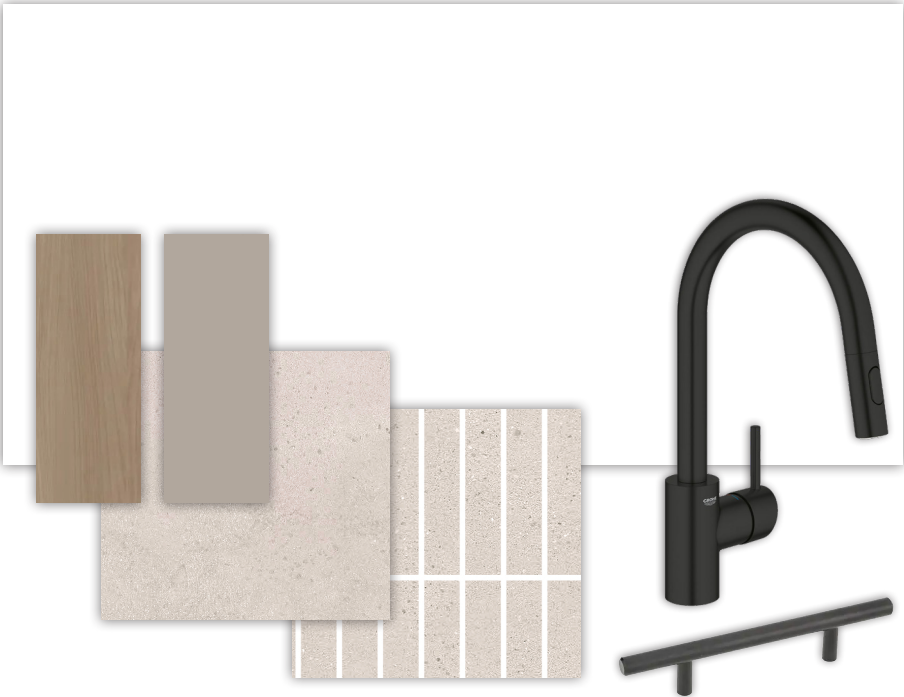


— Glass ■ Open Ceiling ☼ Lights

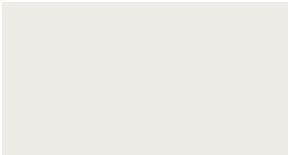
finish palette | Suite 220



Flooring



Break Room



Paint Scheme

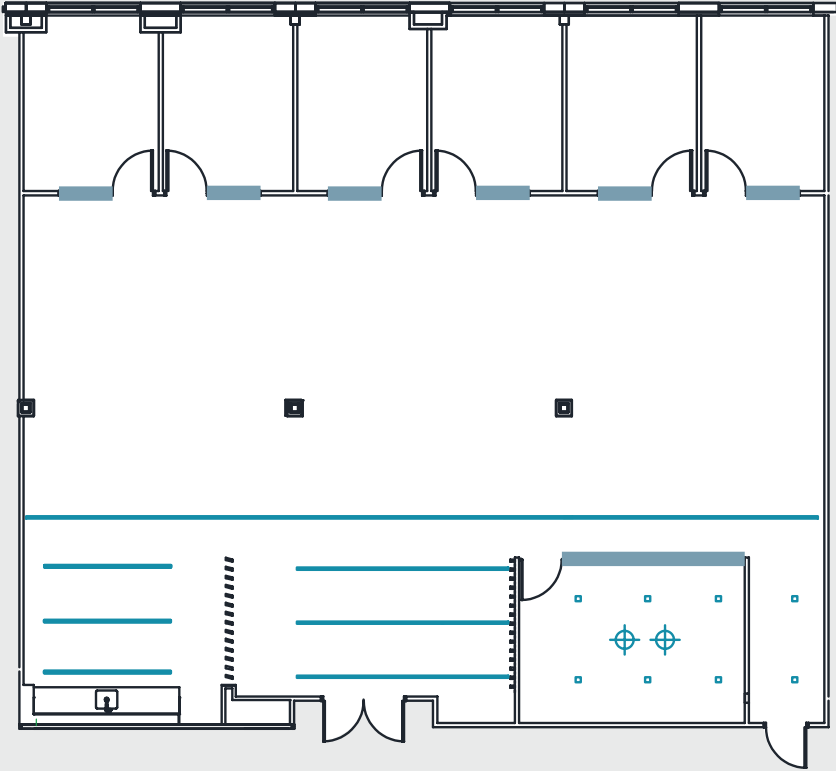
43 Discovery Suite 230

Total Size
±3,733 sqft

Team Size
16-22

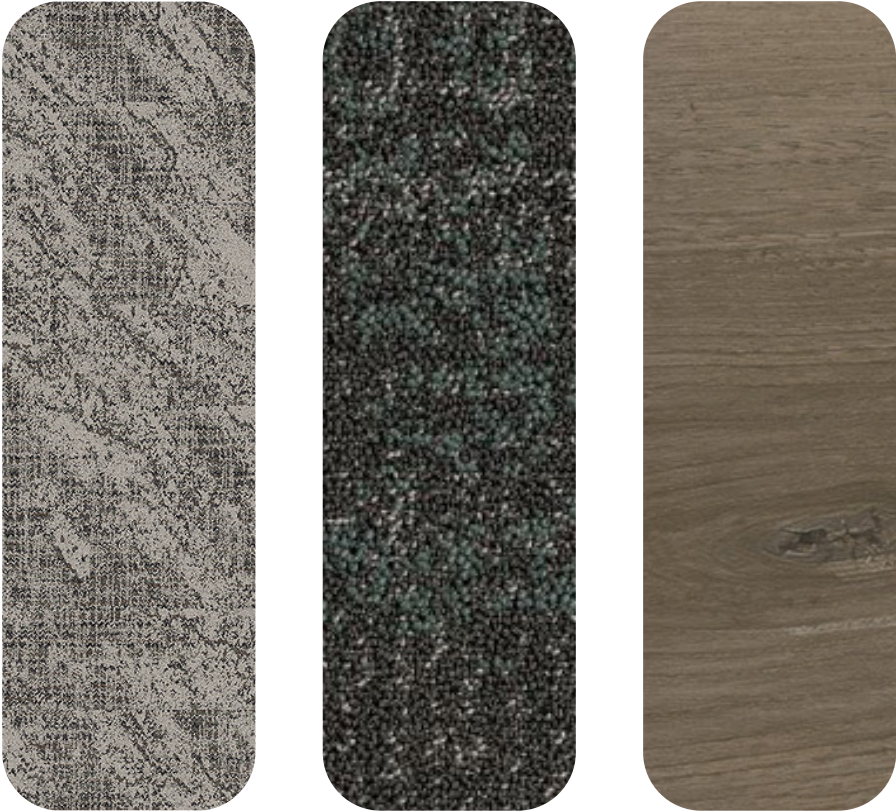
Private Offices
6

Meeting Rooms
1

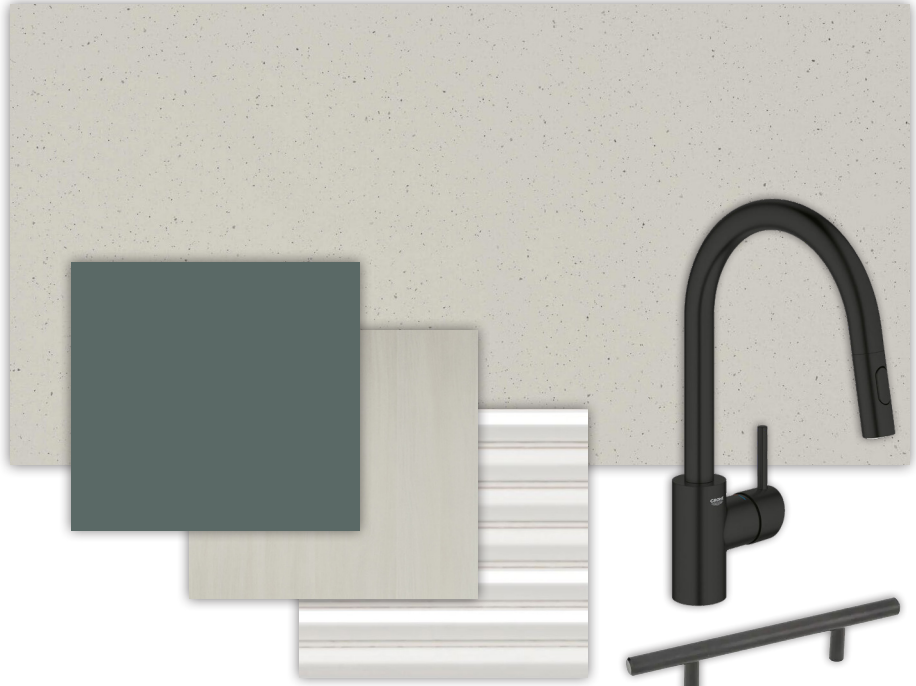


— Glass  Lights

finish palette | Suite 230



Flooring



Break Room



Paint Scheme

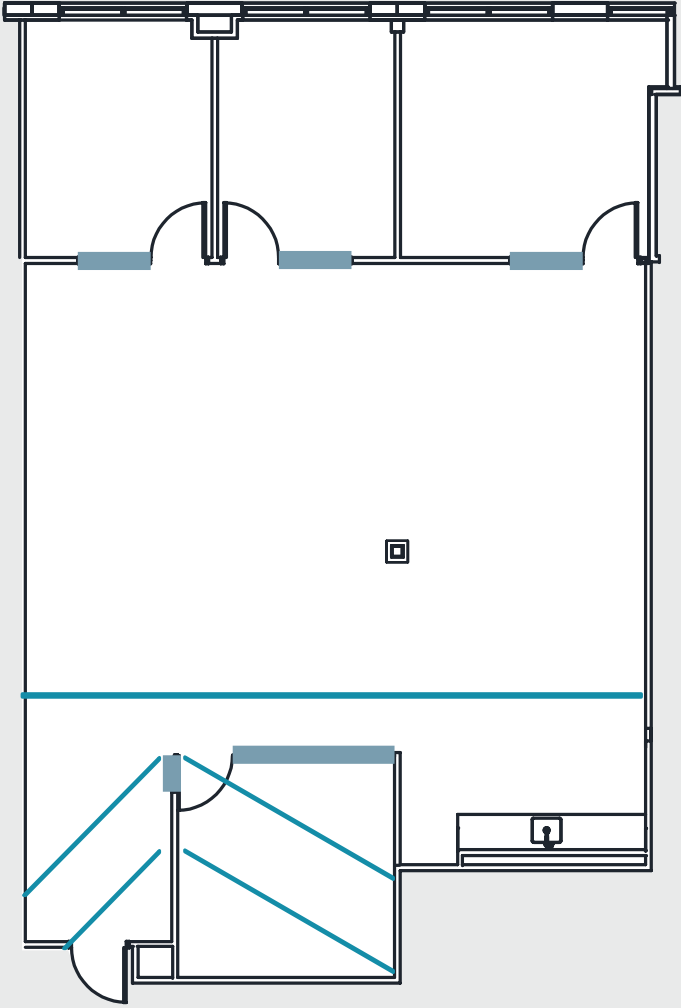
43 Discovery Suite 240

Total Size
±2,036 sqft

Team Size
10-12

Private Offices
3

Meeting Rooms
1

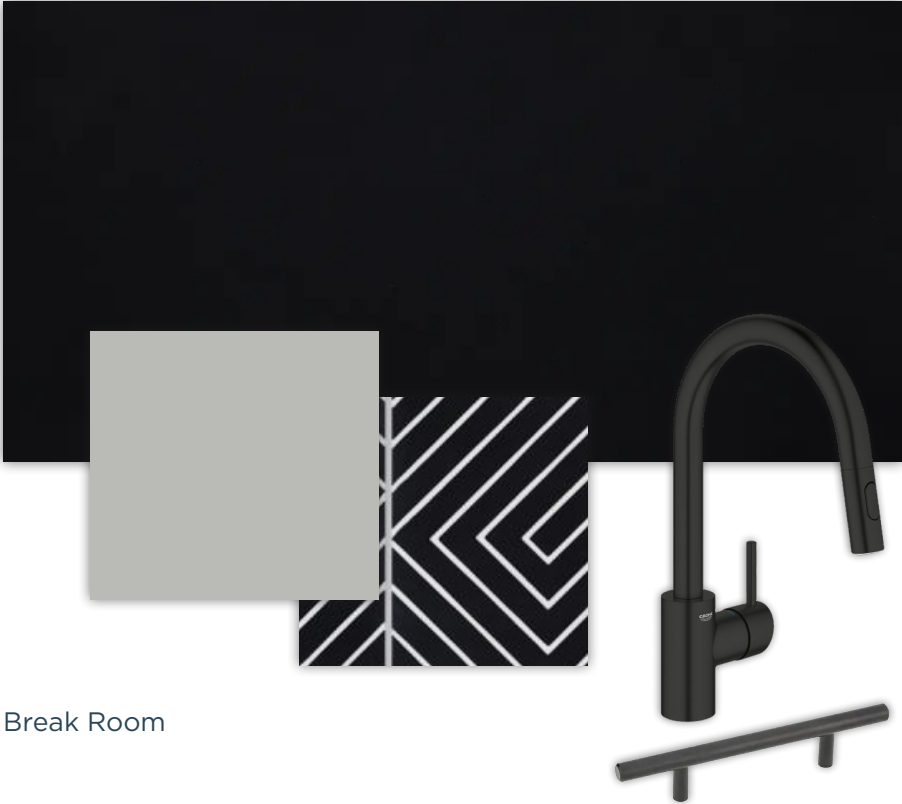


— Glass  Lights

finish palette | Suite 240



Flooring



Break Room



Paint Scheme

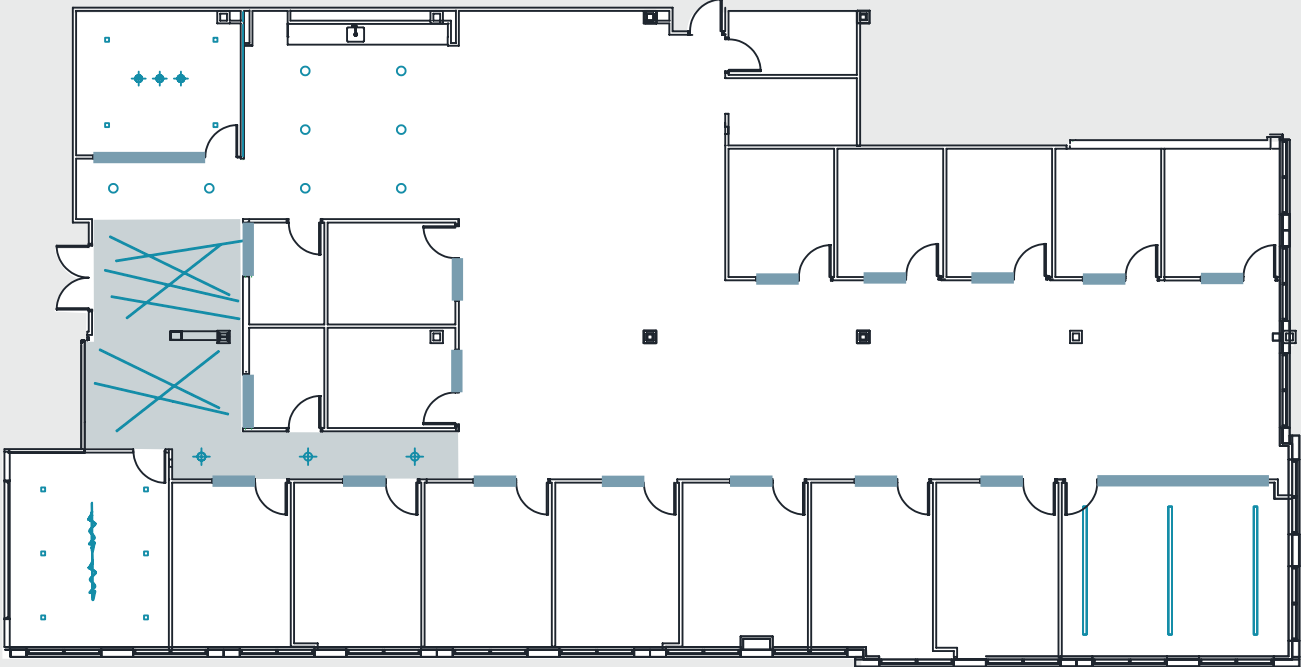
43 Discovery Suite 250

Total Size
±7,675 sqft

Team Size
34-44

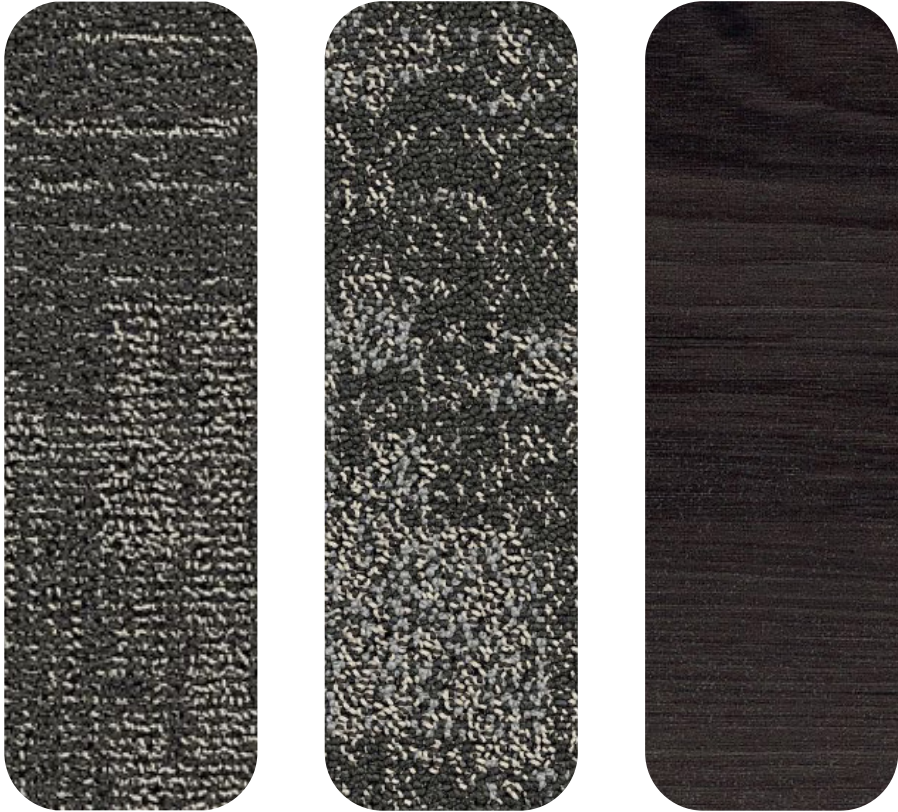
Private Offices
14

Meeting Rooms
5



— Glass  Lights

finish palette | Suite 250



Flooring



Break Room



Wall Finishes

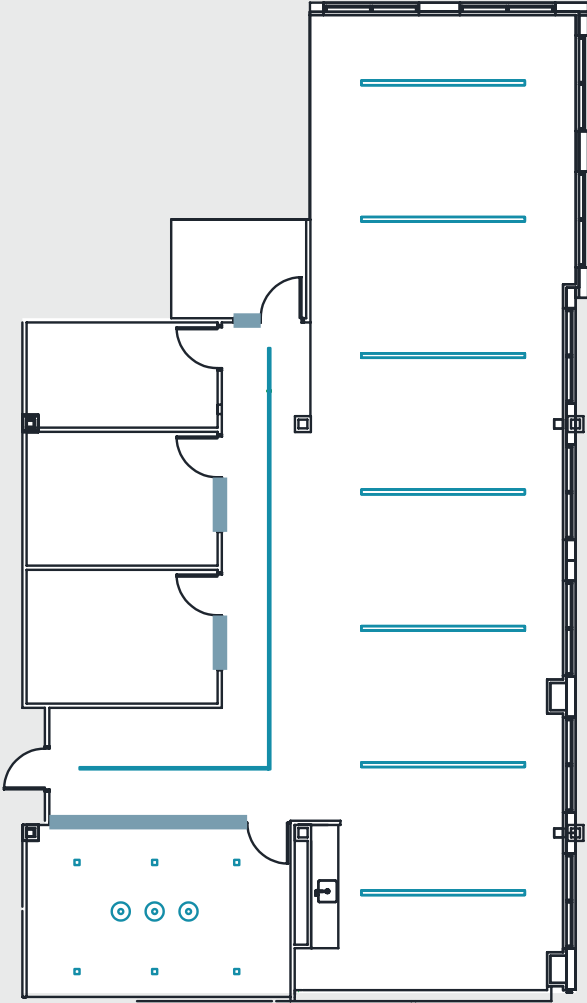
43 Discovery Suite 260

Total Size
±2,988 sqft

Team Size
14-18

Private Offices
3

Meeting Rooms
1



— Glass  Lights

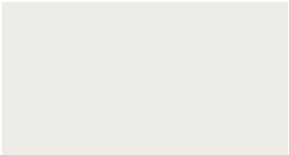
finish palette | Suite 260



Flooring



Break Room



Paint Scheme

Discovery Park



- 
 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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