

# COMING SOON!

54,088 SF CLASS "A" FREESTANDING BUILDING  
INDUSTRIAL • DISTRIBUTION • WAREHOUSE FOR LEASE

## WALLS ARE UP!



SCAN ME

[WWW.17731COWAN.COM](http://WWW.17731COWAN.COM)

**17731 COWAN**  
IRVINE • CALIFORNIA

Another Quality Project by:



**SEAN AHERN**  
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DRE #: 01081324





## PROPERTY HIGHLIGHTS



**BUILDING AREA:** ±54,088 - Freestanding Building

**OFFICE AREA:** ±6,635 SF HVAC Office (2-Story)

**DH DOORS:** 5 Doors (9' x 10')

**GL DOORS:** 2 Doors (12' x 14')

**CLEAR HEIGHT:** 32' Minimum

**BAY SPACES:** 60' x 52' Typical Bay Spacing

**SLAB:** 8"

**CAR PARKING:** 63 Parking Spaces

**SPRINKLER:** ESFR Sprinkler System (K-25)

**LOADING AREA:** 142' Width with 60' Concrete Truck Apron

**LOT SIZE:** 2.78 Acres

**LIGHTING:** LED Warehouse Lighting

**POWER:** 1200 AMP, 480 Volt-3 Phase

**TRUCK COURT:** Fully Secured Fenced Truck Court

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**LEE & ASSOCIATES**  
 COMMERCIAL REAL ESTATE SERVICES  
 NEWPORT BEACH

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## AMENITIES MAP IRVINE BUSINESS COMPLEX



- 1 THE SQUARE**  
MacArthur Boulevard and Main Street
  - Cafe Wasa
  - Carl's Jr.
  - 7 Eleven
  - Juice It Up
  - MacArthur Sq. Market
  - OC Smile Dental
  - Pacific Enterprise Bank
  - Jersey Mikes
  - Scottrade
  - Starbucks Coffee
  - Taco Factory
  - TD Waterhouse
  - Thai Spice
  - The Nail & Spa Company
  - Union Bank
  
- 2 EXECUTIVE PARK**  
MacArthur Boulevard and Main Street
  - Agora Churrascaria
  - City National Bank
  - McDonald's
  
- 3 IRVINE CONCOURSE**  
Von Karman Avenue and Main Street
  - Crown Plaza Hotel
  - El Torito Grill
  - Embassy Suites
  - McCormicks & Schmick's
  - Equinox Sports Club

- 4 MAIN ST. PLAZA**  
Main Street and Jamboree Road
  - Baja Fresh
  - Irvine Market
  - Main St. Pizza
  - Plaza Food Court
  - Wells Fargo
  
- 5 DIAMOND JAMBOREE CENTER**  
Jamboree Road and Alton Avenue
  - BBQ Chicken USA
  - Ce Fiore Frozen Yogurt
  - Crepes de Paris
  - Greek Islands
  - Majestic Spa
  - Tokyo Table
  
- 6 JAMBOREE CENTER**  
Main Street and Jamboree Road
  - Car Wash
  - Conference Center
  - Hyatt Regency Irvine
    - 6ix Park Grill
    - Bar8
    - Jamboree Cafe
    - MJ's Cafe
    - Organic To Go



## AMENITIES MAP IRVINE BUSINESS COMPLEX

### **7 HARVARD PLACE/HARVARD PLACE AUTO PLAZA**

Main Street and Jamboree Road

- Burger King
- Corner Bakery
- CVS/pharmacy
- Einstein Bros. Bagels
- Jamba Juice
- Main Street Carwash/Jiffy Lube
- Ralphs
- Red Mango Frozen Yogurt
- Rubio's Fresh Mexican Grill
- Salon Bellagio
- Shell Oil
- The Coffee Bean & Tea Leaf
- Togo's Eatery
- Union Bank of California

### **8 PARK PLACE**

Jamboree Road and Michelson Drive

- California Pizza Kitchen
- North Itala
- Houston's
- Panini Kabob
- Mother's Market
- The Counter
- Ruth's Chris Steak House
- Sports Chalet
- Taleo Mexican Grill
- Verizon Wireless
- Wahoo's Fish Tacos
- LA Fitness

### **9 JAMBOREE PROMENADE**

Jamboree Road and Dupont Drive

- Baja Tacos
- Daily Grill
- Gyro King
- Melting Pot Restaurant
- Subway Sandwiches

### **10 NEWPORT GATEWAY**

MacArthur Boulevard and Jamboree Road

- Azar Florist
- Conference Center
- Fitness Center
- J.C. Shoe Shine
- LaSienne Salon
- Mezzanine Restaurant at the Towers
- PicNic Food Express
- Ultimate Detailing

### **11 THE BLUFFS**

Bison Avenue and MacArthur Boulevard

- Ambrosia Home
- Baja Fresh Mexican Grill
- Carl's Jr.
- Celebrity Cleaners
- Coffee Bean & Tea Leaf
- Daphne's Greek Cafe
- Islands
- Jos. A. Bank Clothiers
- Lilikoi
- Madison Avenue
- Panera Bread Bakery

- Pasta Bravo
- Pei Wei Asian Diner
- Planet Beauty
- Quizno's
- Salon Milano
- Star Nails
- Wasa Sushi
- Wildfish Seafood Grille
- Wonderland Bakery

### **12 NEWPORT RETAIL CENTER**

MacArthur Boulevard and Campus Drive

- Bruegger's Bagels Bakery
- Roly Poly Sandwiches
- Starbucks Coffee

### **13 MACARTHUR COURT**

MacArthur Boulevard and Campus Drive

- Commerce West Bank
- Executive One Car Wash
- Farmers & Merchants Bank
- Las Palmas Cafe
- MacArthur Gifts, Sundries & Dry Cleaning
- Orange County Business Bank

### **14 MICHELSON MARKETPLACE**

Michelson Drive and Von Karman Avenue

- AT&T Phone Store
- Blimpie's Sandwiches
- Domino's Pizza
- Florists & Gifts
- Franco's Pasta Cucina
- Gus's Grill

- Michelson Market
- Palm Café Food Court
- Signature Café
- Spice Thai Express
- Teriyaki Taro

### **15 AIRPORT BUSINESS CENTER**

MacArthur Boulevard and Michelson Drive

- Bank of America
- Union Bank of California

### **IRVINE TOWERS®**

### **16 ON-SITE AMENITIES**

Von Karman Avenue and Michelson Drive

- Irvine Marriott Hotel
  - Champions Sports Bar
  - Elements 102
  - FedEx/Kinko's
  - Starbucks Coffee
  - Sushi Bar
  - The Martini & Wine Bar
- Irvine Towers Car Wash

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