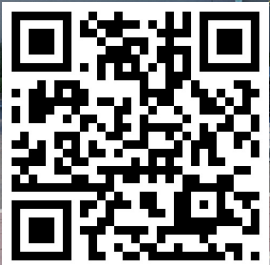


NEW BUILDING!

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



SCAN ME

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17731 COWAN
IRVINE • CALIFORNIA

Another Quality Project by:



SEAN AHERN
949.724.4733
sahern@lee-associates.com
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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