

17701 COWAN

SUITE 120 | IRVINE, CA | 92614

17701 COWAN AVENUE
SLR INTERNATIONAL
PHILLIPS LAW GROUP

FOR SALE OR LEASE!

Office Suite Now Available | 5,214 SF

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

PROPERTY SUMMARY



17701 COWAN

SUITE 120 | IRVINE, CA | 92614

For more information:

John Manion

Executive Vice President

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949.468.2306

CA DRE License #01247695

5,214 SF OFFICE SUITE NOW AVAILABLE – FOR SALE OR FOR LEASE!

Discover an exceptional opportunity at **17701 Cowan**, ideally situated in the heart of Irvine's premier business district—just minutes from John Wayne Airport.

Suite 120, located on the first floor with direct lobby access, offers a versatile layout featuring:

- Multiple spacious private offices
- Full kitchen
- Dedicated conference room
- Large open workspace ideal for collaboration

Set within a well-maintained **Class B** building, this suite benefits from an upgraded lobby and a sleek, professional aesthetic.



**5,214 SF
Office Suite**



**MacArthur Boulevard
Frontage**



**Free Surface
Parking**



**Executive Offices, Conference
Room, and Full Kitchen**

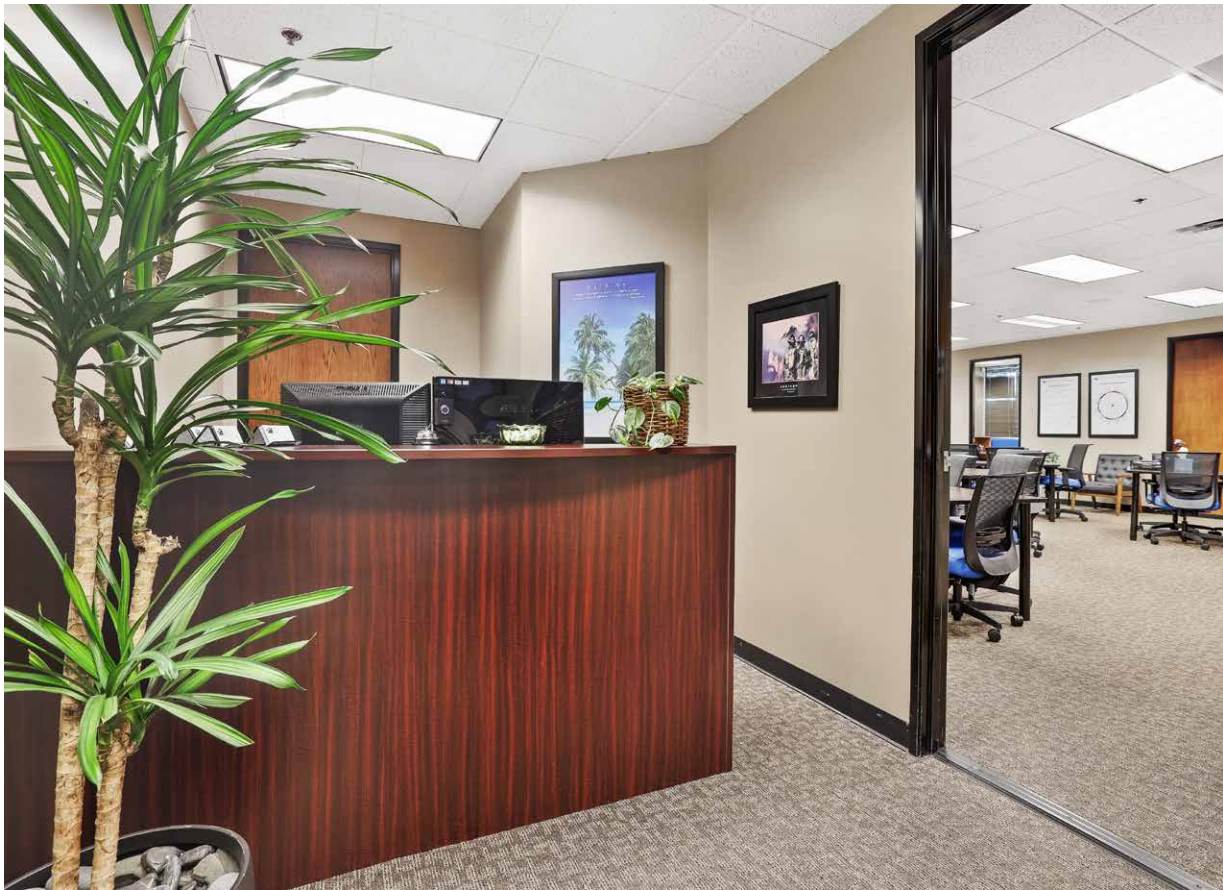


**Centrally Located with Easy
Access to 55 & 405 freeways**

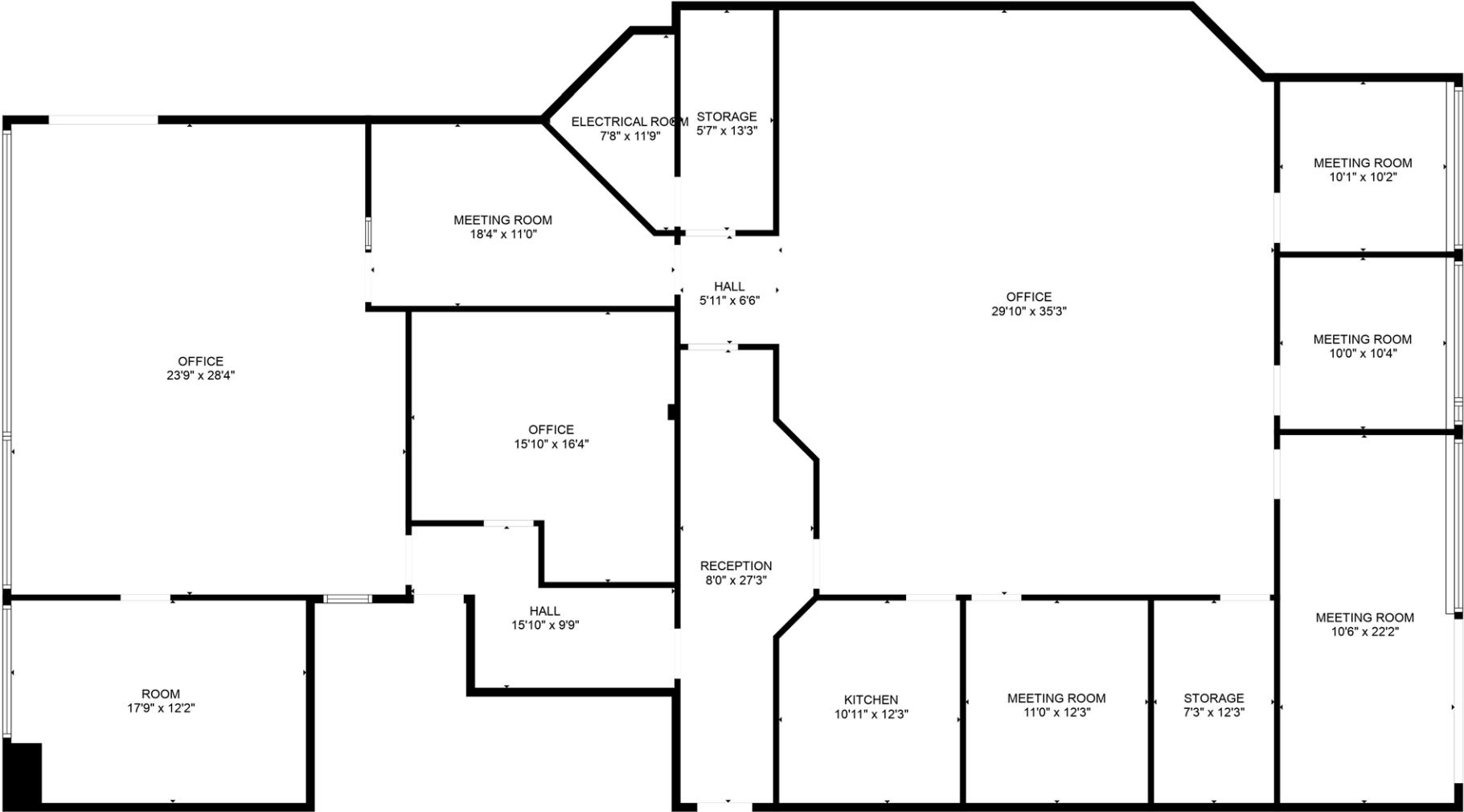


**Ground Level Suite with
Immediate Access to Lobby**

PROPERTY PHOTOS



FLOOR PLAN



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

AERIAL MAP



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