

# CROWN CABOT

## FINANCIAL CENTER

28202 Cabot | Laguna Niguel



# Built with you in mind

## PROPERTY HIGHLIGHTS



4/1,000 parking ratio with both surface and structured spaces



Available on-site tenant storage



Within walking distance to Amtrak/MetroLink



Excellent freeway visibility and direct access to the 5 and 73 Freeways



Conveniently located near shopping, Mission Hospital and Saddleback College

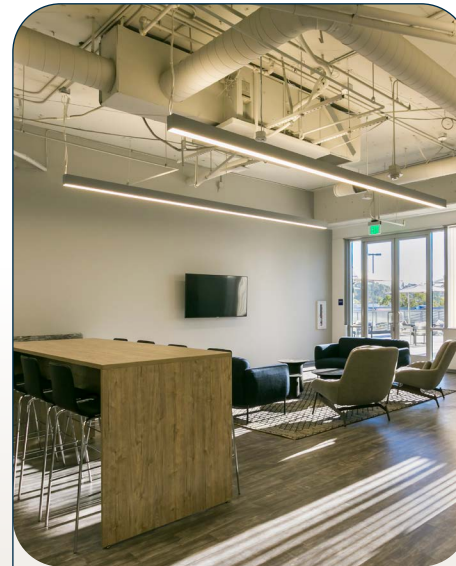
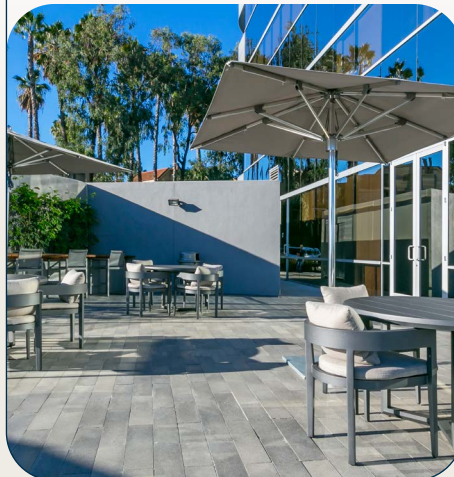


Adjacent to a mixed-use development, with executive and residential housing



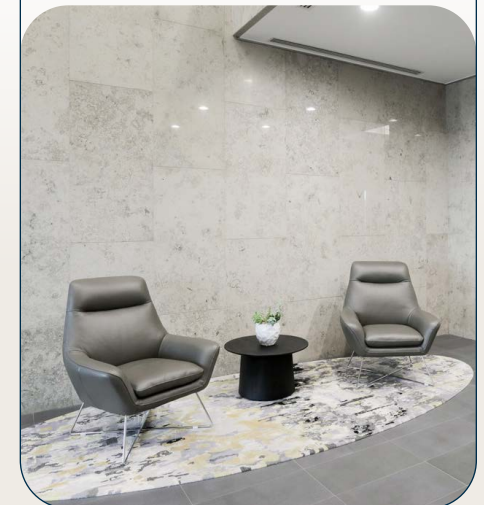
Move right into our **move-in ready suites**, available from 2,500 SF

Our modern and inviting **outdoor courtyard** with lounge seating, shade umbrellas, and Wi-Fi promotes relaxation, collaboration, and casual gatherings



Recharge in the **tenant lounge** furnished with a pool table, TV, and comfortable seating areas where guests can relax and socialize

Arrive in style through the elegant **lobby** that welcomes tenants and guests with a refined and inviting atmosphere



# The ideal location to

BALANCE WORK, LIFE AND PLAY



**DRIVE TIMES:**

- Shops at Mission Viejo**  
5 Mins | 1.2 Miles
- Newport Beach**  
14 Mins | 9.6 Miles
- John Wayne Airport**  
18 Mins | 15.6 Miles
- Irvine**  
21 Mins | 16.5 Miles



# Everything you need,

ON AND OFF THE CLOCK



- Nordstrom Rack
- Jersey Mike's
- Slice of the Pie Pizza
- BevMo
- WR Kitchen & Bar
- Muse Sushi House
- Fast5Xpress Car Wash

## The Center at Rancho Niguel

- Ralphps
- CVS
- Wells Fargo
- Rangeen Kitchen
- Jamba
- El Pollo Loco
- Chick-fil-A
- Belgium Waffle Haus
- The UPS Store
- Earthbowl Superfoods
- Thai Bite Cuisine
- Cronic Tacos

- Life Time Athletic Fitness
- Regency Theaters
- Chase Bank
- Handel's Ice Cream
- Wescom Credit Union
- Snooze, an A.M. Eatery
- Starbucks
- Calo Kitchen & Tequila
- The Flame Broiler

## CROWN CABOT FINANCIAL CENTER

Skye at Laguna Niguel Apartments

Cabot Rd

Apex Laguna Niguel Apartments

Costco

Amtrak

- CAVA Mediterranean
- The Habit Burger Grill
- Chevron
- Chipotle

## KALEIDOSCOPE

- Edwards Cinema
- Sal's Pizza
- Riptide Rockin' Sushi
- Hana Korean BBQ
- Tasty Bowl
- Slice Shabu
- Panini Kabob Grill
- Sana's Indian Cuisine
- LA Fitness
- Burke Williams Spa

Mission Hospital

## THE SHOPS AT MISSION VIEJO

- Starbucks
- Islands
- PF Chang's
- Paradise Bakery & Cafe
- Dizzy Bird
- Smashburger
- Blaze Pizza
- Chipotle
- Iron King Mongolian BBQ
- Islands
- Sarku Japan
- Panda Express
- Sessions West Coast Deli
- Wetzels Pretzels

## COLLEGE CENTER

- Albertacos Mexican
- Surfin Souvalki
- The Vitamin Shoppe
- J San Ramen
- Santora's Pizza
- Little France Bakery
- Lava Island BBQ
- Roger Dunn Golf Shop
- OC Credit Union
- Navy Federal Credit

Saddleback College Campus

US Post Office

Marguerite Pkwy





5

73

73

Crown Valley Pkwy

# Floorplans

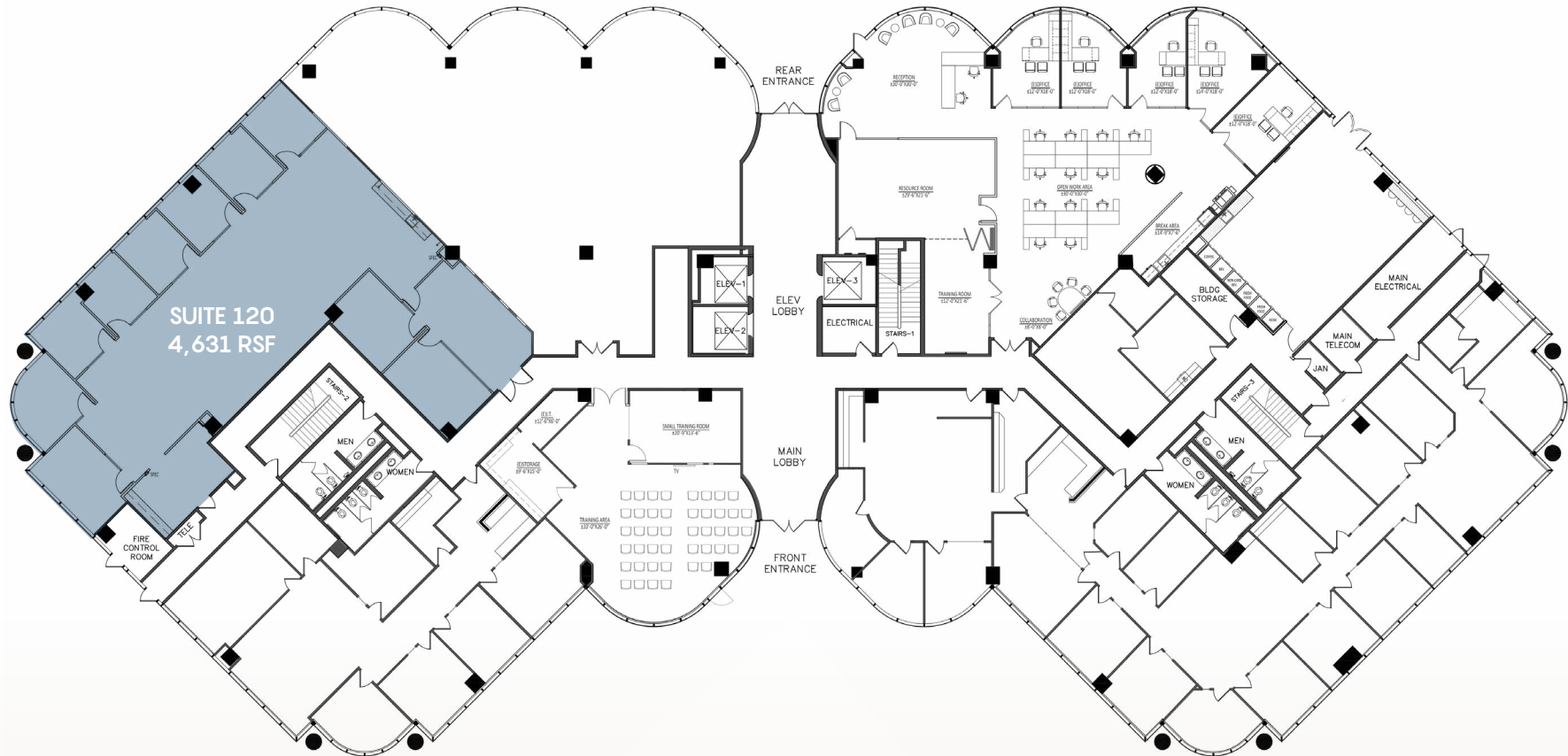
Suite	Size (RSF)	Contiguous (RSF)	Details	Virtual Link
120	4,631		Features 8 offices, 2 conference rooms, IT/workroom and open break room	
445	2,859		Features 8 offices, conference room, IT/storage and break room (Available 4/1/25)	
450	5,397		<b>SPEC SUITE.</b> Features 5 private offices, conference room, open break room and IT room	
525	3,088		Features 6 private offices, conference room and open kitchen	
600	4,313	19,557	<b>NEW SPEC SUITE!</b> Features 6 private offices, 2 conference rooms and open break room	
605	2,524		<b>NEW SPEC SUITE!</b> Features 5 private offices, conference room and open break room	
610	12,720		Features 3 private offices, balconies and open area	



# 1<sup>st</sup> Floor

**SUITE 120 | 4,631 RSF**

Features 8 offices, 2 conference rooms, IT/workroom, and open break room



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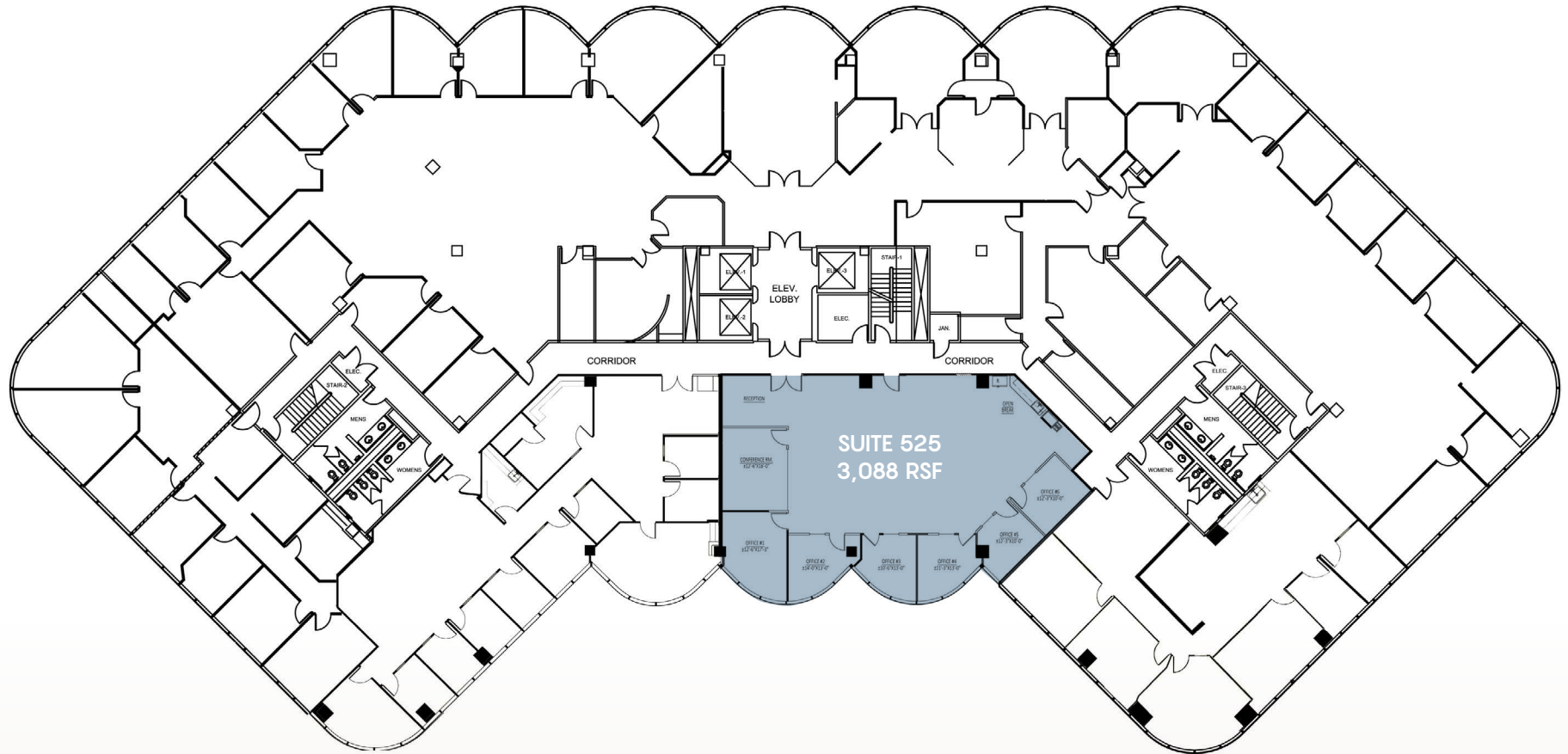




# 5<sup>th</sup> Floor

SUITE 525 | 3,088 RSF

Features 6 private offices, conference room, and open kitchen



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# 6<sup>th</sup> Floor

## SUITE 600 | 4,313 RSF

NEW SPEC SUITE! Features 6 private offices, 2 conference rooms, and open break room

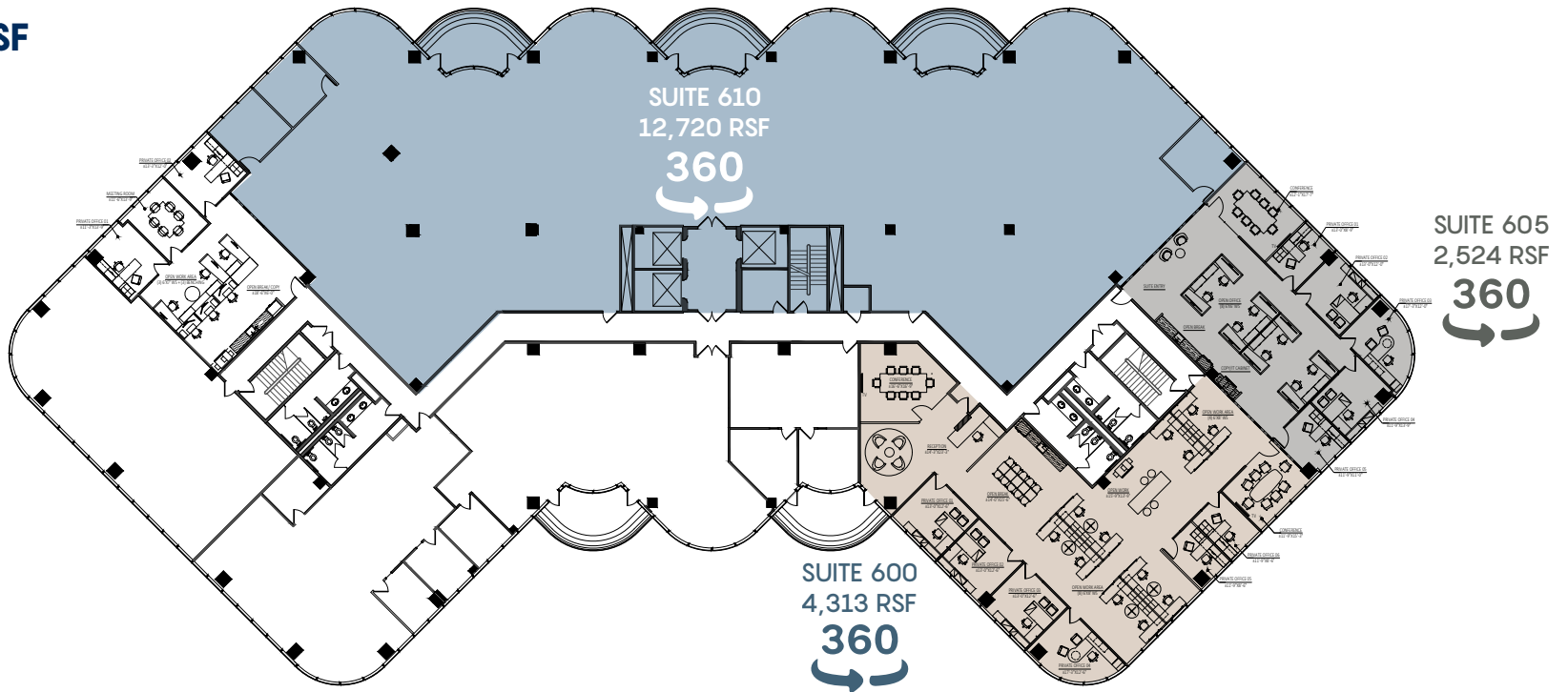
## SUITE 605 | 2,524 RSF

NEW SPEC SUITE! Features 5 private offices, conference room, and open break room

## SUITE 610 | 12,720 RSF

Features 3 private offices, balconies, and open area

## TOTAL: 12,720 RSF



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