

# MACARTHUR CORPORATE CENTER

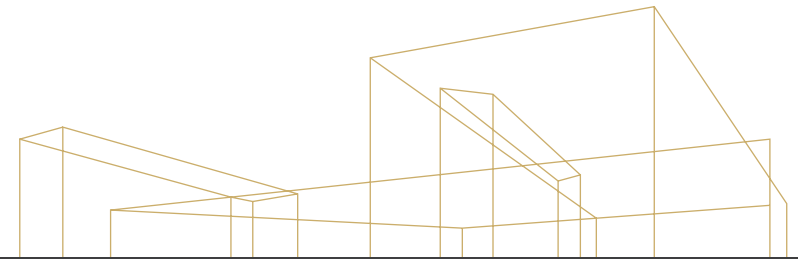
±27,711 SF Office / Lab / Flex R&D Building

17661

17661 COWAN, IRVINE, CA 92614

 **Kidder  
Mathews**

# MACARTHUR CORPORATE CENTER



Availability:  
±27,711 SF  
Office / Lab  
/ Flex R&D  
Building



**CENTRALLY LOCATED IN  
THE HEART OF IRVINE  
BUSINESS COMPLEX**



**EXISTING R&D / LAB  
AREAS IN PLACE**



**HEAVY POWER**



**WAREHOUSE  
WITH GROUND LEVEL  
LOADING ACCESS**



**ACCESS TO 5, 55 AND  
405 FREEWAYS**



**CLOSE PROXIMITY TO  
ORANGE COUNTY JOHN  
WAYNE AIRPORT**



**RETAIL AND DINING  
AMENITIES NEARBY**



**5.1BC MULTI-USE ZONING**

**For leasing  
information,  
contact**

**ERIC TSE**  
949.557.5018  
eric.tse@kidder.com  
LIC N° 01476614

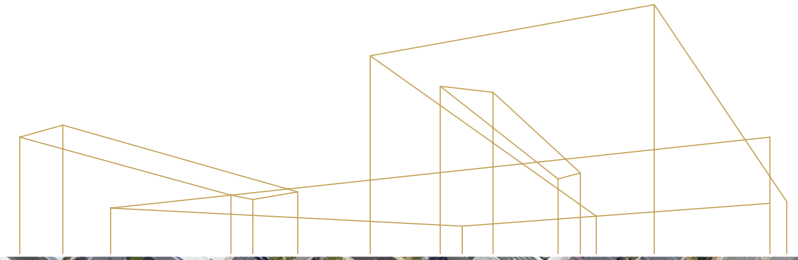
**OLIVER TERNATE, SIOR**  
949.557.5019  
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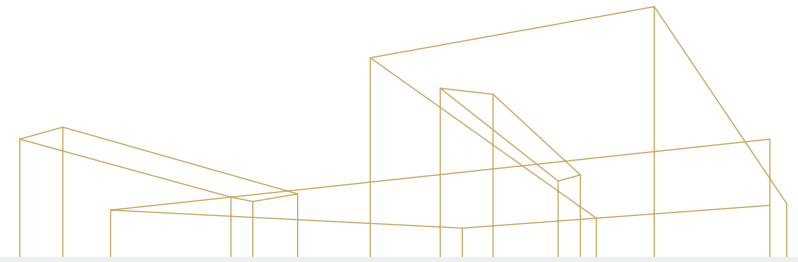
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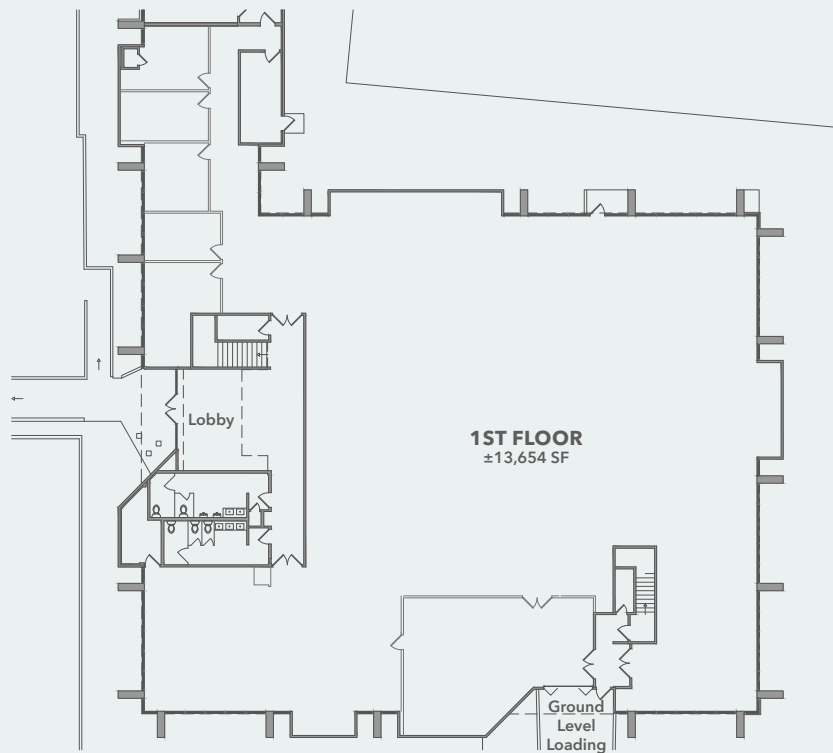
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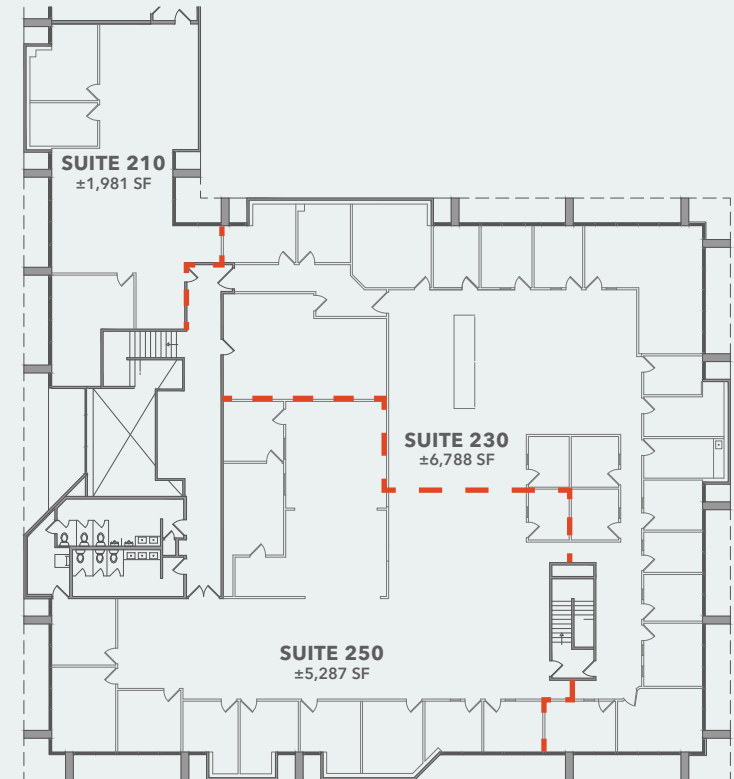
## 1ST FLOOR PLAN

### KEY

■ Divisible



## 2ND FLOOR PLAN



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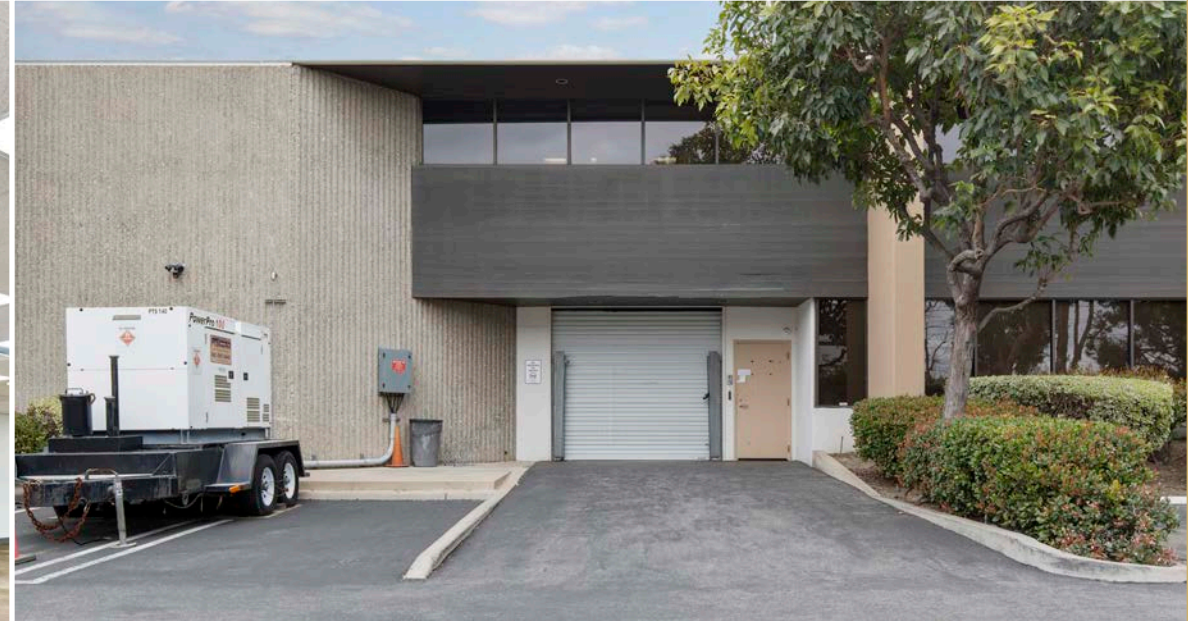
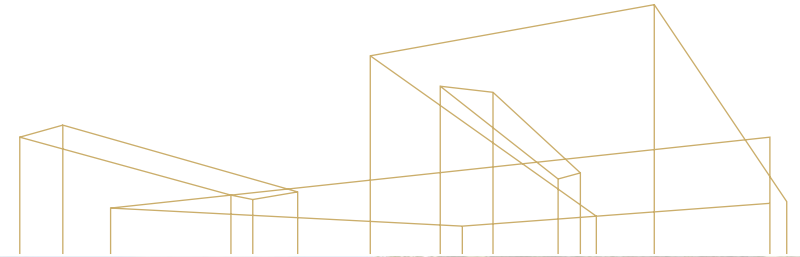
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**km** Kidder  
Mathews

A dark, monochromatic photograph of a modern office building with large windows and columns. The address number '17661' is visible above the entrance. The building is set against a dark sky with some clouds. In the foreground, there is a parking lot with some landscaping.

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