

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

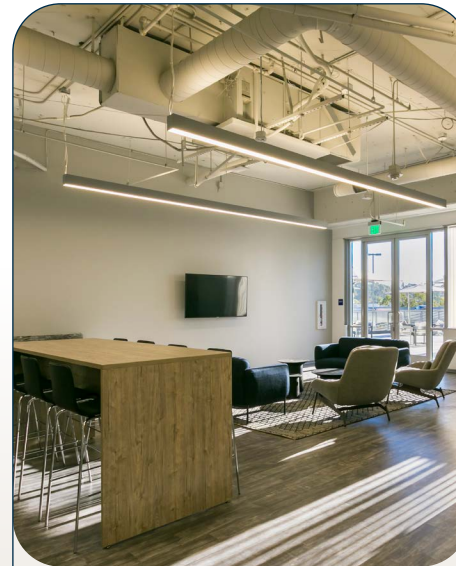
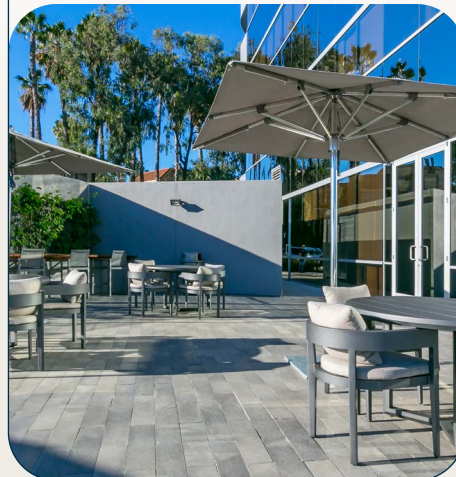


Adjacent to a mixed-use development, with executive and residential housing



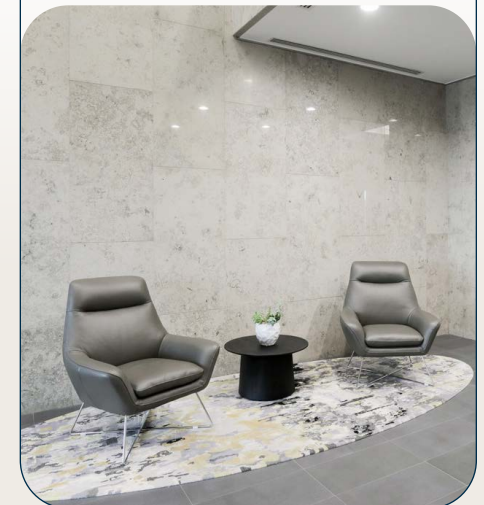
Move right into our **move-in ready suites**, available from 2,500 SF

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

73

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

Apex Laguna Niguel Apartments

Skye at Laguna Niguel Apartments

Cabot Rd

73

Costco

Amtrak

Crown Valley Pkwy

5

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

US Post Office




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

Marguerite Pkwy

Floorplans

Suite	Size (RSF)	Contiguous (RSF)	Details	Virtual Link
110	2,914		Features 5 offices, conference room, IT/workroom, and kitchen. Available 3/1/26	
120	4,631		Features 8 offices, 2 conference rooms, IT/workroom and open break room	
205 & 225	4,132		Features 6 offices, conference room, kitchen and storage. Divisible to 1,500 SF. Available 9/1/26	
253	1,908		Features 2 offices, conference room, kitchen and storage	
525	3,088		Features 6 private offices, conference room and open kitchen	
600	4,313	19,557	NEW SPEC SUITE! Features 6 private offices, 2 conference rooms and open break room	
605	2,524		NEW SPEC SUITE! Features 5 private offices, conference room and open break room	
610	12,720		Features 3 private offices, balconies and open area	



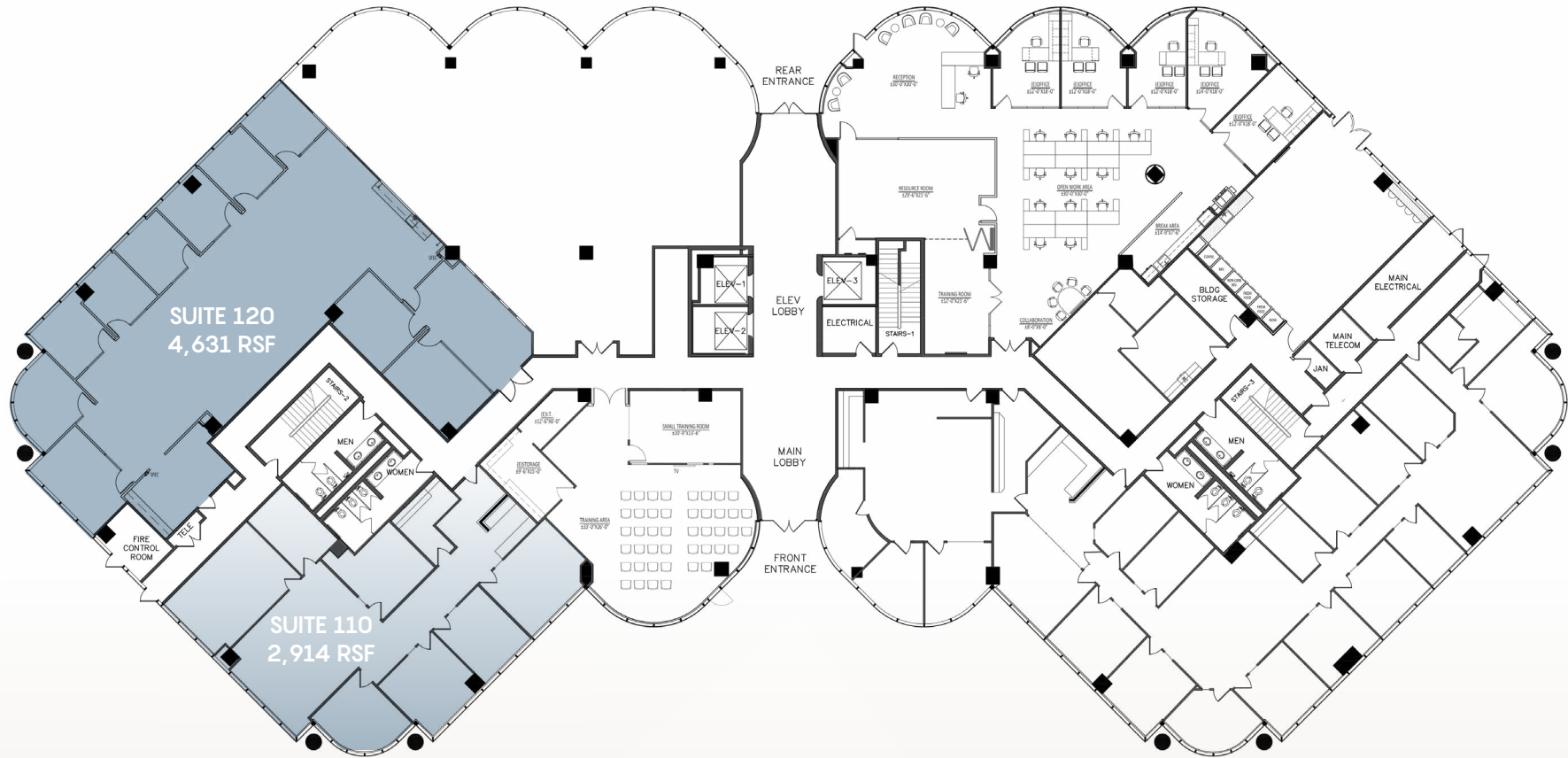
1st Floor

SUITE 110 | 2,914 RSF

Features 5 offices, conference room, IT/workroom, and kitchen. Available 3/1/26

SUITE 120 | 4,631 RSF

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



JOHN HARTY

+1 949 372 4910

john.harty@cushwake.com

Lic. #01121203

JASON WARD

+1 949 955 7640

jason.ward@cushwake.com

Lic. #01802243



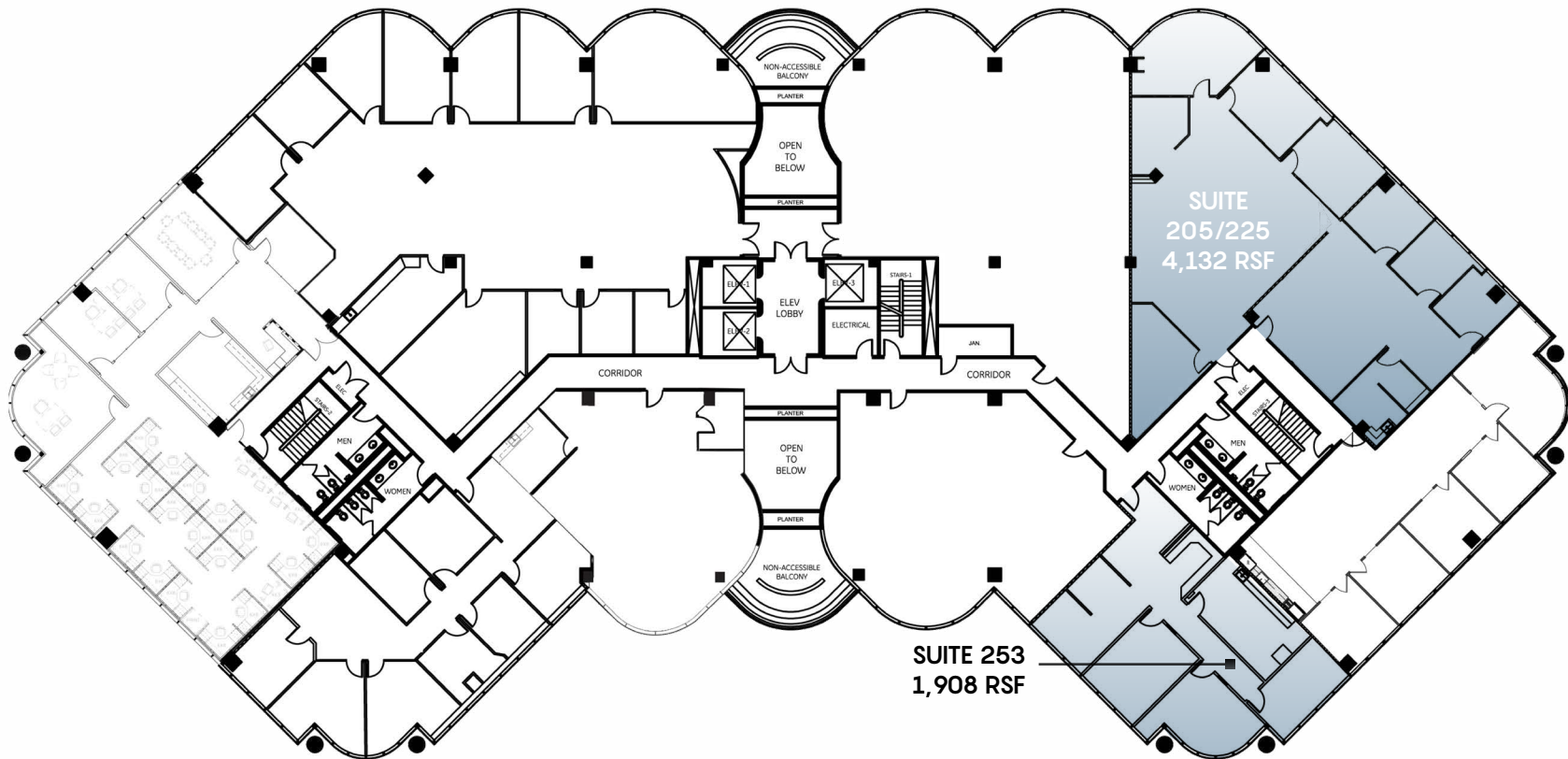
2nd Floor

SUITE 205/225 | 4,132 RSF (DIVISIBLE TO 1,500 SF)

Features 6 offices, conference room, kitchen and storage. Available 9/1/26

SUITE 253 | 1,908 RSF

Features 2 offices, conference room, kitchen and storage.



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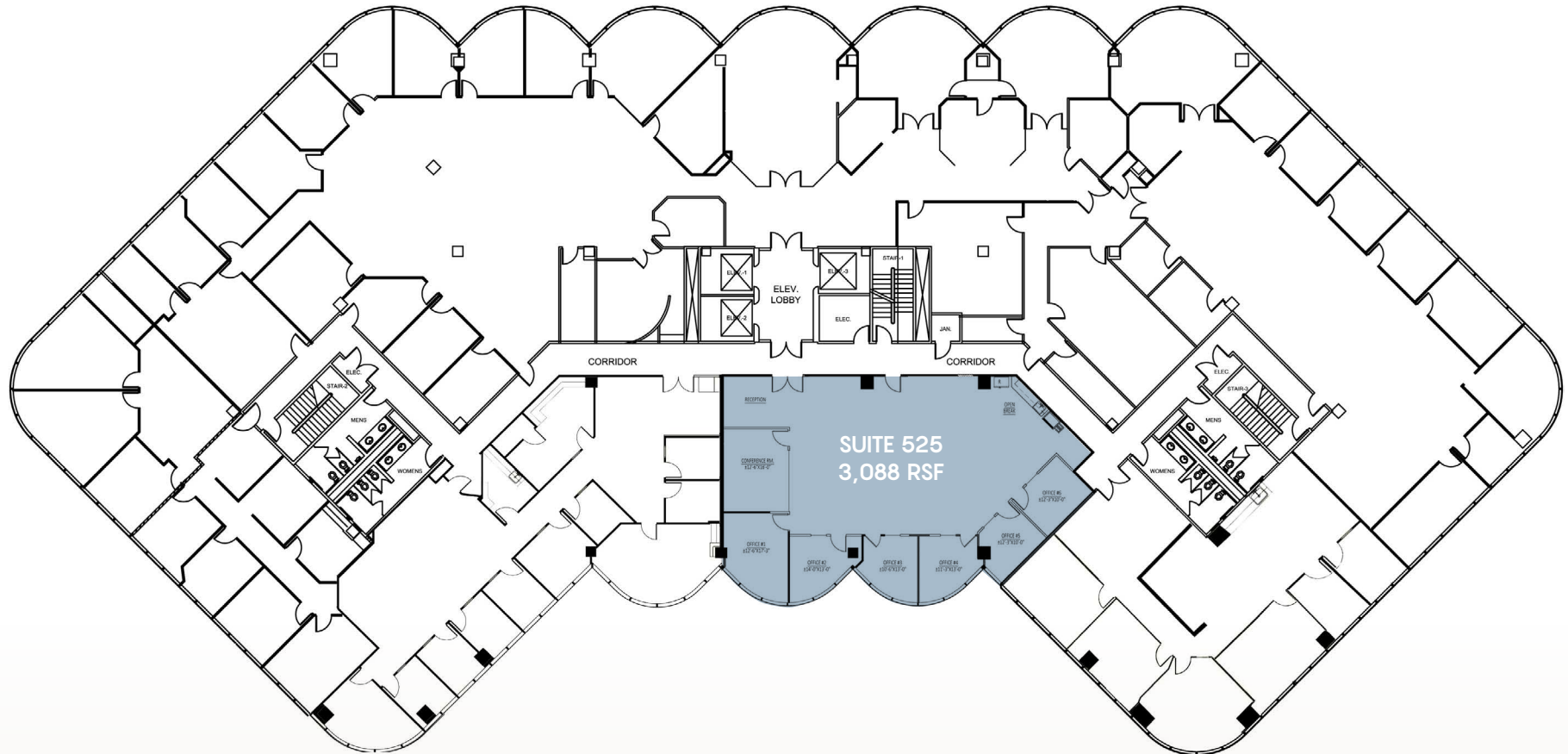
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5th Floor

SUITE 525 | 3,088 RSF

Features 6 private offices, conference room, and open kitchen



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jason.ward@cushwake.com

Lic. #01802243



6th Floor

SUITE 600 | 4,313 RSF

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

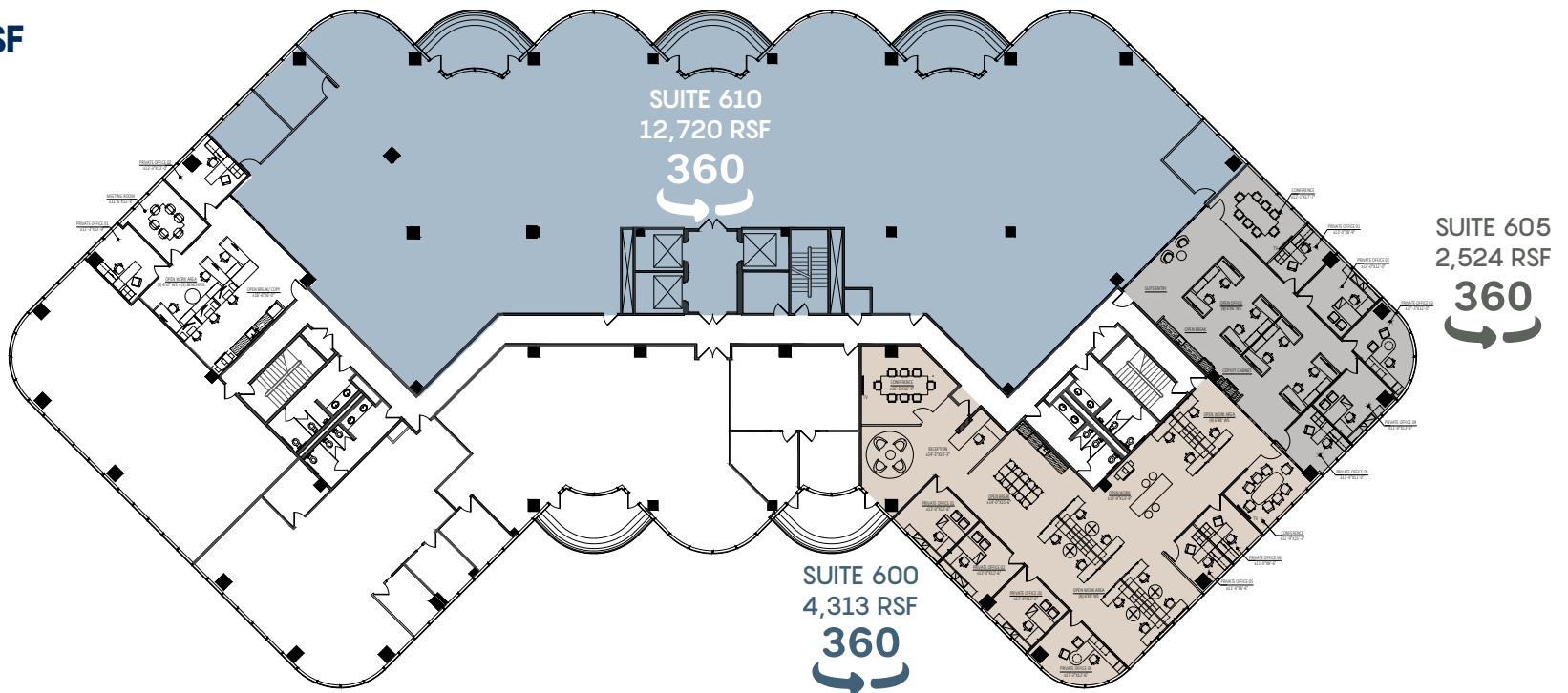
SUITE 605 | 2,524 RSF

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: 19,557 RSF



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