

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

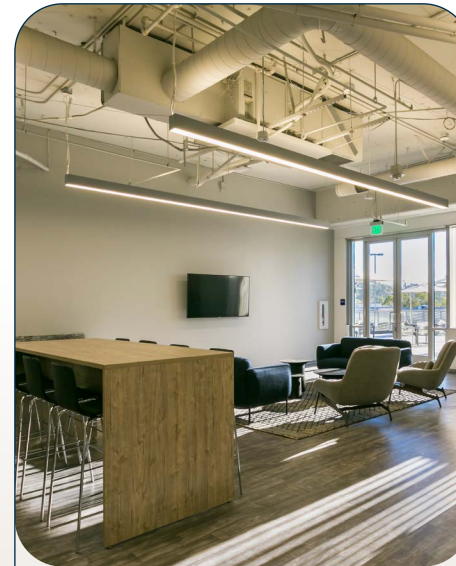
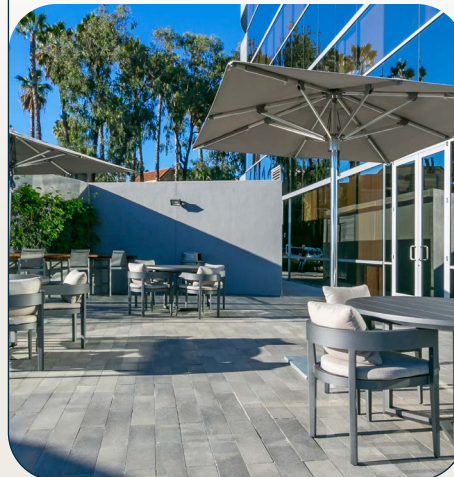


Adjacent to a mixed-use development, with executive and residential housing



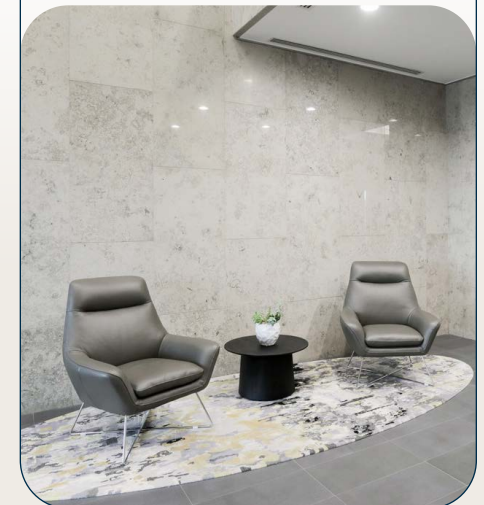
Move right into our **move-in ready suites**, available from 2,500 SF

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



CROWN CABOT
FINANCIAL CENTER

LAGUNA NIGUEL/
MISSION VIEJO
TRAIN STATION

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

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The Center at Rancho Niguel

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

Crown Valley Pkwy

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

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
- The Cheesecake Factory
- 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

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Amtrak

Cabot Rd

Floorplans

Suite	Size (RSF)	Details	Virtual Link
110	2,914	Features 5 offices, conference room, IT/workroom, and kitchen	
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	
260	1,751	Features 4 offices, conference room, kitchen and storage	
525	3,088	Features 6 private offices, conference room and open kitchen	
605	1,244	NEW SPEC SUITE! Features 4 private offices, conference room and open break room	
608	2,524	NEW SPEC SUITE! Features 5 private offices, conference room and open break room	360 ↻
610	12,720	Features 3 private offices, balconies and open area	360 ↻



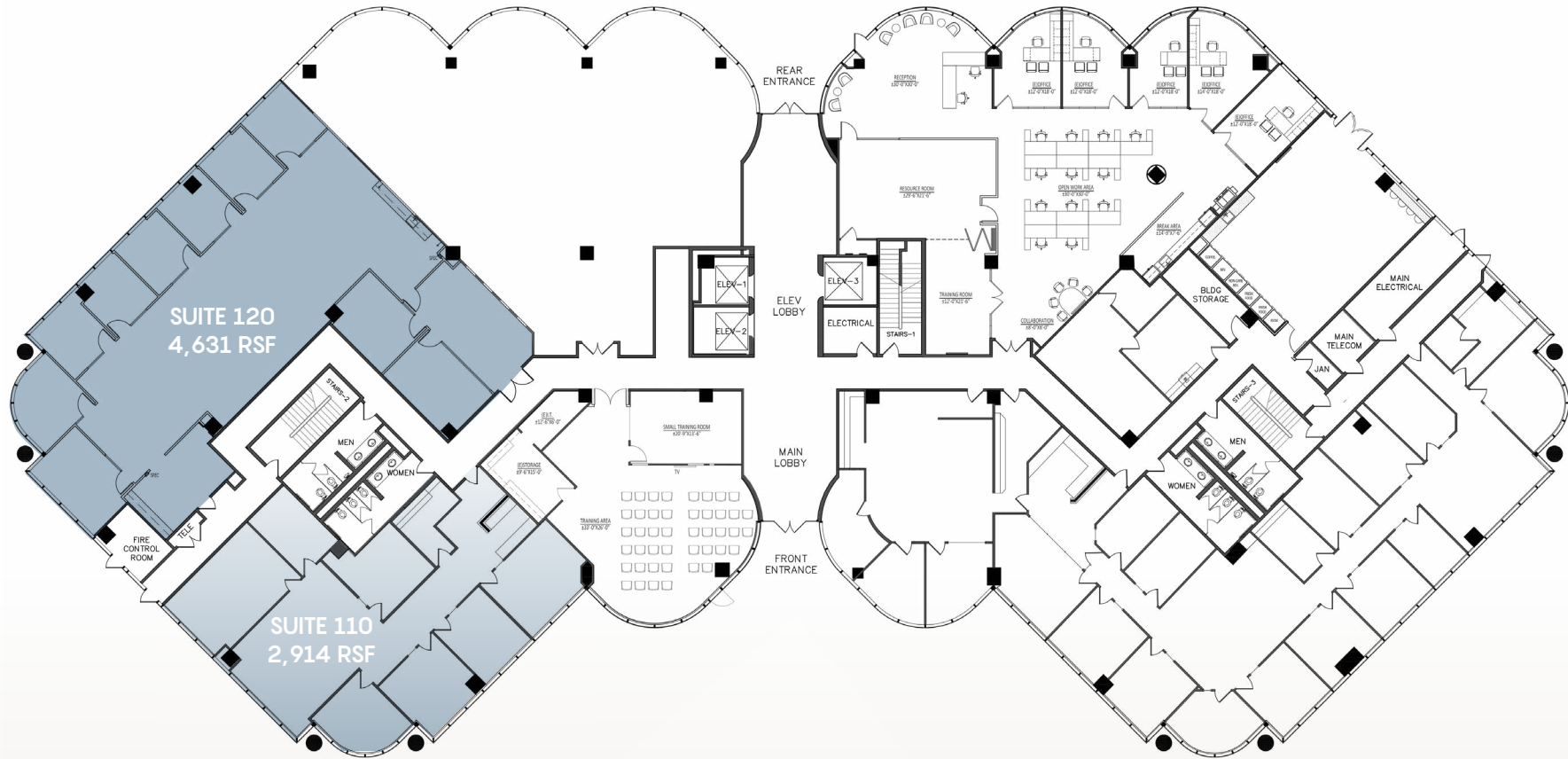
1st Floor

SUITE 110 | 2,914 RSF

Features 5 offices, conference room, IT/workroom, and kitchen

SUITE 120 | 4,631 RSF

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



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2nd Floor

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

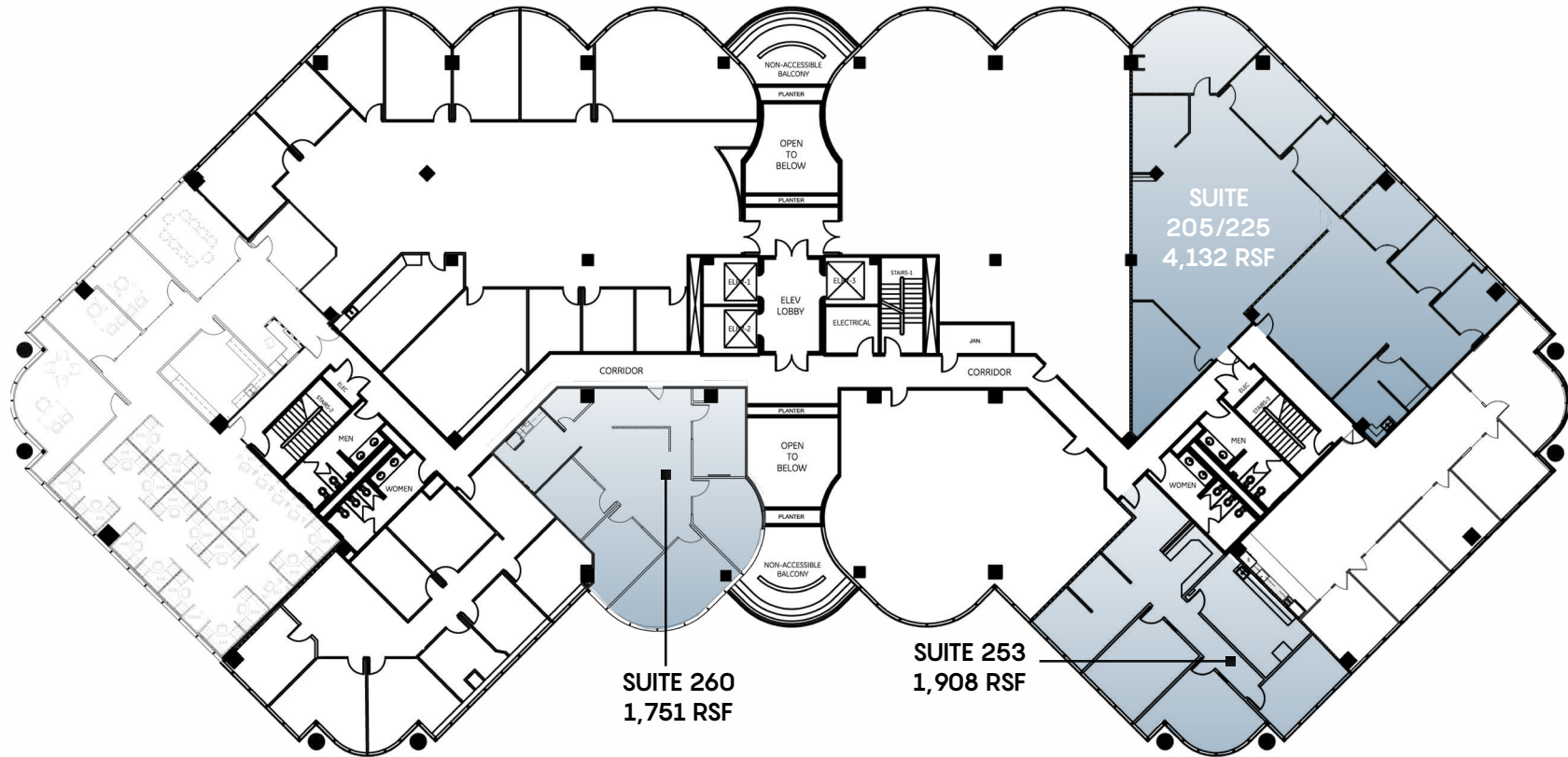
Features 6 offices, conference room, kitchen and storage. Available 9/1/26

SUITE 253 | 1,908 RSF

Features 2 offices, conference room, kitchen and storage

SUITE 260 | 1,751 RSF

Features 4 offices, conference room, kitchen and storage



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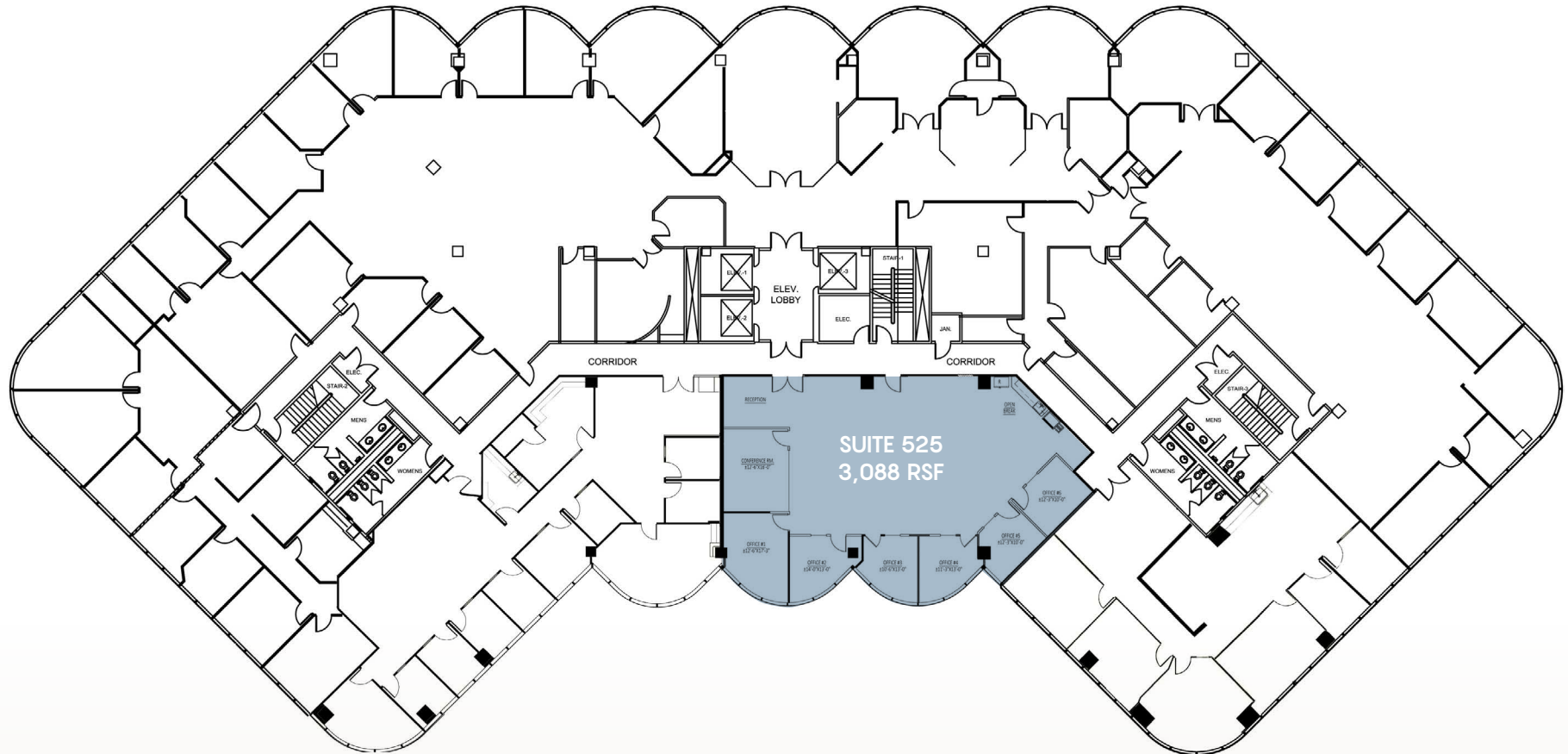
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5th Floor

SUITE 525 | 3,088 RSF

Features 6 private offices, conference room, and open kitchen



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6th Floor

SUITE 605 | 1,244 RSF

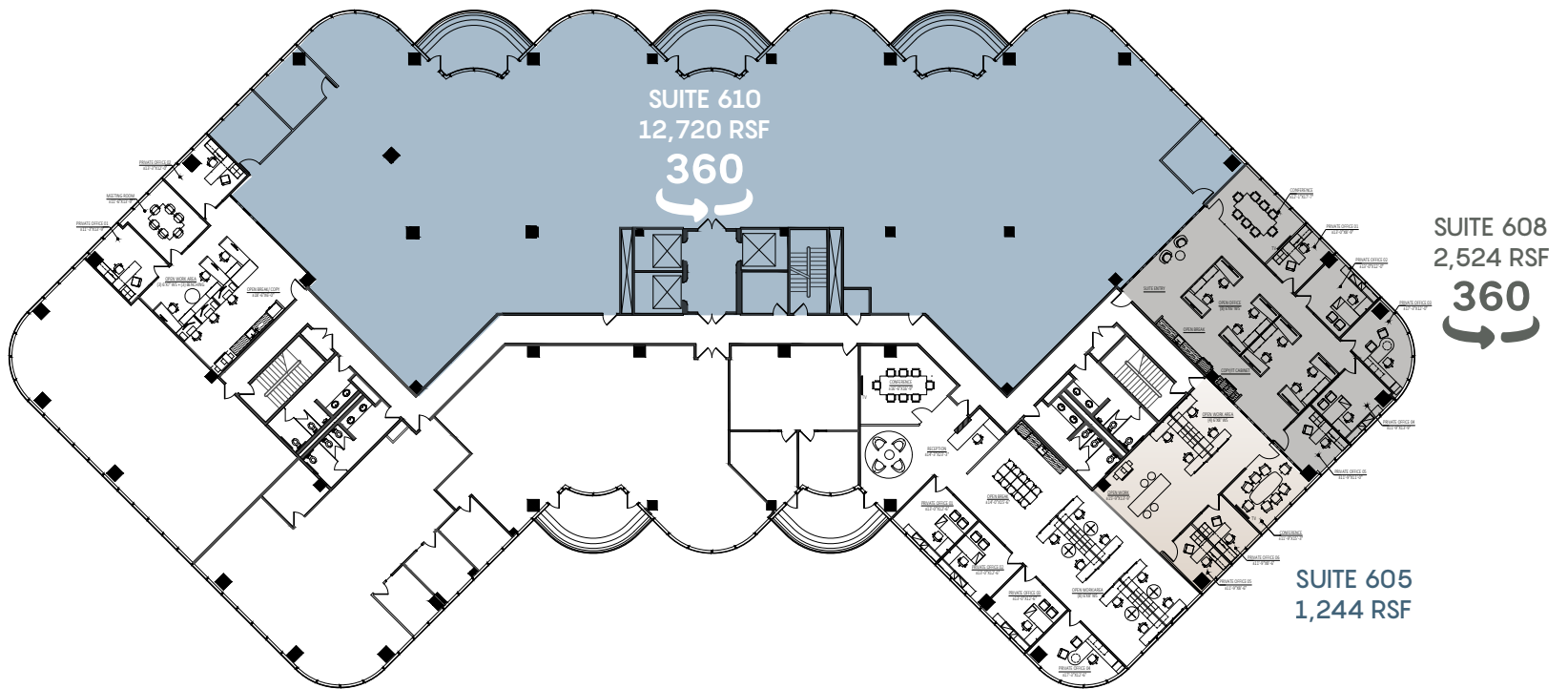
NEW SPEC SUITE! Features 4 private offices, conference room, and open break room

SUITE 608 | 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



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