

17701

Cowan  
#150

IRVINE, CA



NEWMARK

FIRST FLOOR OFFICE SUITE **FOR SALE**

**±4,276 SF**

# Offering Summary



## DETAILS

<b>Address</b>	17701 Cowan, Suite 150 Irvine, CA 92614
<b>Submarket</b>	Irvine Business Complex
<b>APN</b>	938-941-05
<b>RBA - #150</b>	±4,276 (First Floor)
<b>Parking</b>	4.00/1,000 SF
<b>HVAC</b>	Managed by Association

## ASKING PRICE

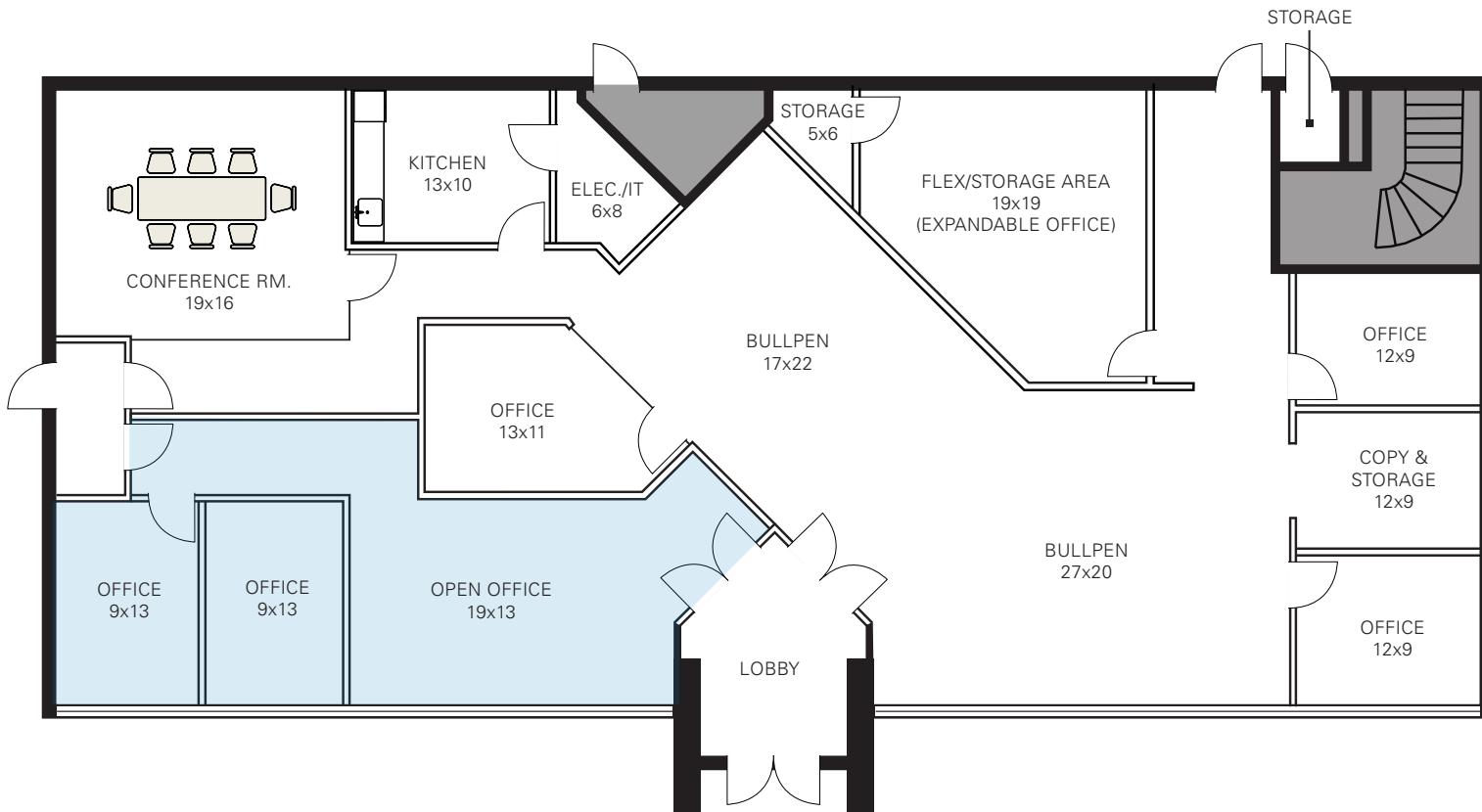
**\$1,881,440 (\$440 PSF)**

## FEATURES

- A+ ground floor location
- Functional layout
- 2 private entrances
- Multi-tenant possible
- Glass window-line
- Multiple storage areas
- Cox & AT&T fiber internet available
- Cat 6 cabling distributed throughout
- Located within the Irvine Business Complex
- Ample surface parking
- Multitude of restaurants, shops, coffee, and accommodations minutes away
- Reputable multi-tenant office condo project

# Floor Plan

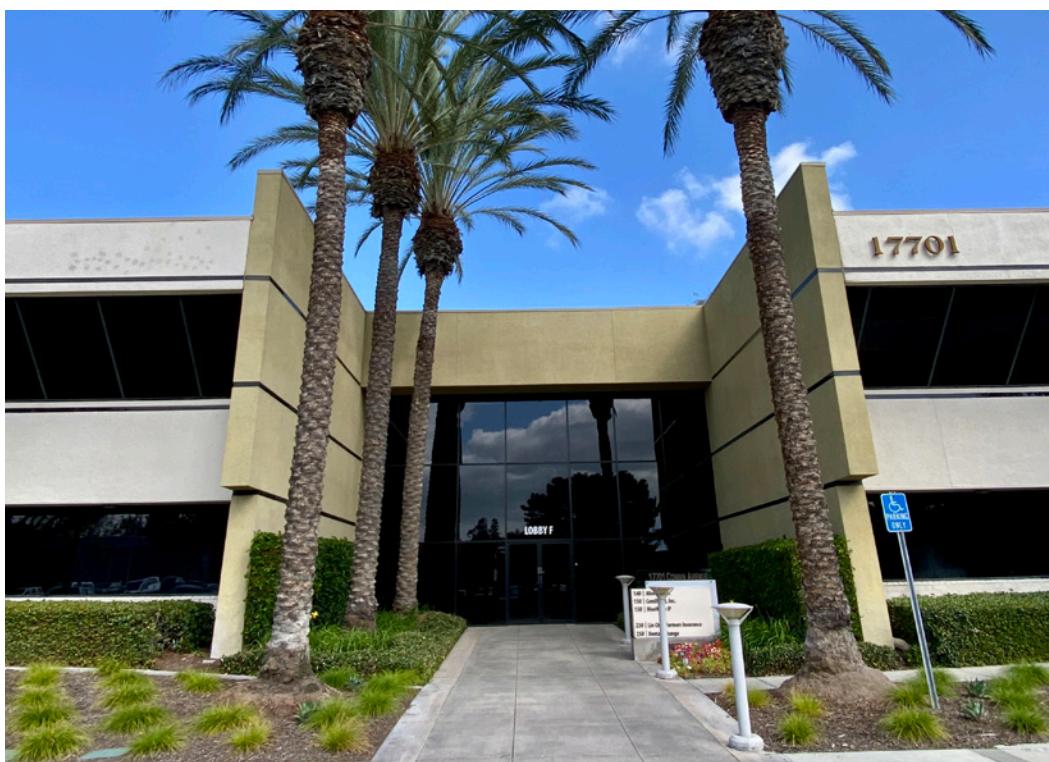
±4,276 SF



- 4 Window Offices
- 1 Interior Office
- Large Open Bullpen
- Kitchen
- Conference Room
- Electrical/IT Closet
- Flex/Storage Area (Expandable Office)

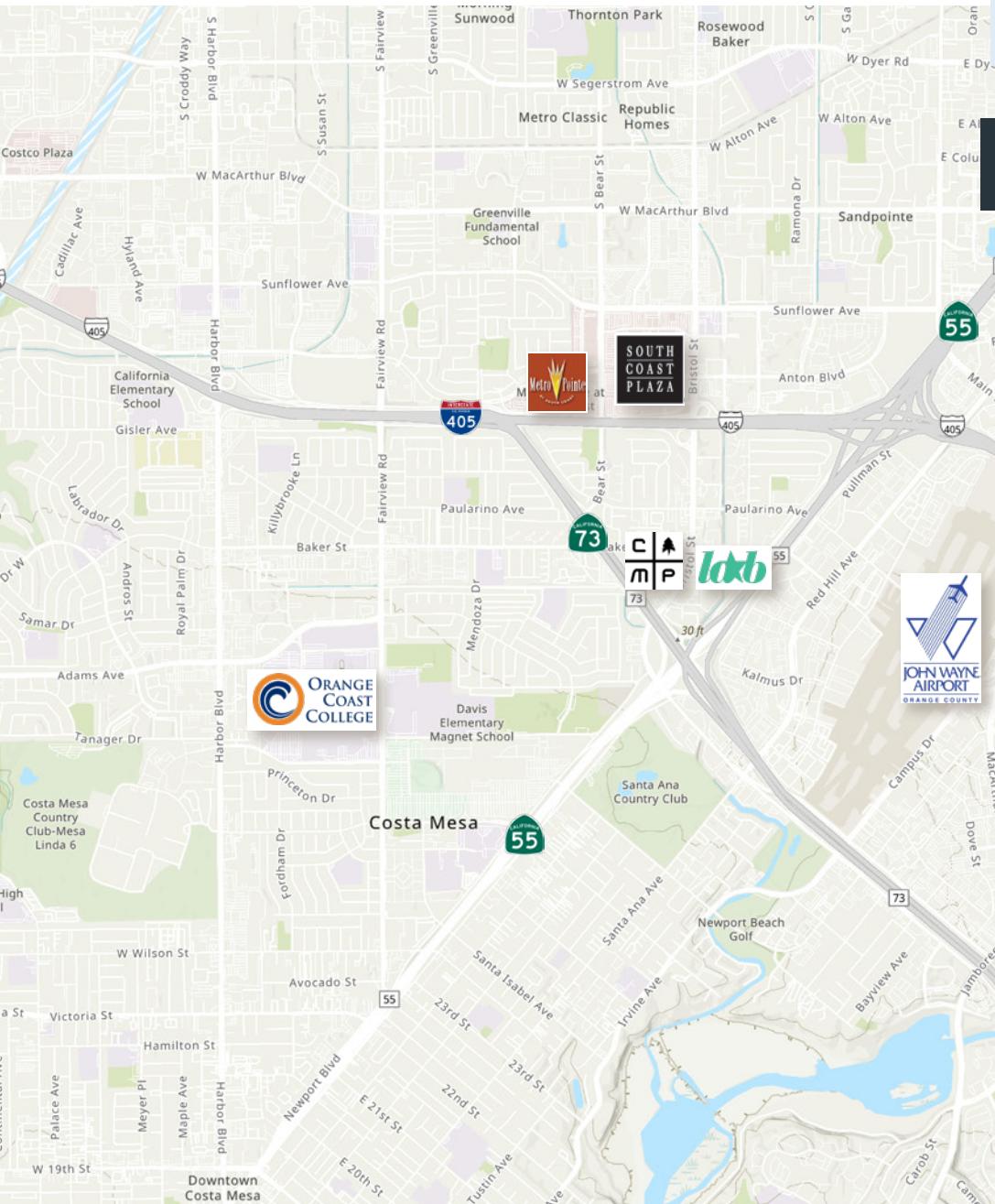
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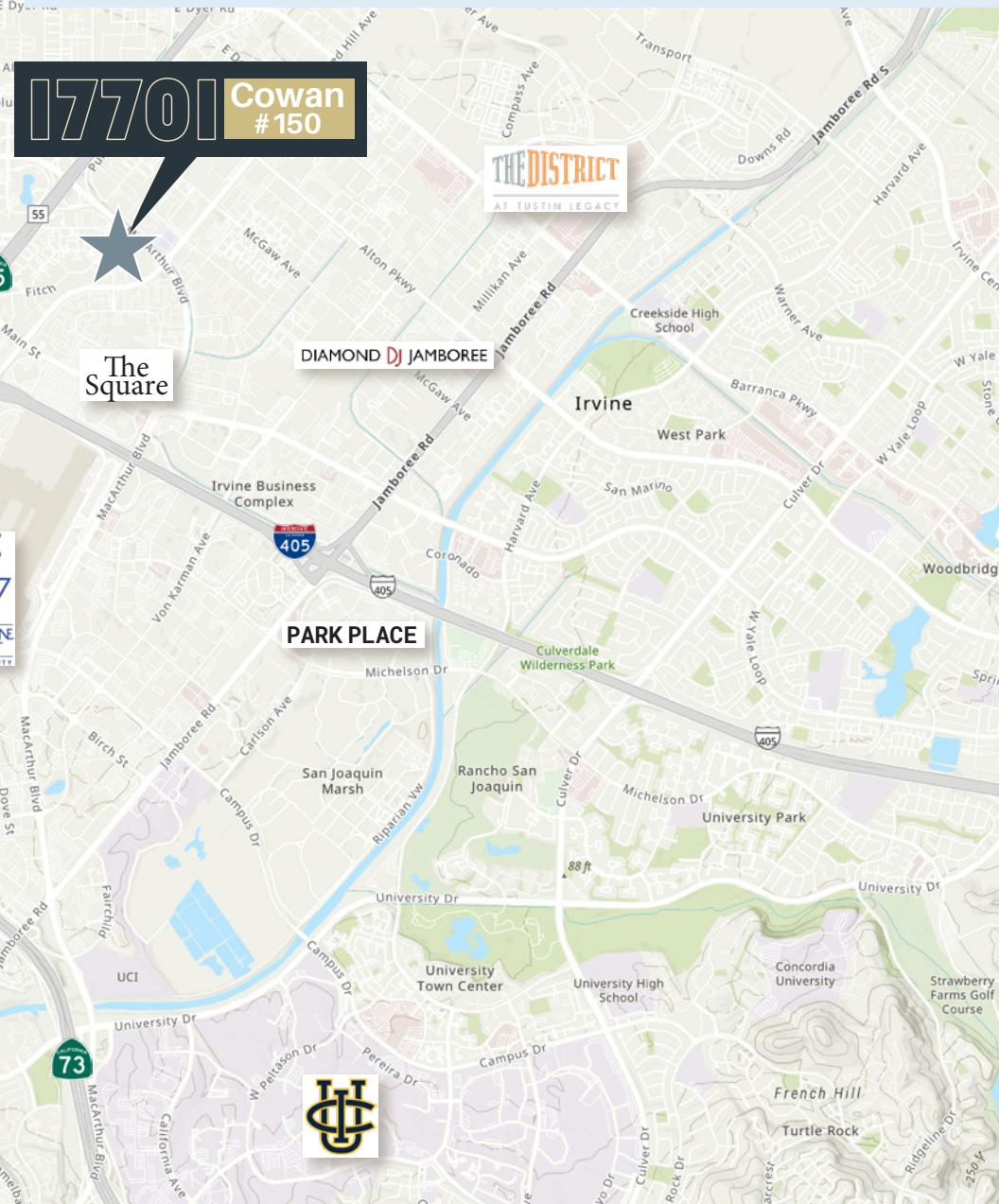




# Convenient Location



17701 Cowan is exceptionally well located. Just off MacArthur Boulevard—one traffic signal from the 55 Freeway, with north and southbound 405 access moments away—and less than three minutes from John Wayne Airport, the property offers rapid connectivity to all of Orange County.





For more information, please contact:



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