

# COMING SOON!

54,088 SF CLASS "A" FREESTANDING BUILDING  
INDUSTRIAL • DISTRIBUTION • WAREHOUSE FOR LEASE

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
NEWPORT BEACH



SCAN ME



[WWW.17731COWAN.COM](http://WWW.17731COWAN.COM)

**17731 COWAN**  
IRVINE • CALIFORNIA

Another Quality Project by:



**SEAN AHERN**  
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## PROPERTY HIGHLIGHTS



**BUILDING AREA:** ±54,088 - Freestanding Building

**OFFICE AREA:** ±6,635 SF HVAC Office (2-Story)

**DH DOORS:** 5 Doors (9' x 10')

**GL DOORS:** 2 Doors (12' x 14')

**CLEAR HEIGHT:** 32' Minimum

**BAY SPACES:** 60' x 52' Typical Bay Spacing

**SLAB:** 8"

**CAR PARKING:** 63 Parking Spaces

**SPRINKLER:** ESFR Sprinkler System (K-25)

**LOADING AREA:** 142' Width with 60' Concrete Truck Apron

**LOT SIZE:** 2.78 Acres

**LIGHTING:** LED Warehouse Lighting

**POWER:** 1200 AMP, 480 Volt-3 Phase

**TRUCK COURT:** Fully Secured Fenced Truck Court

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## AMENITIES MAP IRVINE BUSINESS COMPLEX



### 1 THE SQUARE

MacArthur Boulevard and Main Street

- Cafe Wasa
- Carl's Jr.
- 7 Eleven
- Juice It Up
- MacArthur Sq. Market
- OC Smile Dental
- Pacific Enterprise Bank
- Jersey Mikes
- Scottrade
- Starbucks Coffee
- Taco Factory
- TD Waterhouse
- Thai Spice
- The Nail & Spa Company
- Union Bank

### 2 EXECUTIVE PARK

MacArthur Boulevard and Main Street

- Agora Churrascaria
- City National Bank
- McDonald's

### 3 IRVINE CONCOURSE

Von Karman Avenue and Main Street

- Crown Plaza Hotel
- El Torito Grill
- Embassy Suites
- McCormicks & Schmick's
- Equinox Sports Club

### 4 MAIN ST. PLAZA

Main Street and Jamboree Road

- Baja Fresh
- Irvine Market
- Main St. Pizza
- Plaza Food Court
- Wells Fargo

### 5 DIAMOND JAMBOREE CENTER

Jamboree Road and Alton Avenue

- BBQ Chicken USA
- Ce Fiore Frozen Yogurt
- Crepes de Paris
- Greek Islands
- Majestic Spa
- Tokyo Table

### 6 JAMBOREE CENTER

Main Street and Jamboree Road

- Car Wash
- Conference Center
- Hyatt Regency Irvine
  - 6ix Park Grill
  - Bar8
  - Jamboree Cafe
  - MJ's Cafe
  - Organic To Go

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## AMENITIES MAP IRVINE BUSINESS COMPLEX

### **7 HARVARD PLACE/HARVARD PLACE AUTO PLAZA**

Main Street and Jamboree Road

- Burger King
- Corner Bakery
- CVS/pharmacy
- Einstein Bros. Bagels
- Jamba Juice
- Main Street Carwash/Jiffy Lube
- Ralphs
- Red Mango Frozen Yogurt
- Rubio's Fresh Mexican Grill
- Salon Bellagio
- Shell Oil
- The Coffee Bean & Tea Leaf
- Togo's Eatery
- Union Bank of California

### **8 PARK PLACE**

Jamboree Road and Michelson Drive

- California Pizza Kitchen
- North Italia
- Houston's
- Panini Kabob
- Mother's Market
- The Counter
- Ruth's Chris Steak House
- Sports Chalet
- Taleo Mexican Grill
- Verizon Wireless
- Wahoo's Fish Tacos
- LA Fitness

### **9 JAMBOREE PROMENADE**

Jamboree Road and Dupont Drive

- Baja Tacos
- Daily Grill
- Gyro King
- Melting Pot Restaurant
- Subway Sandwiches

### **10**

#### **NEWPORT GATEWAY**

MacArthur Boulevard and Jamboree Road

- Azar Florist
- Conference Center
- Fitness Center
- J.C. Shoe Shine
- LaSienne Salon
- Mezzanine Restaurant at the Towers
- PicNic Food Express
- Ultimate Detailing

### **11**

#### **THE BLUFFS**

Bison Avenue and MacArthur Boulevard

- Ambrosia Home
- Baja Fresh Mexican Grill
- Carl's Jr.
- Celebrity Cleaners
- Coffee Bean & Tea Leaf
- Daphne's Greek Cafe
- Islands
- Jos. A. Bank Clothiers
- Lilikoi
- Madison Avenue

- Panera Bread Bakery
- Pasta Bravo
- Pei Wei Asian Diner
- Planet Beauty
- Quizno's
- Salon Milano
- Star Nails
- Wasa Sushi
- Wildfish Seafood Grille
- Wonderland Bakery

### **12**

#### **NEWPORT RETAIL CENTER**

MacArthur Boulevard and Campus Drive

- Bruegger's Bagels Bakery
- Roly Poly Sandwiches
- Starbucks Coffee

### **13**

#### **MACARTHUR COURT**

MacArthur Boulevard and Campus Drive

- Commerce West Bank
- Executive One Car Wash
- Farmers & Merchants Bank
- Las Palmas Cafe
- MacArthur Gifts, Sundries & Dry Cleaning
- Orange County Business Bank

### **14**

#### **MICHELSON MARKETPLACE**

Michelson Drive and Von Karman Avenue

- AT&T Phone Store
- Blimpie's Sandwiches
- Domino's Pizza
- Florists & Gifts
- Franco's Pasta Cucina

- Michelson Market
- Palm Café Food Court
- Signature Café
- Spice Thai Express
- Teriyaki Taro

### **15 AIRPORT BUSINESS CENTER**

MacArthur Boulevard and Michelson Drive

- Bank of America
- Union Bank of California

#### **IRVINE TOWERS®**

### **16 ON-SITE AMENITIES**

Von Karman Avenue and Michelson Drive

- Irvine Marriott Hotel
  - Champions Sports Bar
  - Elements 102
  - FedEx/Kinko's
  - Starbucks Coffee
  - Sushi Bar
  - The Martini & Wine Bar
- Irvine Towers Car Wash

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