COMING SOON!

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





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17731 COWAN





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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:	LED Warehouse Lighting 1200 AMP, 480 Volt-3 Phase

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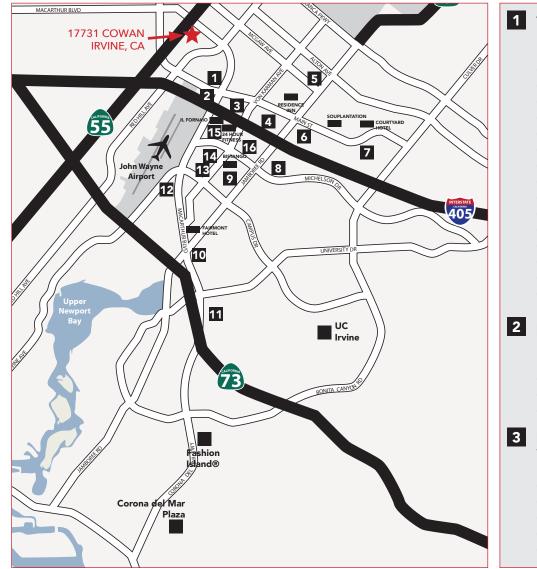


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AMENITIES MAP IRVINE BUSINESS COMPLEX



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 Italra
- 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

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JAMBOREE PROMENADE

Jamboree Road and

Dupont Drive

9

10

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

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

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

ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

NEWPORT REACH

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

NEWPORT RETAIL CENTER

MacArthur Boulevard and Campus Drive

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

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

MICHELSON MARKETPLACE

- Michelson Drive and Von Karman Avenue
- AT&T Phone Store
- Blimpie's Sandwiches
- Domino's Pizza
- Florists & Gifts
- Franco's Pasta Cucina

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

Bank of America

IRVINE TOWERS®

16 ON-SITE AMENITIES

Michelson Drive

15 AIRPORT BUSINESS CENTER

Union Bank of California

Von Karman Avenue and

Champions Sports Bar

• The Martini & Wine Bar

Irvine Marriott Hotel

• Elements 102

FedEx/Kinko's

Sushi Bar

Starbucks Coffee

Irvine Towers Car Wash

MacArthur Boulevard and Michelson Drive