

18012 Cowan, Irvine, CA

FOR LEASE | 1,314 - 5,553 SQ. FT.



Located In the heart of the IBC

Carter Harrington

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Mike Hefner, SIOR

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REAL ESTATE SERVICES

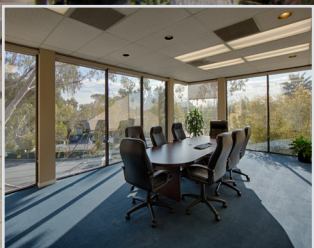
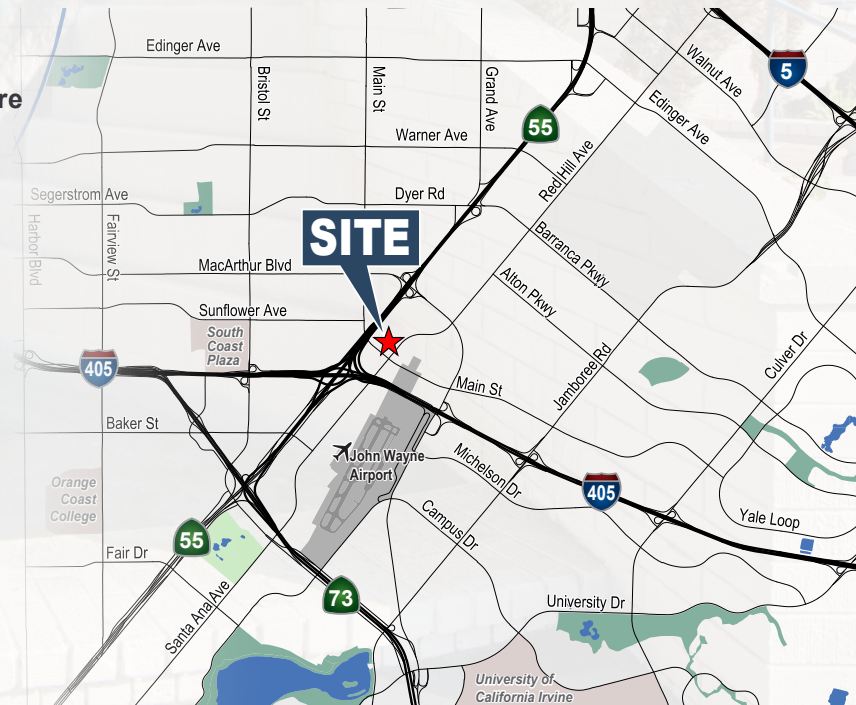
18012 Cowan, Irvine

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Rentable SF	Suite	Description	Rate/SF
2,647	Suite 175	±5 Offices, Kitchen Area with Sink, Conference Room with Sink, Floor to Ceiling Glass, Reception Area, Large Open Area, Storage Room	\$2.30 FSG
3,961	Suite 175+190	±9 Window Lined Offices, ± 2 Conference Rooms, Kitchen with Sink Reception Area, Large Open Area, Storage Room, Floor to Ceiling Glass	\$2.30 FSG
1,314	Suite 190	±4 Window Lined Offices, ±1 Conference Room, Reception Area	\$2.30 FSG
5,553	Suite 250	±7 window offices, 2 balconies, kitchen, conference room, plug & play 12 cubicles available, dedicated reception area, large open areas, floor to ceiling glass	\$2.30 FSG

Features

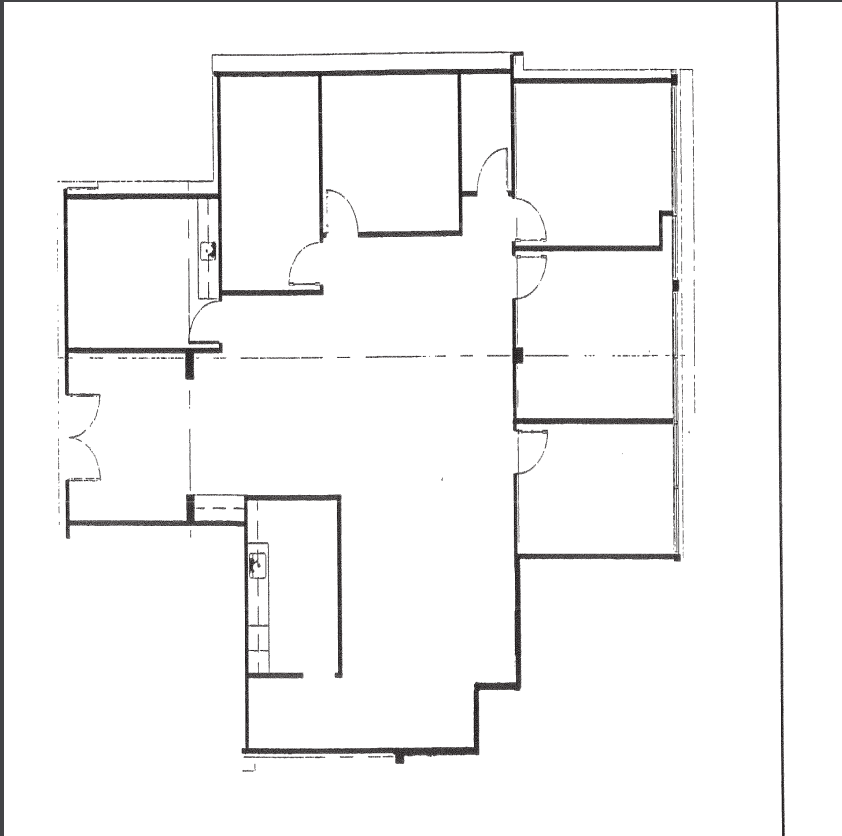
- 2 Story Elevator Served Premier Office Building on 1 Acre
- Recent Common Area Upgrades
- Premier Location in the heart of the Irvine Airport Area
- Monument Signage Available
- Gated Subterranean Parking Garage w/ Surface Parking
- Immediate Access to 5, 405, 55, 73 Freeways
- Three Minutes to John Wayne Airport
- Floor to Ceiling Glass on the Second Floor
- Second Floor Outdoor Covered Patios
- Water Fountain Feature at Entrance to Building



FOR LEASE

18012 Cowan, Irvine, CA | 1,314 - 5,553 SQ. FT.

Floor Plan - 18012 Cowan, Suite 175



Description:

Suite 175 - ±2,647 SF

±5 Offices, Kitchen Area with Sink, Conference Room with Sink, Floor to Ceiling Glass, Reception Area, Large Open Area, Storage Room

Rate / SF:

\$2.30 FSG

Exclusively Offered By:

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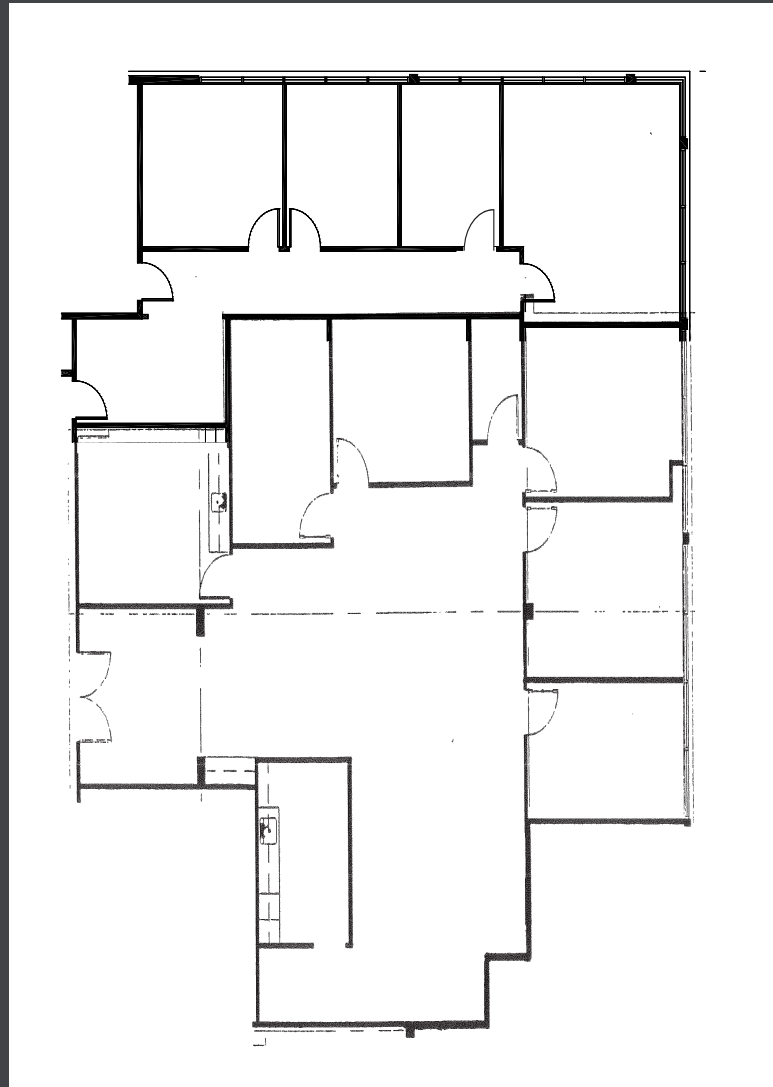
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FOR LEASE

18012 Cowan, Irvine, CA | 1,314 - 5,553 SQ. FT.

Floor Plan - 18012 Cowan, Suites 175 & 190



Description:

Suite 175 + 190 - ±3,961 SF

±9 Window Lined Offices, ± 2 Conference Rooms, Reception Area, Large Open Area, Storage Room, Floor to Ceiling Glass

Rate / SF:

\$2.30 FSG

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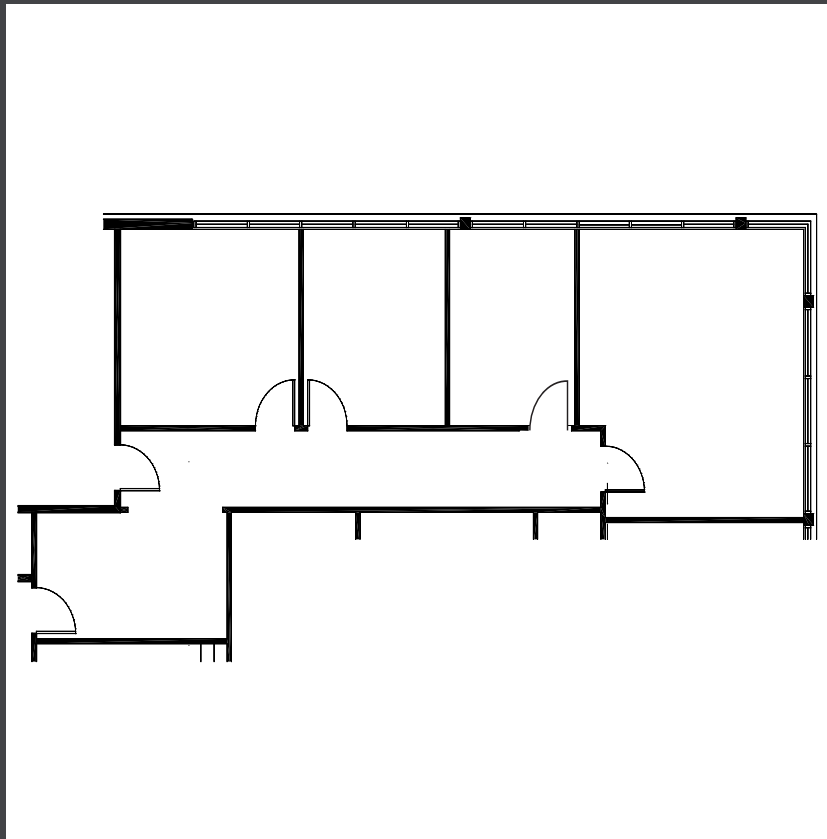
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18012 Cowan, Irvine, CA | 1,314 - 5,553 SQ. FT.

Floor Plan - 18012 Cowan, Suite 190



Description:

Suite 190 - ±1,314 SF

±4 Window Lined Offices, ±1 Conference Room, Reception Area

Rate / SF:

\$2.30 FSG

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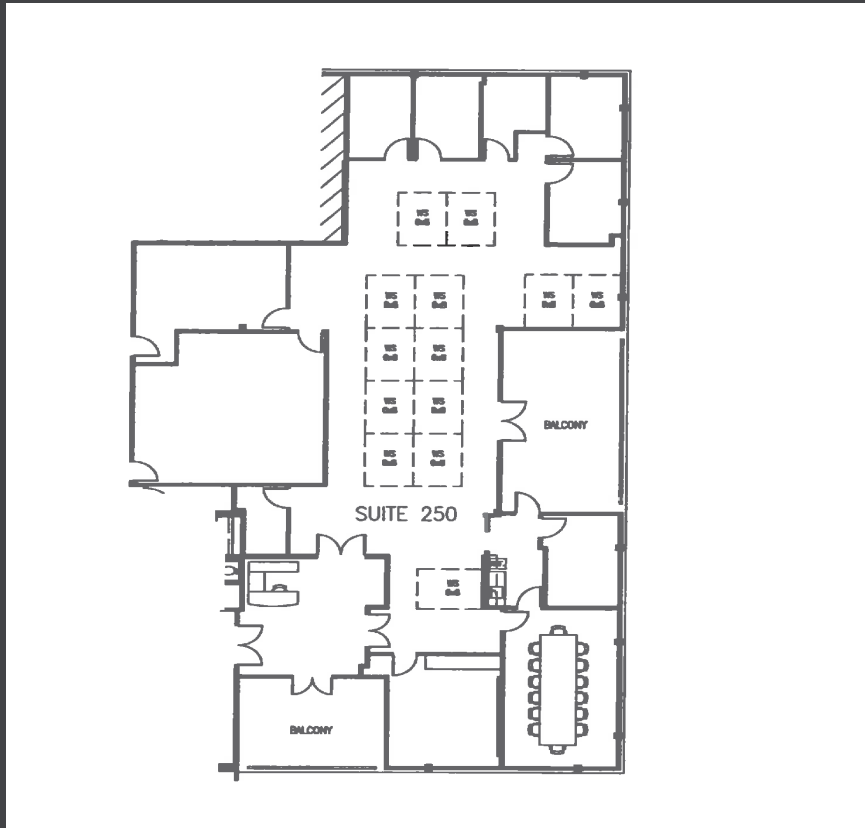
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18012 Cowan, Irvine, CA | 1,314 - 5,553 SQ. FT.

Floor Plan - 18012 Cowan, Suite 250



Description:

Suite 250 - ±5,553 SF

±7 window offices, 2 balconies, kitchen, conference room, plug & play 12 cubicles available, dedicated reception area, large open areas, floor to ceiling glass

Rate / SF:

\$2.30 FSG

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