

CROWN CABOT FINANCIAL CENTER

28202 CABOT ROAD, LAGUNA NIGUEL



For more information, please contact:

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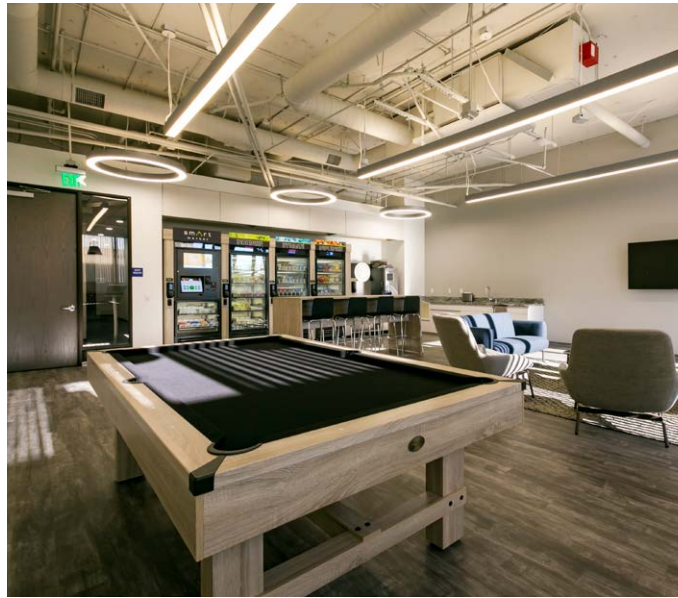
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PROJECT RENOVATIONS COMPLETED

- Modern, collaborative / social outdoor courtyard with lounge seating, shade umbrellas and WiFi
- Tenant lounge with food and beverage kiosks and lounge seating
- Drought tolerant landscaping
- Lobby corridor wallcoverings and new tiles
- Six story, 173,688 SF mid rise office building in Laguna Niguel
- Ample 4/1,000 parking with both surface and structure
- Fooda and food trucks visiting daily
- On-site tenant storage available
- Close proximity to The Shops at Mission Viejo, Kaleidoscope Courtyard, Mission Hospital and Saddleback College
- Walking distance to Amtrak/Metrolink
- Excellent freeway visibility and direct access from the 5 and 73 Freeways
- Adjacent to mixed use development, executive and residential housing

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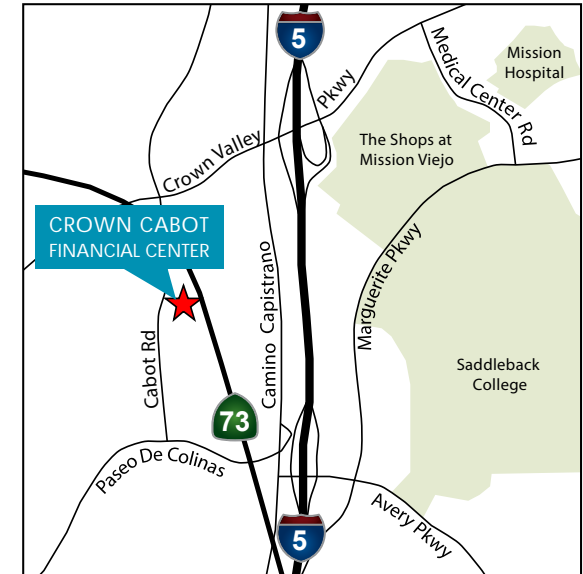
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Office Space Availability

SUITE	SIZE (RSF)	DETAILS
635	1,092	New spec suite. Features 2 offices and open area
260	1,751	New spec suite. Features 1 office, kitchen and open area
245	2,263	New spec suite. Features 4 offices, conference room and open kitchen
640	2,313	New spec suite. Features 2 offices, kitchen and open area
450	3,406	New spec suite features 4 offices, conference room, open kitchen and IT room
130	4,313	White box shell condition. Hypothetical plan available
140	4,655	New spec suite. Features 5 offices, conference room and open kitchen



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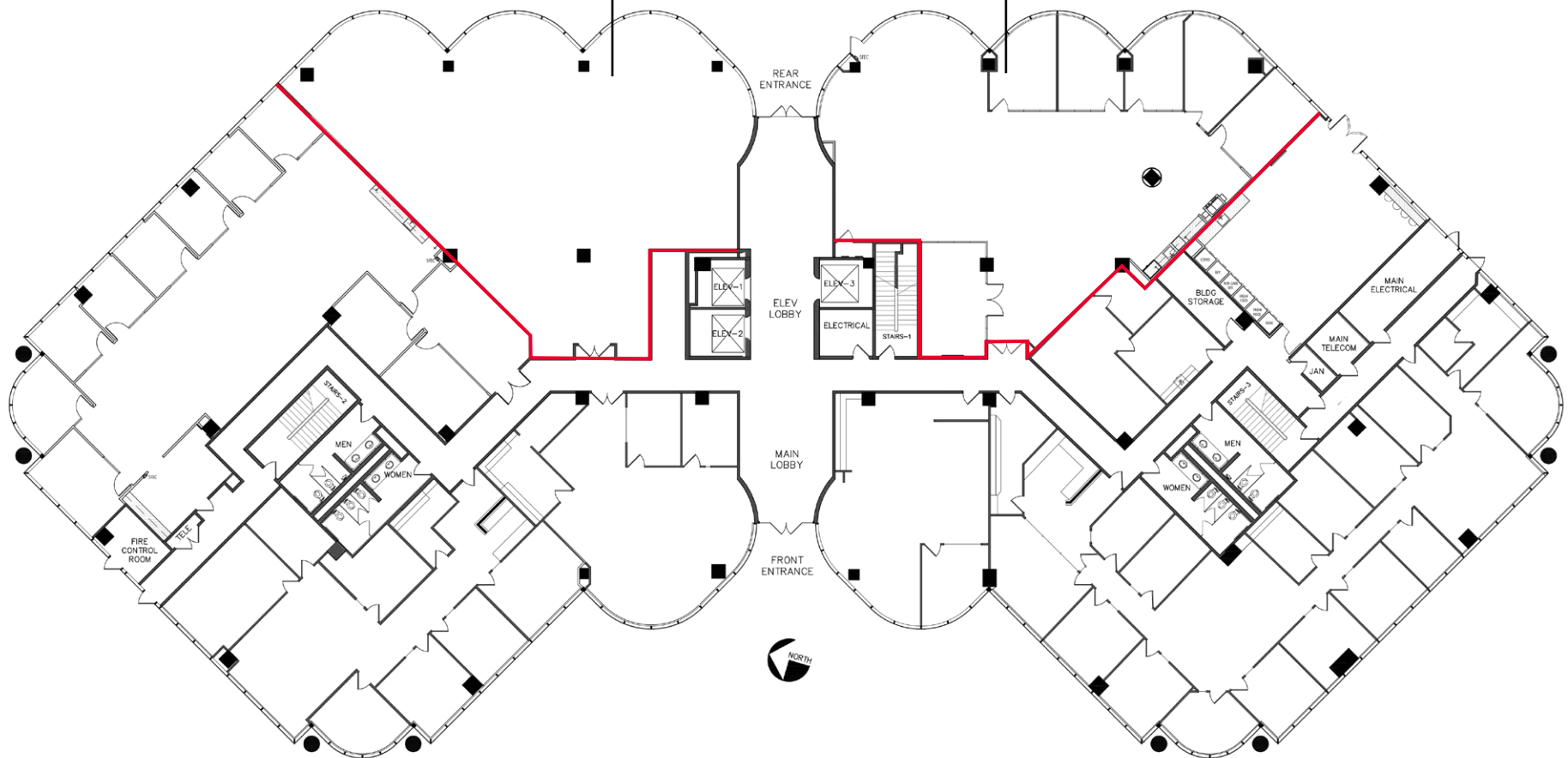


1st Floor

SUITE	SIZE (RSF)
130	4,313
140	4,655

Suite 130
4,313 RSF

Suite 140
4,655 RSF



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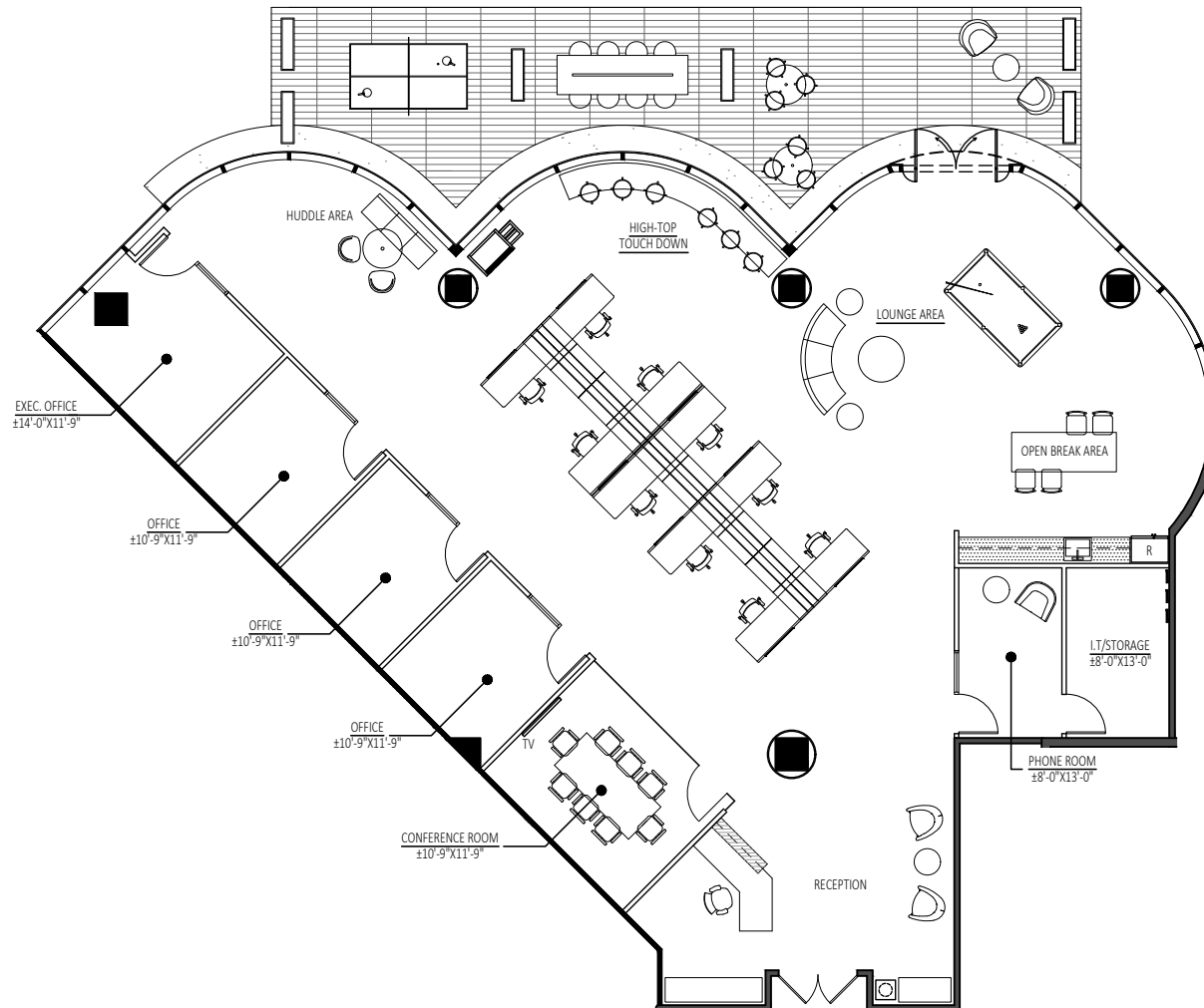
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Suite 130 Hypothetical Plan - 4,313 RSF



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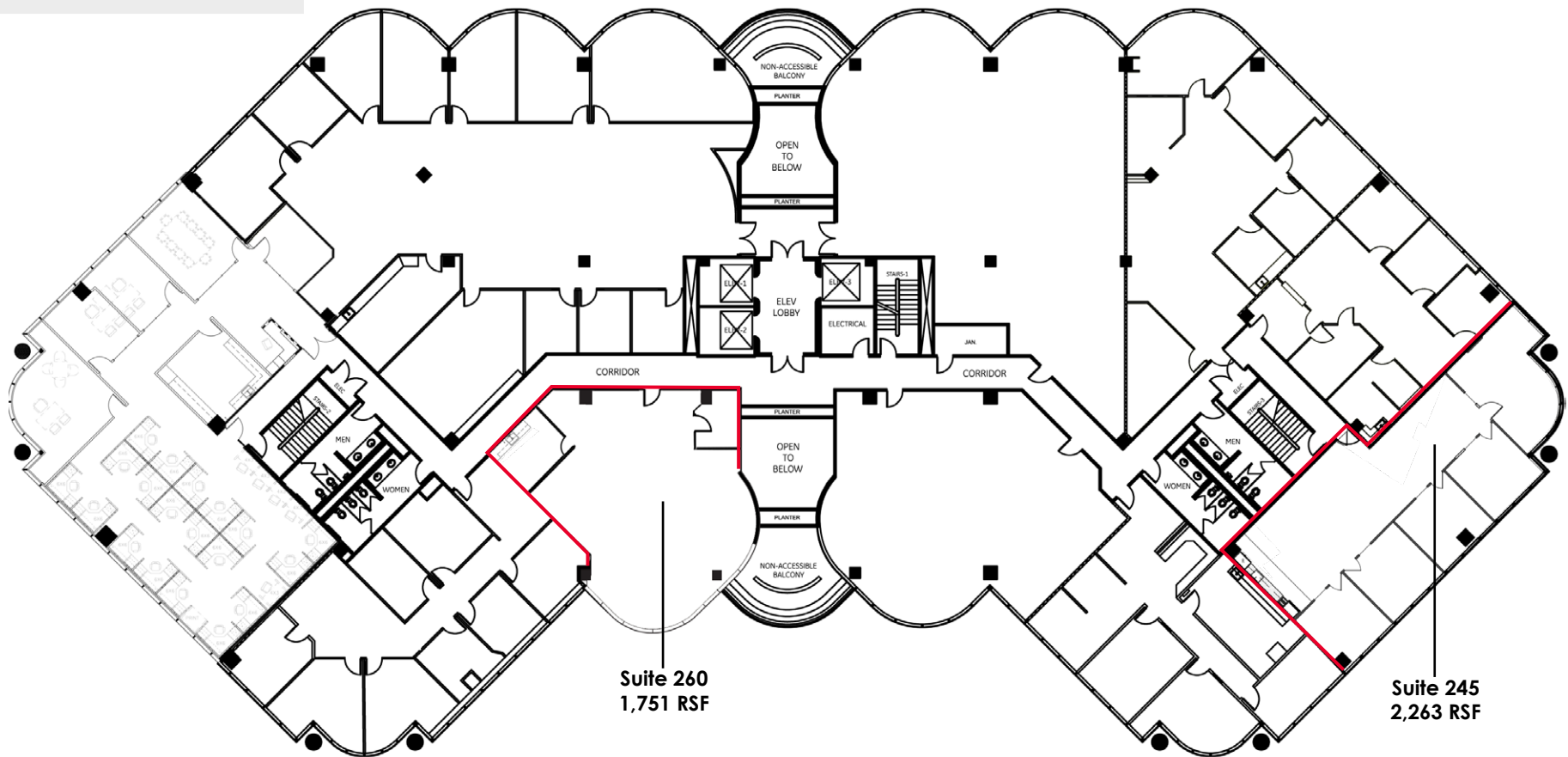
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2nd Floor

SUITE	SIZE (RSF)
260	1,751
245	2,263



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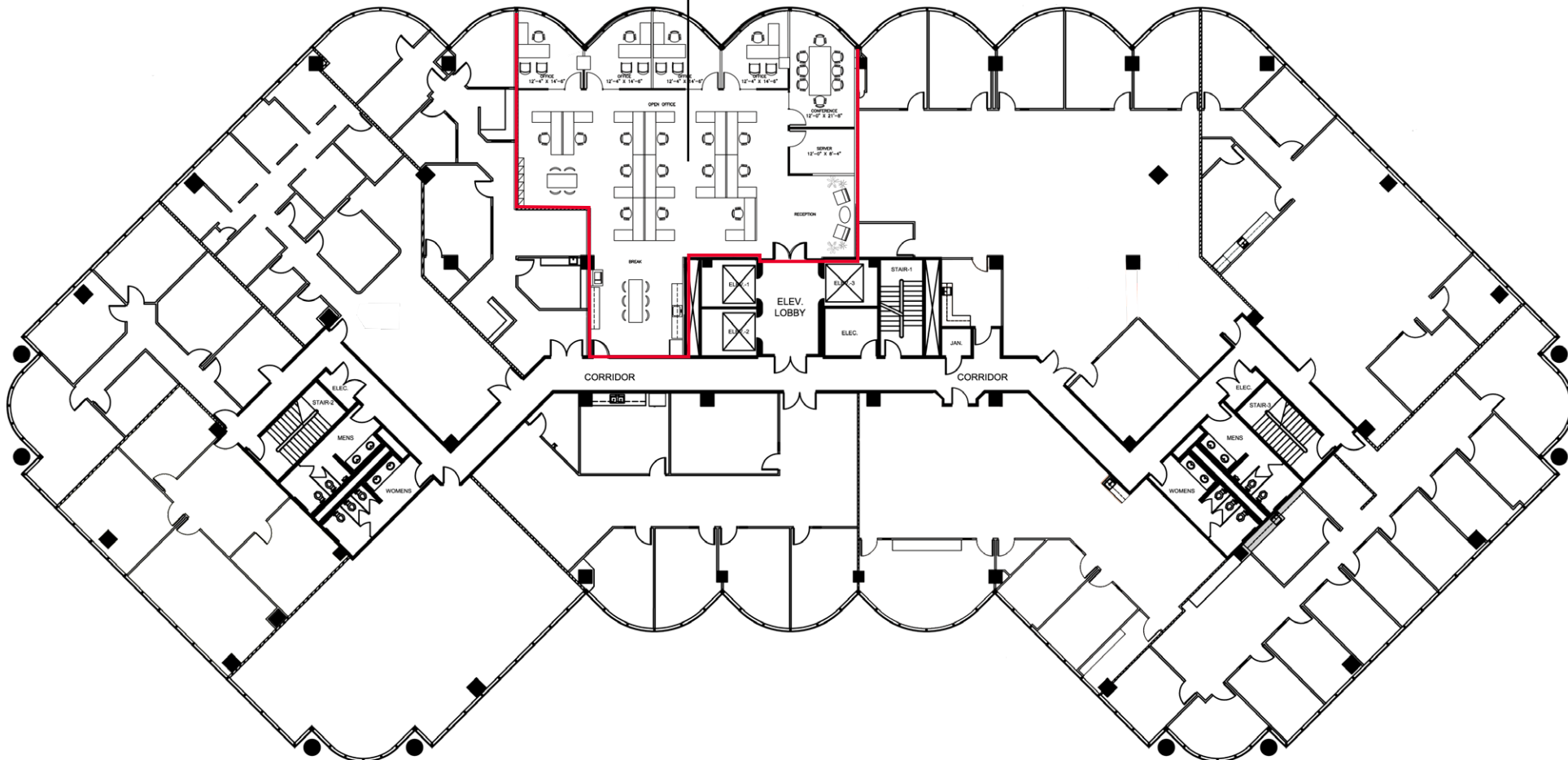
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4th Floor

SUITE	SIZE (RSF)
450	3,406

Suite 450
3,406 RSF



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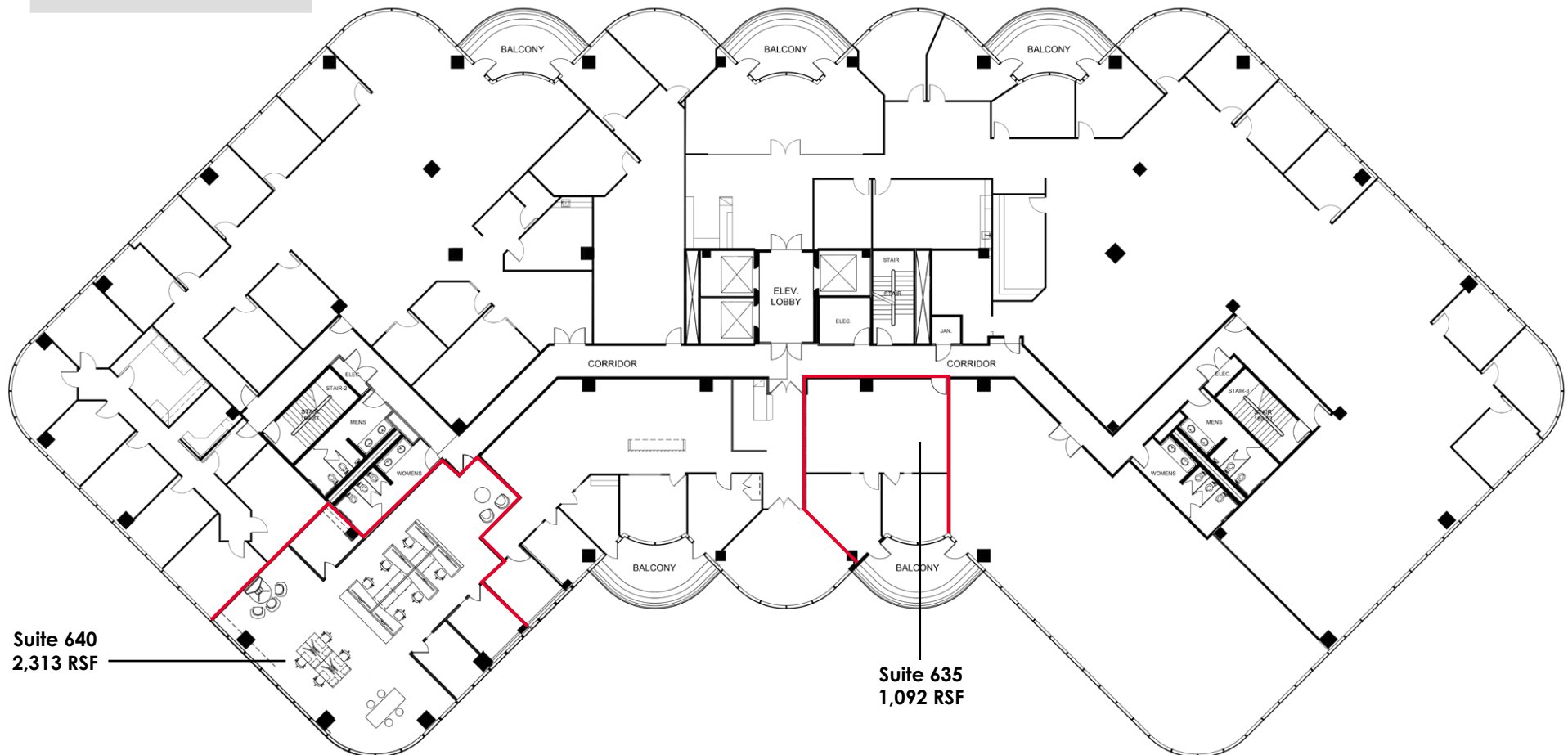
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6th Floor

SUITE	SIZE (RSF)
635	1,092
640	2,313



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NEARBY AMENITIES

Nordstrom Rack
Las Golondrinas Mexican
BevMo
Submarina CA Subs
A Slice of the Pizza
Cafe Auto Spa & Detail

73

Ralphs
CVS
Wells Fargo
Romeo Cucina
Thai Bite Cuisine
El Pollo Loco
Chick fil A
Cronic Tacos
The UPS Store

LifeTime Athletic Fitness
Regency Theatres
First Bank
Chase Bank
Westcom Credit Union
The Flame Broiler
SusieCakes
Starbucks

★ **Crown Cabot Financial Center**
Wells Fargo
Bank of America
Food and beverage kiosks

Apex
Laguna Niguel
Apartments

Costco

Skye at
Laguna Niguel
Apartments

Amtrak

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Kaleidoscope Courtyards

Edwards Cinema
Buffalo Wild Wings
Riptide Rockin Sushi
Rocco's Pizzeria
Tasty Bowl
Tacos Cancun
Tapas Restaurant
Union Market
LA Fitness
Burke Williams Spa

Mission
Hospital

The Shops at Mission Viejo

Starbucks
Ruby's Diner
Islands
PF Chang's
The Cheesecake Factory
Paradise Bakery & Cafe
Jamba Juice
Apple
Macys
Nordstrom

US
Post Office

Albertaco's Mexican
Surfin Souvalki
Vitamin Shoppe
Shabu Shabu
Santora's Pizza
Rockfire Grill
Fins Poke Fusion
Roger Dunn Golf Shop
OC Credit Union
Navy Federal Credit

Saddleback
College
Campus

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