

**17672**  
**COWAN AVENUE**  
**IRVINE, CA 92614**

**FOR SALE ±36,754 SF**  
**FREESTANDING FLEX/R&D BUILDING**



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# PROPERTY OVERVIEW

17672 Cowan is a unique opportunity to purchase an approximate 36,754 SF R&D/Flex building within the highly desirable Irvine Business Complex. The property is currently utilized as a CLIA-certified high-complexity clinical laboratory and the owner is willing to lease-back up to 15,000 SF or vacate the property at closing. The laboratory area can also be converted back to warehouse for more traditional industrial/R&D configurations. The property was renovated in 2020/2021 and offers up to  $\pm 2.75:1,000$  parking during regular business hours (see parking agreement with 17660 Cowan).



**Building Size:**  
 $\pm 36,754$  SF



**Office Size:**  
 $\pm 17,787$  SF



**Site Size:**  
 $\pm 1.86$  acres



**Parking Ratio:**  
 $\pm 2.75:1,000$  (up to  $\pm 3.81:1,000^*$ )



**Power:**  
 $\pm 2,000$  amp panel (verify)



**Clear Height:**  
 $\pm 14'$  -  $17'$



**Sprinklers:**  
Yes



**Loading:**  
1 GL (more possible)



**Zoning:**  
5.1 IBC Multi-Use ([view](#))



\*During regular business hours (see parking agreement with 17660 Cowan).

# ADDITIONAL HIGHLIGHTS

## → 2020/2021 renovations include:

- Extensive Lab/R&D improvements (see laboratory page for more detail)
- Exterior façade, including Lucabond paneling and metal clad columns
- New tinted windows
- Exterior paint
- Entry plaza, parking lot and exterior lighting

## → 100% HVAC

- Extensive skylights throughout office and lab/warehouse area
- Divisible building with common lobby, lift and second entrance
- Additional GL door(s) possible
- Highly desirable Irvine Business Complex location with Red Hill frontage



# SITE PLAN



17660 COWAN  
PREFERENTIAL PARKING AREA

17660 COWAN  
(not a part)

17672 COWAN

GL  
14'X16'

17672 COWAN  
PREFERENTIAL PARKING AREA

NOT TO SCALE, VERIFY ALL DETAILS.

# FLOOR PLANS

**Building Area:**

±36,754 SF

**Office Area:**

±17,787 SF

**Lab/Warehouse Area:**

±18,967 SF (100% HVAC)

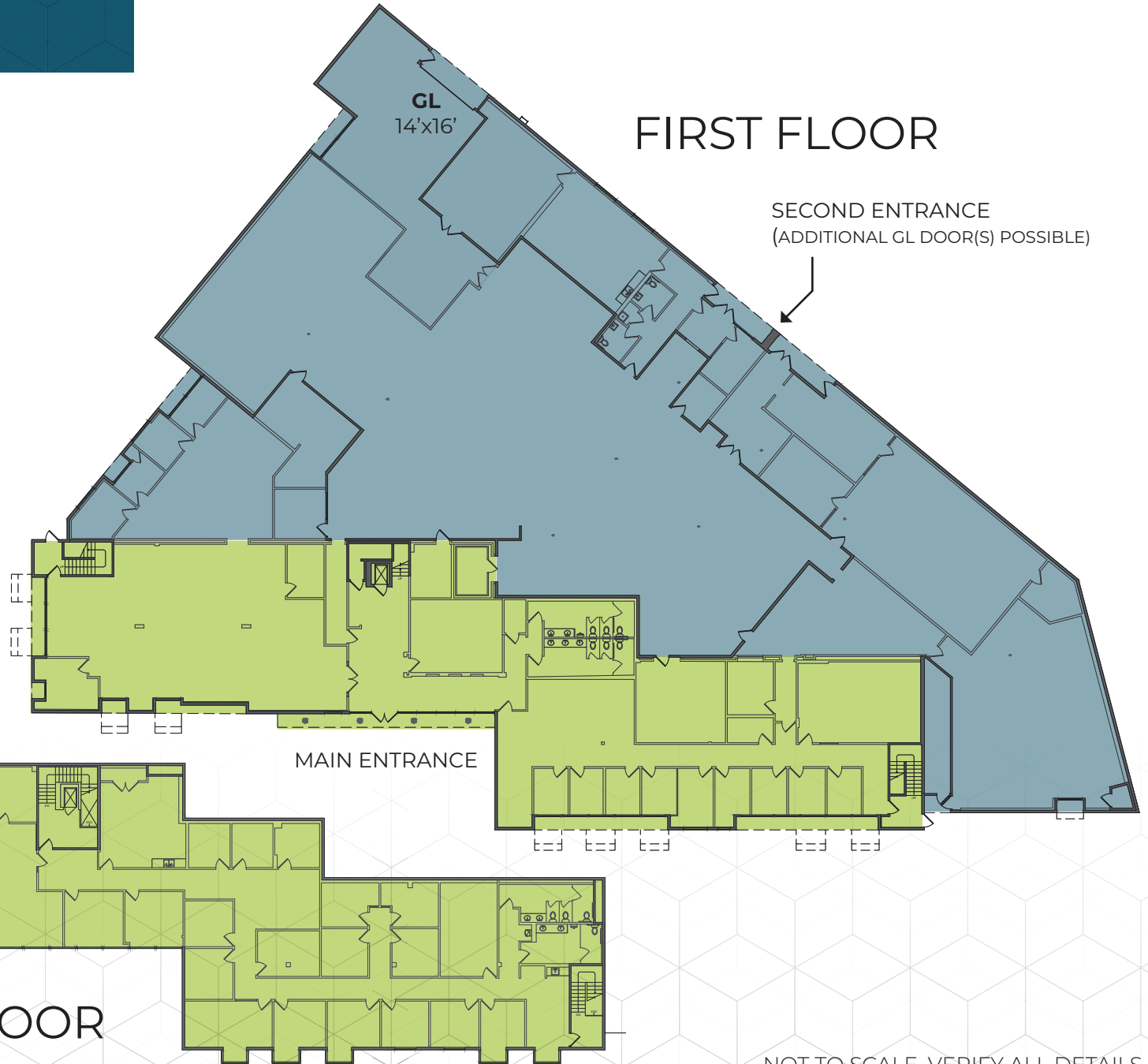
## FIRST FLOOR

SECOND ENTRANCE  
(ADDITIONAL GL DOOR(S) POSSIBLE)

MAIN ENTRANCE

## SECOND FLOOR

NOT TO SCALE, VERIFY ALL DETAILS.



# LABORATORY

Extensive Lab/R&D improvements, including but not limited to:

- Lab-grade plumbing
- Upgraded HVAC
- Process gas
- 21 dedicated 240V lines
- Compressed air
- Backup generator capability and controlled-access lab areas
- Epoxy flooring

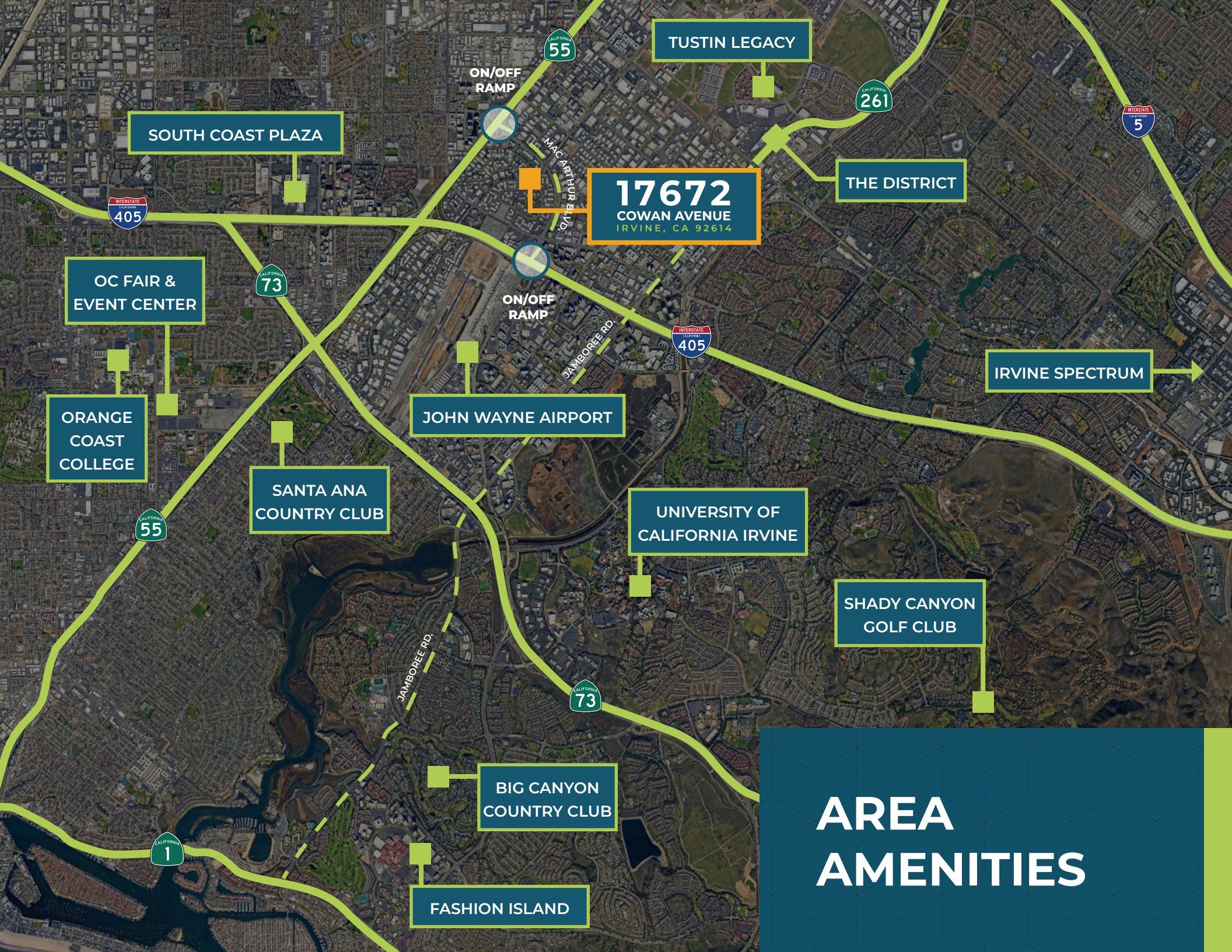


# EXTERIOR



# INTERIOR





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SOUTH COAST PLAZA

TUSTIN LEGACY

THE DISTRICT

IRVINE SPECTRUM

OC FAIR & EVENT CENTER

ORANGE COAST COLLEGE

JOHN WAYNE AIRPORT

UNIVERSITY OF CALIFORNIA IRVINE

SANTA ANA COUNTRY CLUB

SHADY CANYON GOLF CLUB

BIG CANYON COUNTRY CLUB

FASHION ISLAND

# AREA AMENITIES

# 17672

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