

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 $\pm 3.81:1,000$ 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:
 ± 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



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)

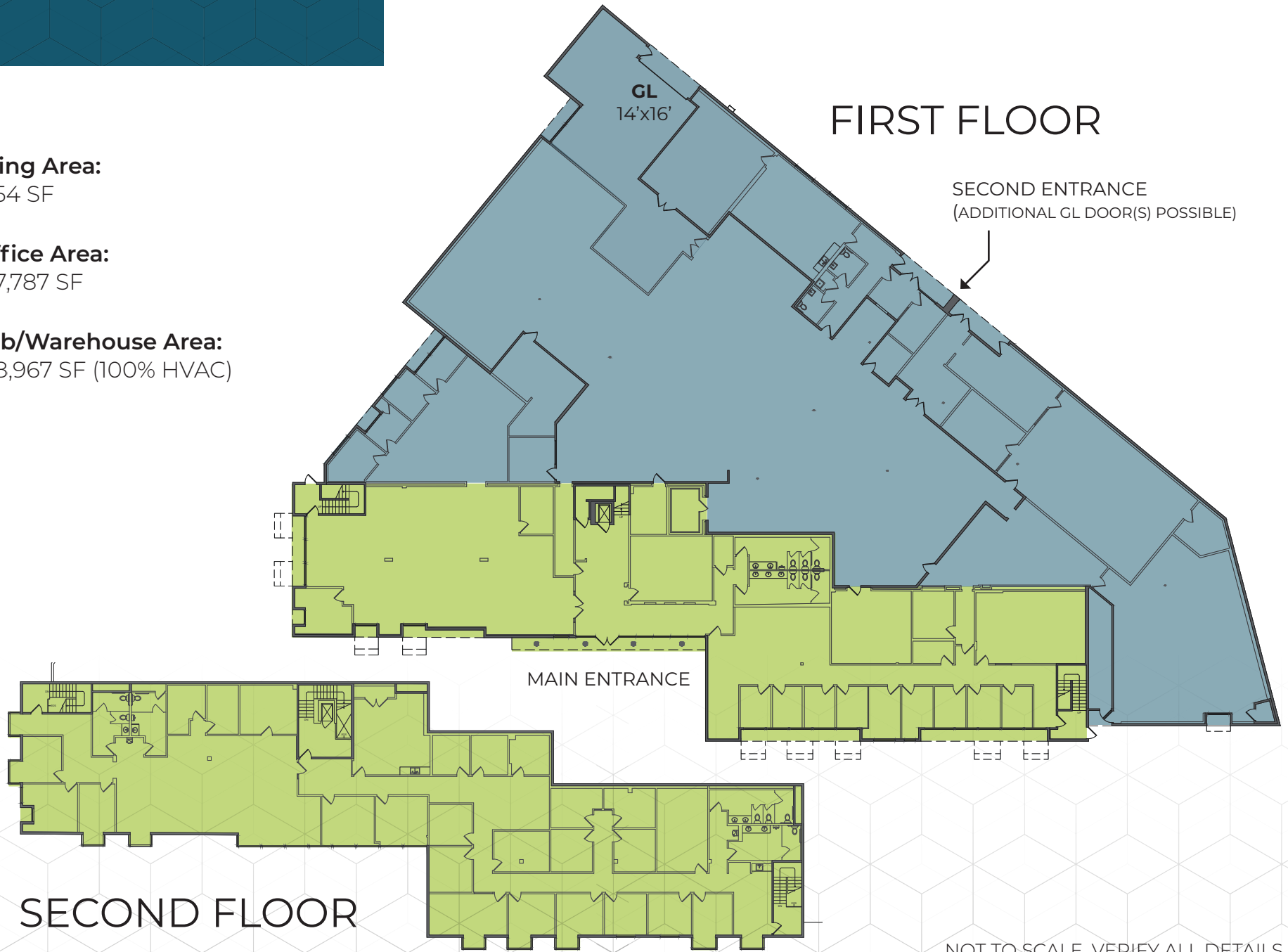
FIRST FLOOR

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

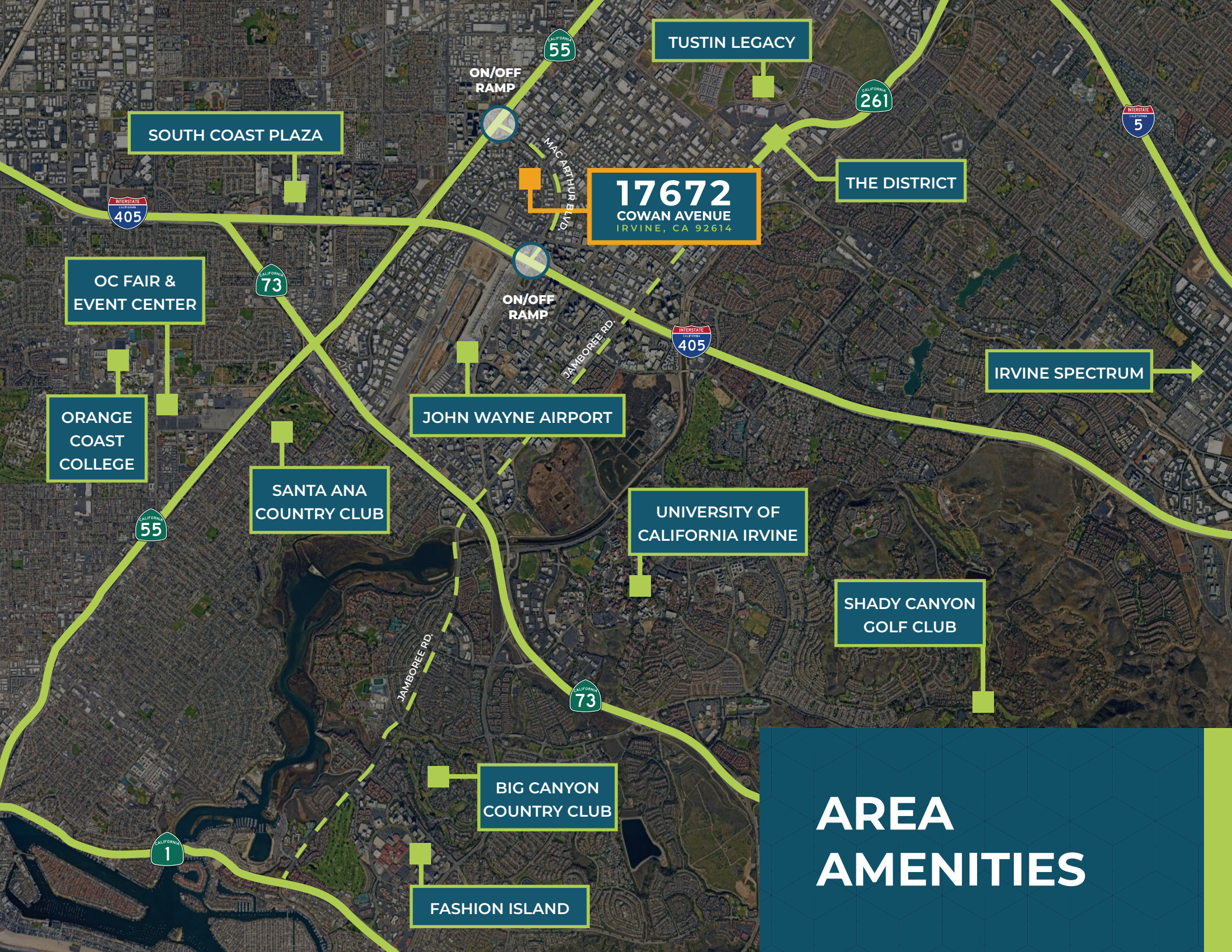


EXTERIOR



INTERIOR





TUSTIN LEGACY

SOUTH COAST PLAZA

17672
COWAN AVENUE
IRVINE, CA 92614

THE DISTRICT

OC FAIR &
EVENT CENTER

ORANGE
COAST
COLLEGE

SANTA ANA
COUNTRY CLUB

JOHN WAYNE AIRPORT

UNIVERSITY OF
CALIFORNIA IRVINE

IRVINE SPECTRUM

SHADY CANYON
GOLF CLUB

BIG CANYON
COUNTRY CLUB

FASHION ISLAND

AREA AMENITIES

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