

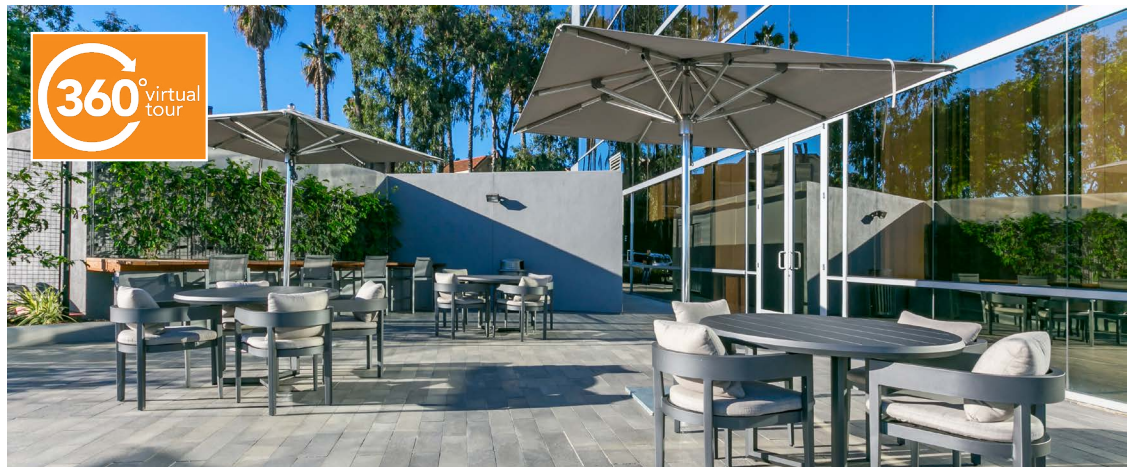
CROWN CABOT FINANCIAL CENTER



28202 CABOT | LAGUNA NIGUEL





PROJECT FEATURES

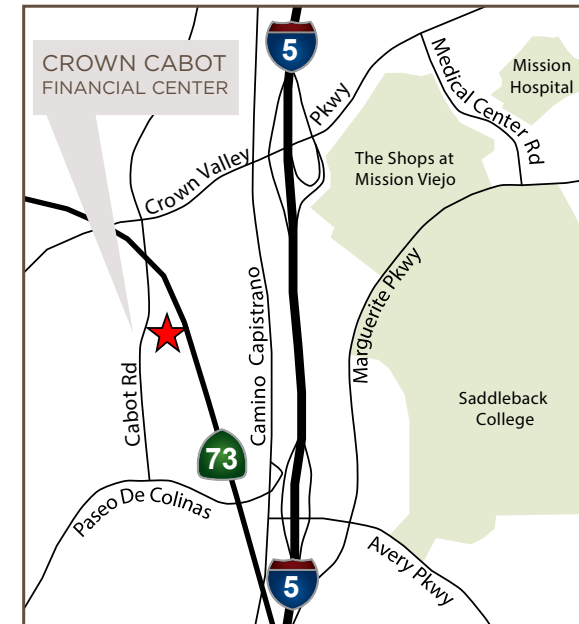
- **Brand new, move-in ready spec suites from 2,500 SF**
- Modern, collaborative / social outdoor courtyard with lounge seating, shade umbrellas and WiFi
- Tenant lounge with games
- Lobby corridor wallcoverings and new tiles
- Six story, 175,268 SF mid rise office building in Laguna Niguel
- Ample 4/1,000 parking with both surface and structure
- 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



CROWN CABOT FINANCIAL CENTER

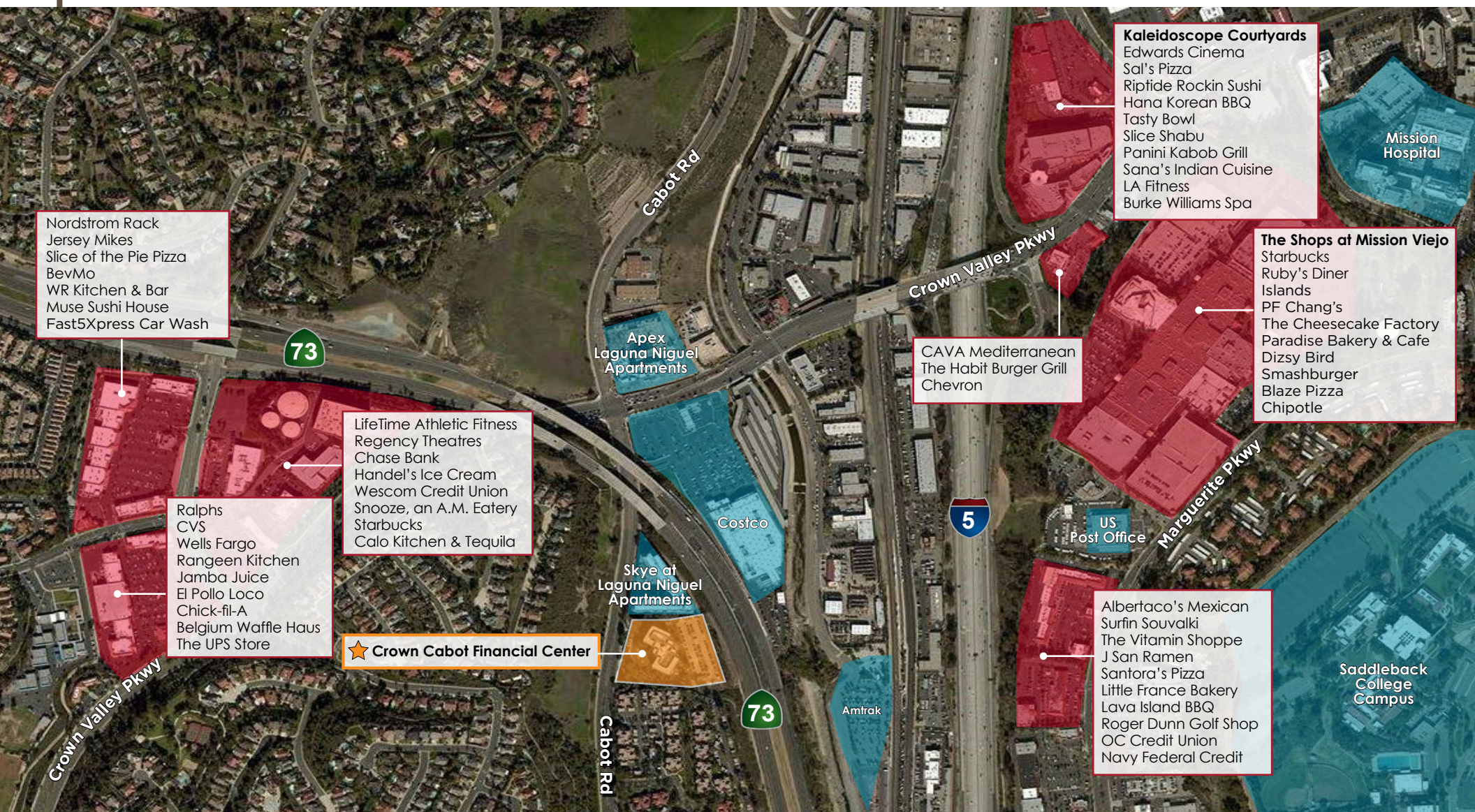
AVAILABILITY

SUITE		SIZE (RSF)	DETAILS	VIRTUAL TOUR
120		4,631	Features 8 offices, 2 conference rooms, IT/workroom and open break room	
305	3,291	1,238	Features 2 offices, conference room and open kitchen	
325		2,053	Available 6/1/24. Features 4 private offices, kitchen and open area	
450		5,397	Spec suite. Features 5 private offices, conference room, open kitchen and IT room	
525		3,088	Features 6 private offices, conference room and open kitchen	
600		4,313	NEW SPEC SUITE! Features 6 private offices, 2 conference rooms and open break room	
605	19,557	2,524	NEW SPEC SUITE! Features 5 private offices, conference room and open break room	
610		12,720	Features 3 private offices, balconies and open area	



CROWN CABOT
FINANCIAL CENTER

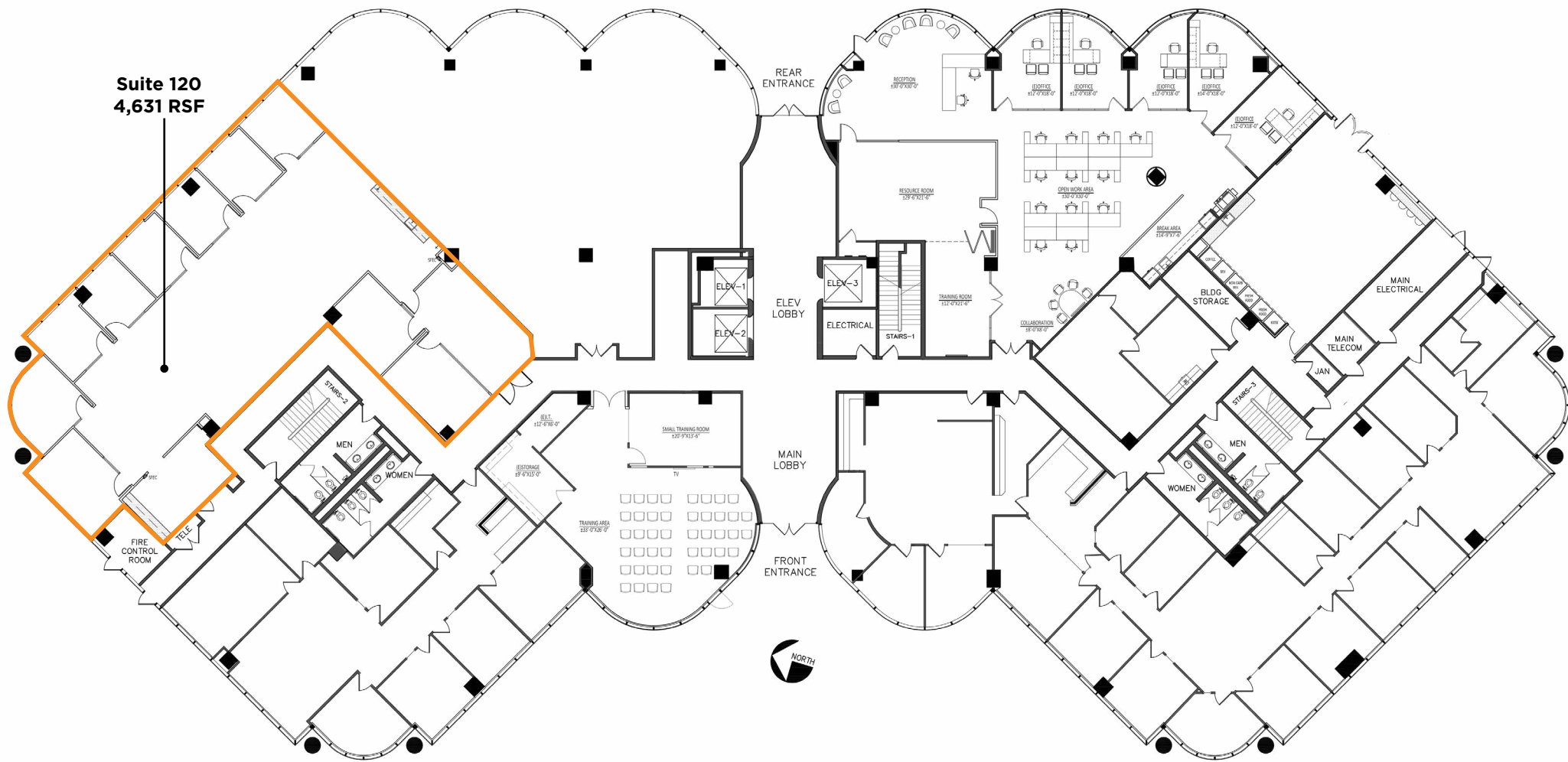
NEARBY AMENITIES



CROWN CABOT FINANCIAL CENTER

1ST FLOOR

SUITE	SIZE (RSF)	DETAILS
120	4,631	Features 8 offices, 2 conference rooms, IT/workroom and open break room



For more information, please contact:

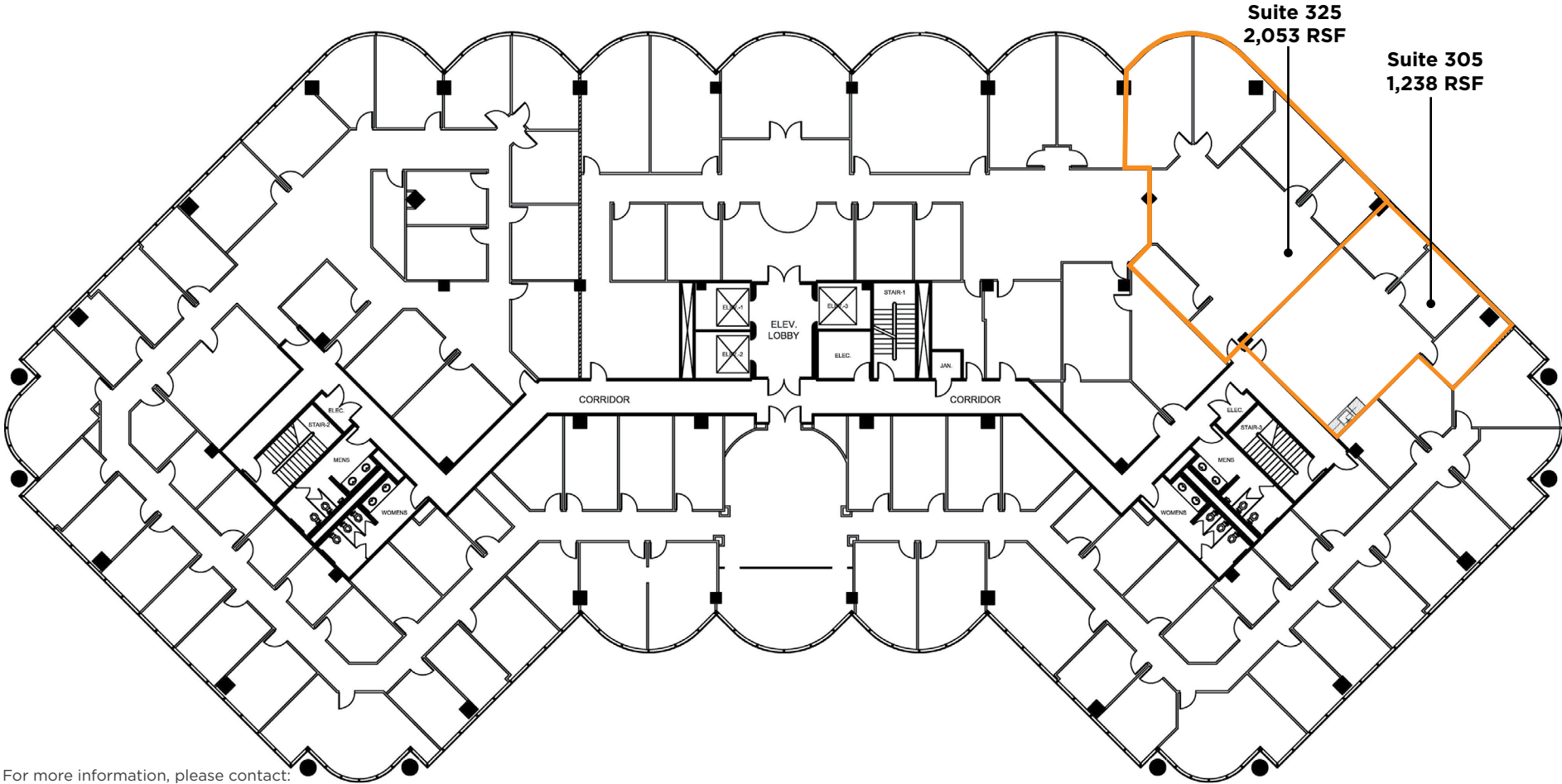
JASON WARD
+1 949 955 7640
jason.ward@cushwake.com
Lic. #01802243

JOHN HARTY
+1 949 372 4910
john.harty@cushwake.com
Lic. #01121203



3RD FLOOR

SUITE	CONT.	SIZE (RSF)	DETAILS
305	3,291	1,238	Features 2 offices, conference room and open kitchen
325		2,053	Available 6/1/24. Features 4 private offices, kitchen and open area




For more information, please contact:

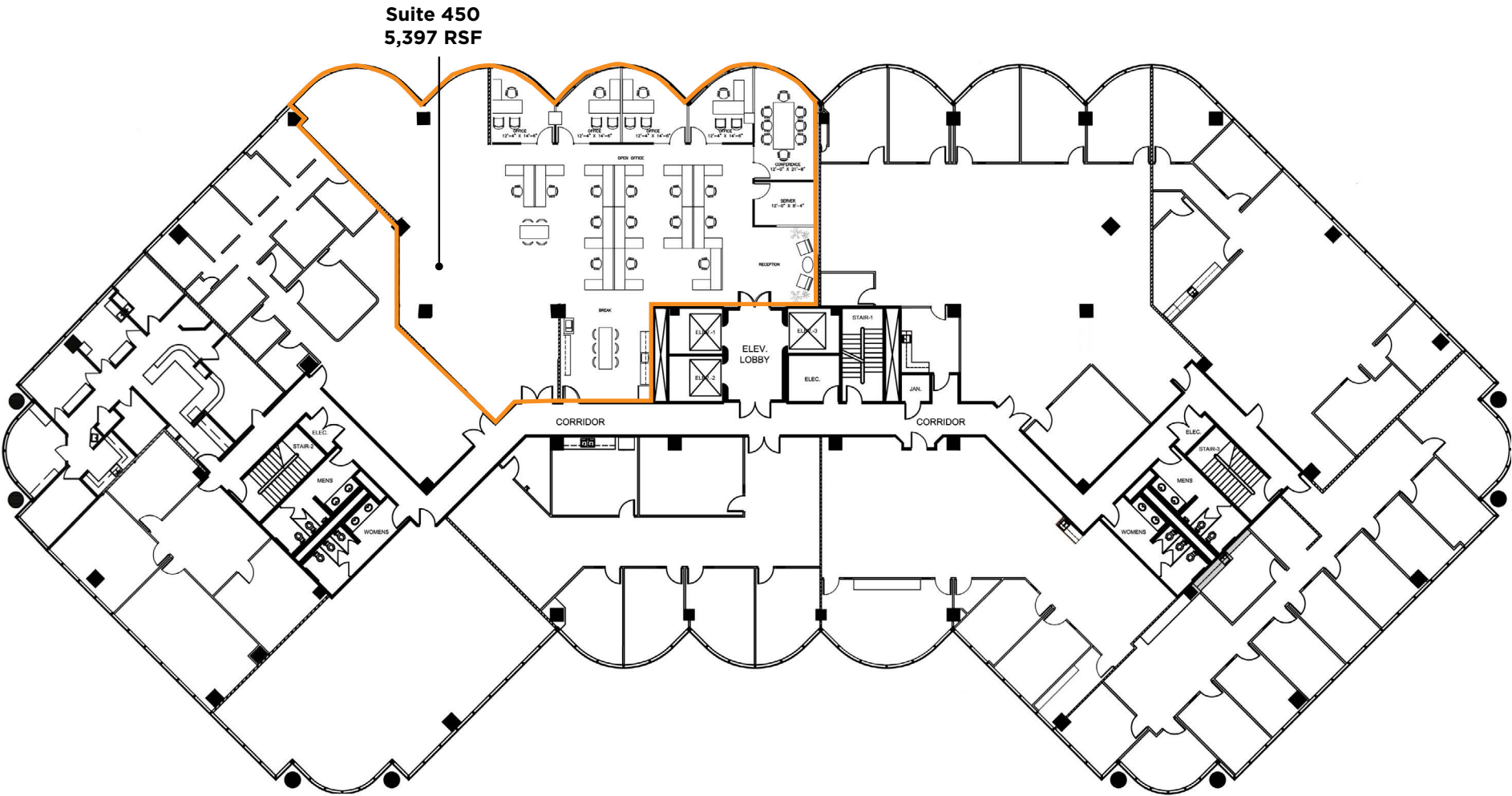
JASON WARD
+1 949 955 7640
jason.ward@cushwake.com
Lic. #01802243

JOHN HARTY
+1 949 372 4910
john.harty@cushwake.com
Lic. #01121203



4TH FLOOR

SUITE	SIZE (RSF)	DETAILS	VIRTUAL TOUR
450	5,397	Spec suite. Features 5 private offices, conference room, open kitchen and IT room	



For more information, please contact:

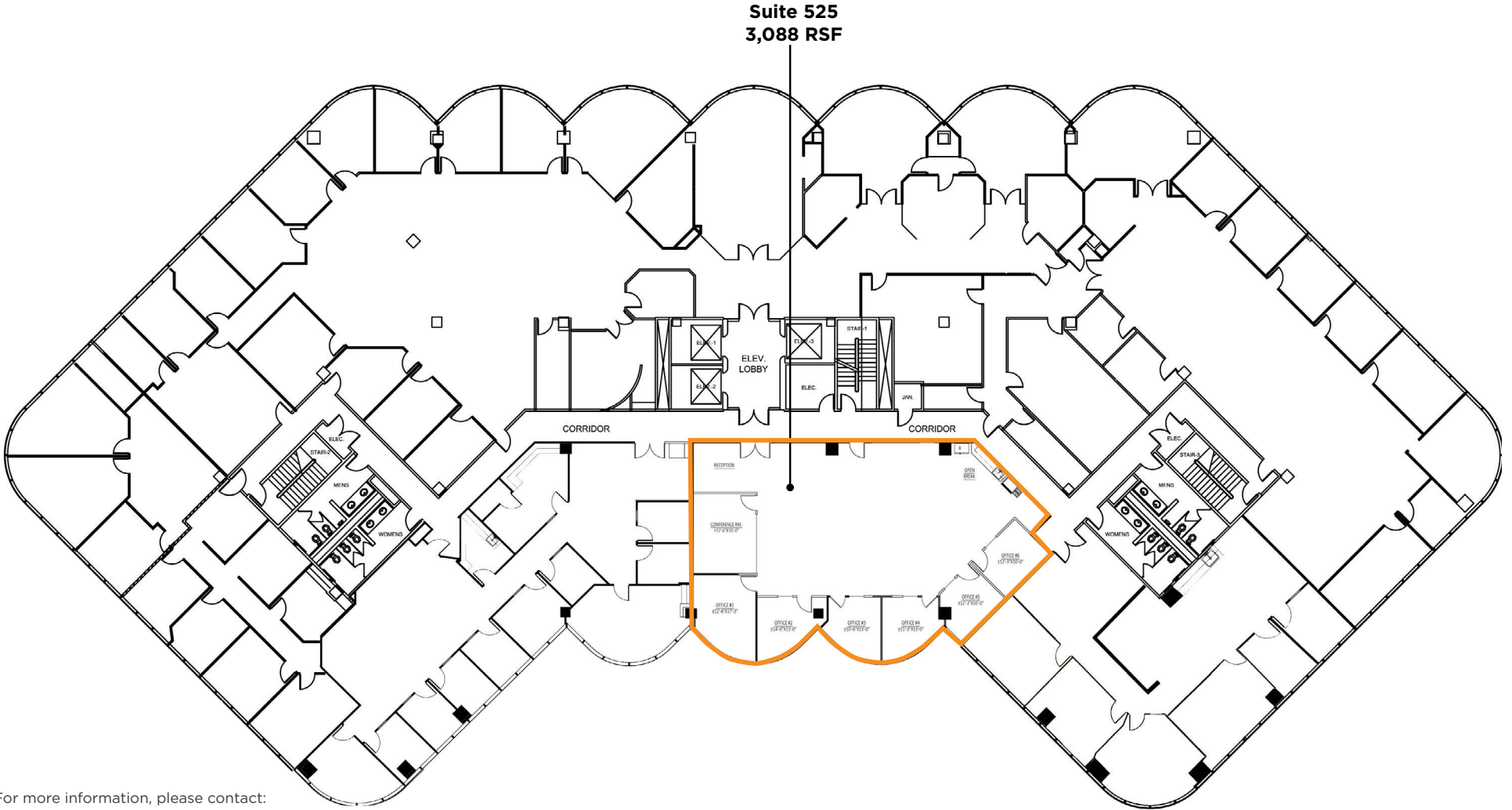
JASON WARD
+1 949 955 7640
jason.ward@cushwake.com
Lic. #01802243

JOHN HARTY
+1 949 372 4910
john.harty@cushwake.com
Lic. #01121203



5TH FLOOR

SUITE	SIZE (RSF)	DETAILS
525	3,088	Features 6 private offices, conference room and open kitchen



For more information, please contact:

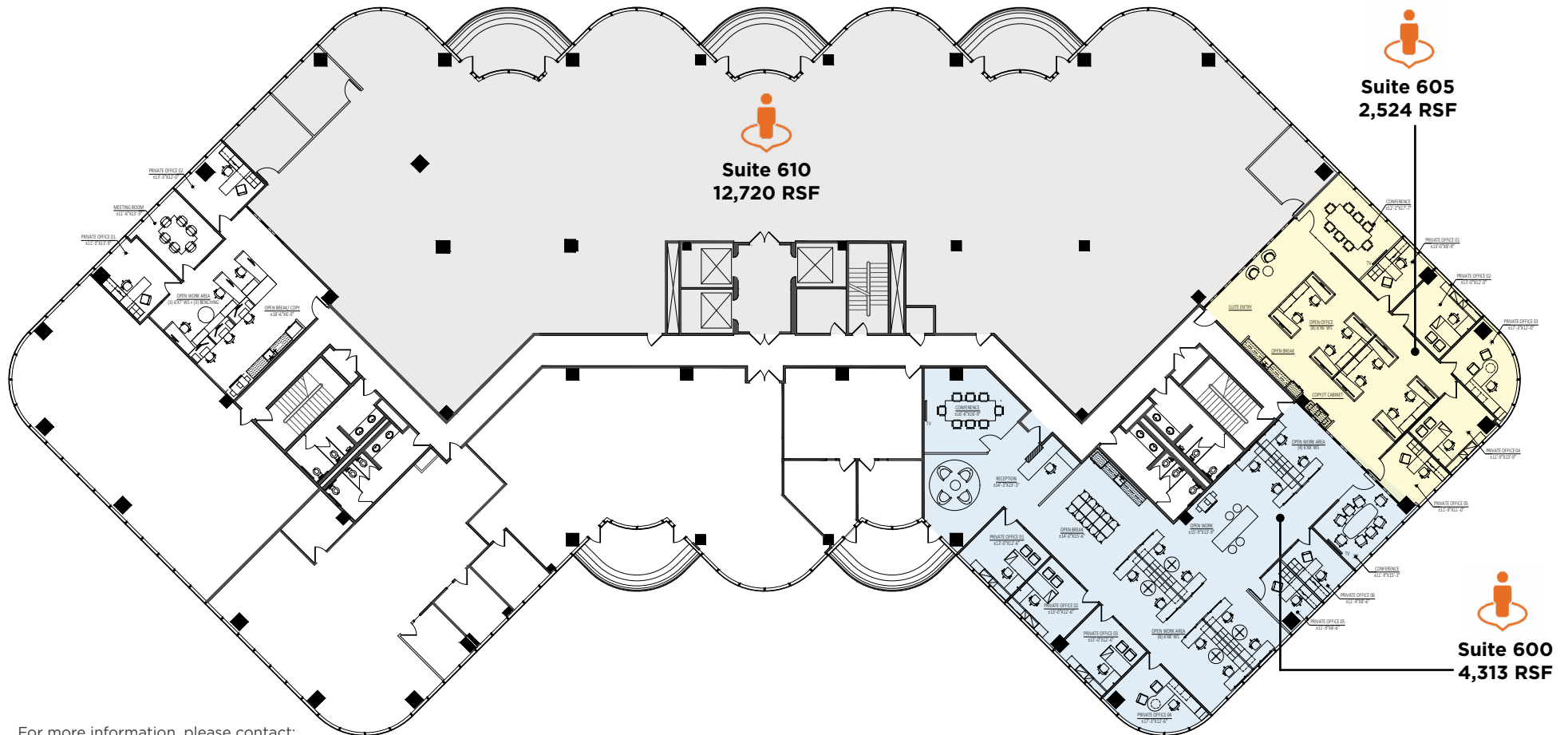
JASON WARD
+1 949 955 7640
jason.ward@cushwake.com
Lic. #01802243

JOHN HARTY
+1 949 372 4910
john.harty@cushwake.com
Lic. #01121203



6TH FLOOR

SUITE	CONT.	SIZE (RSF)	DETAILS
600		4,313	NEW SPEC SUITE. Features 6 private offices, 2 conference rooms and open break room
605	19,557	2,524	NEW SPEC SUITE. Features 5 private offices, conference room and open break room
610		12,720	Features 3 private offices, balconies and open area



For more information, please contact:

JASON WARD
+1 949 955 7640
jason.ward@cushwake.com
Lic. #01802243

JOHN HARTY
+1 949 372 4910
john.harty@cushwake.com
Lic. #01121203

