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	Ŀ
525		3,088	Features 6 private offices, conference room and open kitchen	
600	- 19,557	4,313	NEW SPEC SUITE! Features 6 private offices, 2 conference rooms and open break room	Ļ
605		2,524	NEW SPEC SUITE! Features 5 private offices, conference room and open break room	Ŀ
610	_	12,720	Features 3 private offices, balconies and open area	ė









CROWN CABOT FINANCIAL CENTER

NEARBY AMENITIES



CROWN CABOT FINANCIAL CENTER

1ST FLOOR

4,631

SIZE (RSF) DETAILS

120

SUITE

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





Cushman & Wakefield Copyright 2024. The information contained herein was lawfully obtained from sources we consider reliable. Cushman & Wakefield is not responsible and expressly disclaims all liability, for errors, omissions, prior sales, withdrawal from the market or change in price. Seller (or Lessor, as the case may be) and broker make no representation as to the environmental condition of the property and recommend Purchaser's (or Lessee's) independent investigation.

3RD FLOOR

SUITE	CONT.	SIZE (RSF)	DETAILS
305	7 001	1,238	Features 2 offices, conference room and open kitchen
325	- 3,291	2,053	Available 6/1/24. Features 4 private offices, kitchen and open area



JASON WARD

+1 949 955 7640 jason.ward@cushwake.com Lic. #01802243 JOHN HARTY +1 949 372 4910 john.harty@cushwake.com Lic. #01121203





Cushman & Wakefield Copyright 2024. The information contained herein was lawfully obtained from sources we consider reliable. Cushman & Wakefield is not responsible and expressly disclaims all liability, for errors, omissions, prior sales, withdrawal from the market or change in price. Seller (or Lessor, as the case may be) and broker make no representation as to the environmental condition of the property and recommend Purchaser's (or Lessee's) independent investigation.

4TH FLOOR



JASON WARD

+1 949 955 7640 jason.ward@cushwake.com Lic. #01802243 JOHN HARTY +1 949 372 4910 john.harty@cushwake.com Lic. #01121203





Cushman & Wakefield Copyright 2024. The information contained herein was lawfully obtained from sources we consider reliable. Cushman & Wakefield is not responsible and expressly disclaims all liability, for errors, omissions, prior sales, withdrawal from the market or change in price. Seller (or Lessor, as the case may be) and broker make no representation as to the environmental condition of the property and recommend Purchaser's (or Lessee's) independent investigation.

5TH FLOOR





JASON WARD

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

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





Cushman & Wakefield Copyright 2024. The information contained herein was lawfully obtained from sources we consider reliable. Cushman & Wakefield is not responsible and expressly disclaims all liability, for errors, omissions, prior sales, withdrawal from the market or change in price. Seller (or Lessor, as the case may be) and broker make no representation as to the environmental condition of the property and recommend Purchaser's (or Lesses's) independent investigation.

6тн 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



Cushman & Wakefield Copyright 2024. The information contained herein was lawfully obtained from sources we consider reliable. Cushman & Wakefield is not responsible and expressly disclaims all liability, for errors, omissions, prior sales, withdrawal from the market or change in price. Seller (or Lessor, as the case may be) and broker make no representation as to the environmental condition of the property and recommend Purchaser's (or Lesses's) independent investigation.