

CROWN CABOT

FINANCIAL CENTER

28202 Cabot | Laguna Niguel



Built with you in mind

PROPERTY HIGHLIGHTS



4/1,000 parking ratio with both surface and structured spaces



Available on-site tenant storage



Within walking distance to Amtrak/Metrolink



Excellent freeway visibility and direct access to the 5 and 73 Freeways



Conveniently located near shopping, Mission Hospital and Saddleback College



Adjacent to a mixed-use development, with executive and residential housing



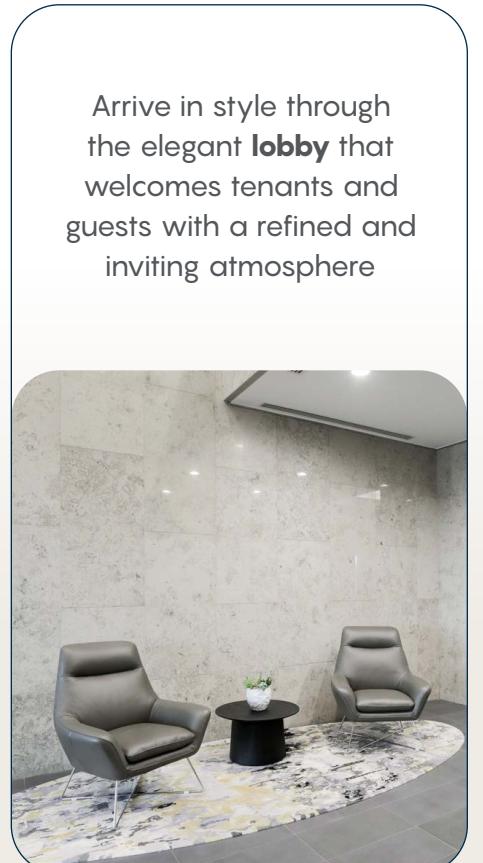
Move right into our **move-in ready suites**, available from 2,500 SF



Our modern and inviting **outdoor courtyard** with lounge seating, shade umbrellas, and Wi-Fi promotes relaxation, collaboration, and casual gatherings

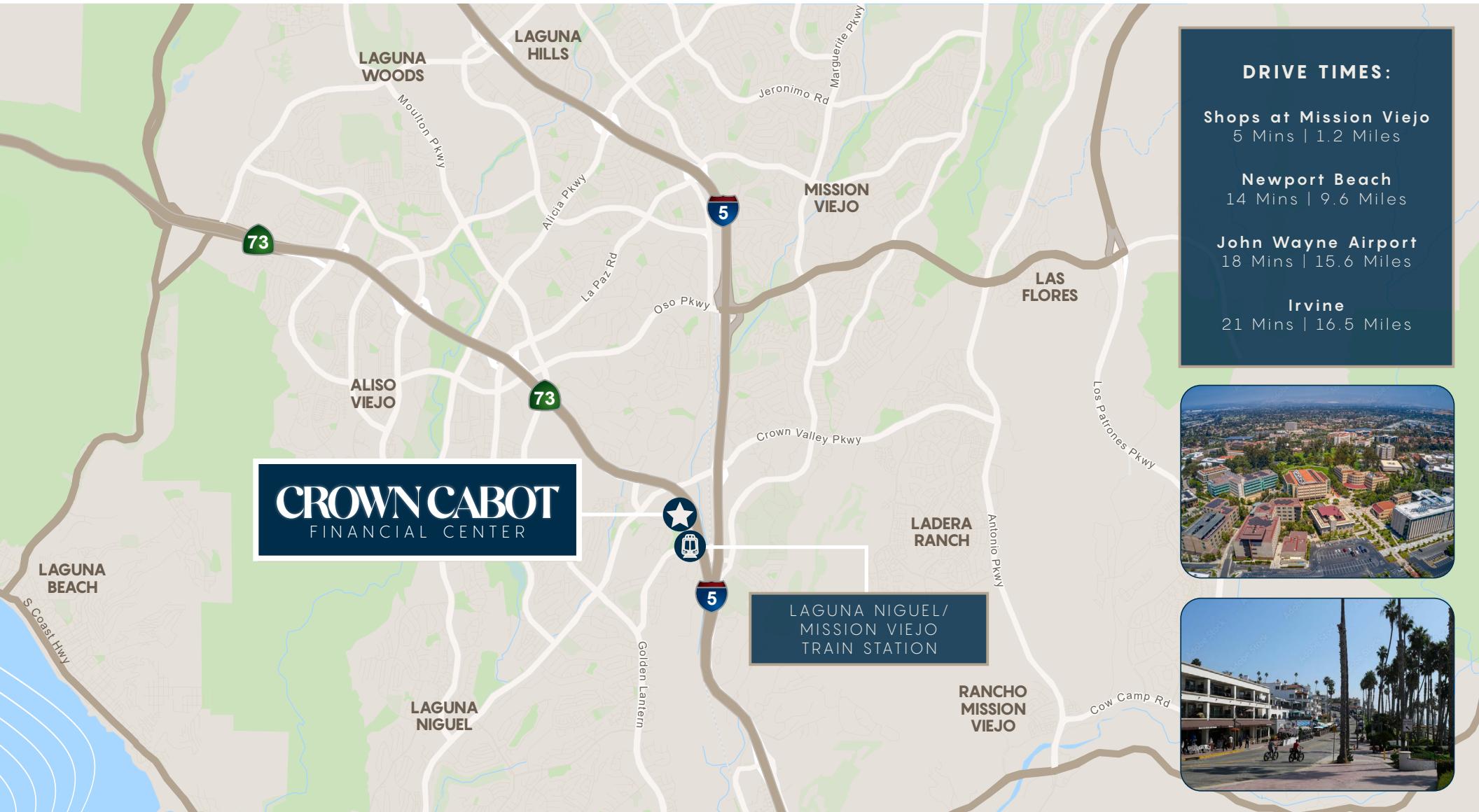


Recharge in the **tenant lounge** furnished with a pool table, TV, and comfortable seating areas where guests can relax and socialize



Arrive in style through the elegant **lobby** that welcomes tenants and guests with a refined and inviting atmosphere

The ideal location to BALANCE WORK, LIFE AND PLAY



Everything you need, ON AND OFF THE CLOCK



Floorplans

Suite	Size (RSF)	Contiguous (RSF)	Details	Virtual Link
110	2,914		Features 5 offices, conference room, IT/workroom, and kitchen. Available 3/1/26	
120	4,631		Features 8 offices, 2 conference rooms, IT/workroom and open break room	
205 & 225	4,132		Features 6 offices, conference room, kitchen and storage. Divisible to 1,500 SF. Available 9/1/26	
525	3,088		Features 6 private offices, conference room and open kitchen	
600	4,313	19,557	NEW SPEC SUITE! Features 6 private offices, 2 conference rooms and open break room	360
605	2,524		NEW SPEC SUITE! Features 5 private offices, conference room and open break room	360
610	12,720		Features 3 private offices, balconies and open area	360



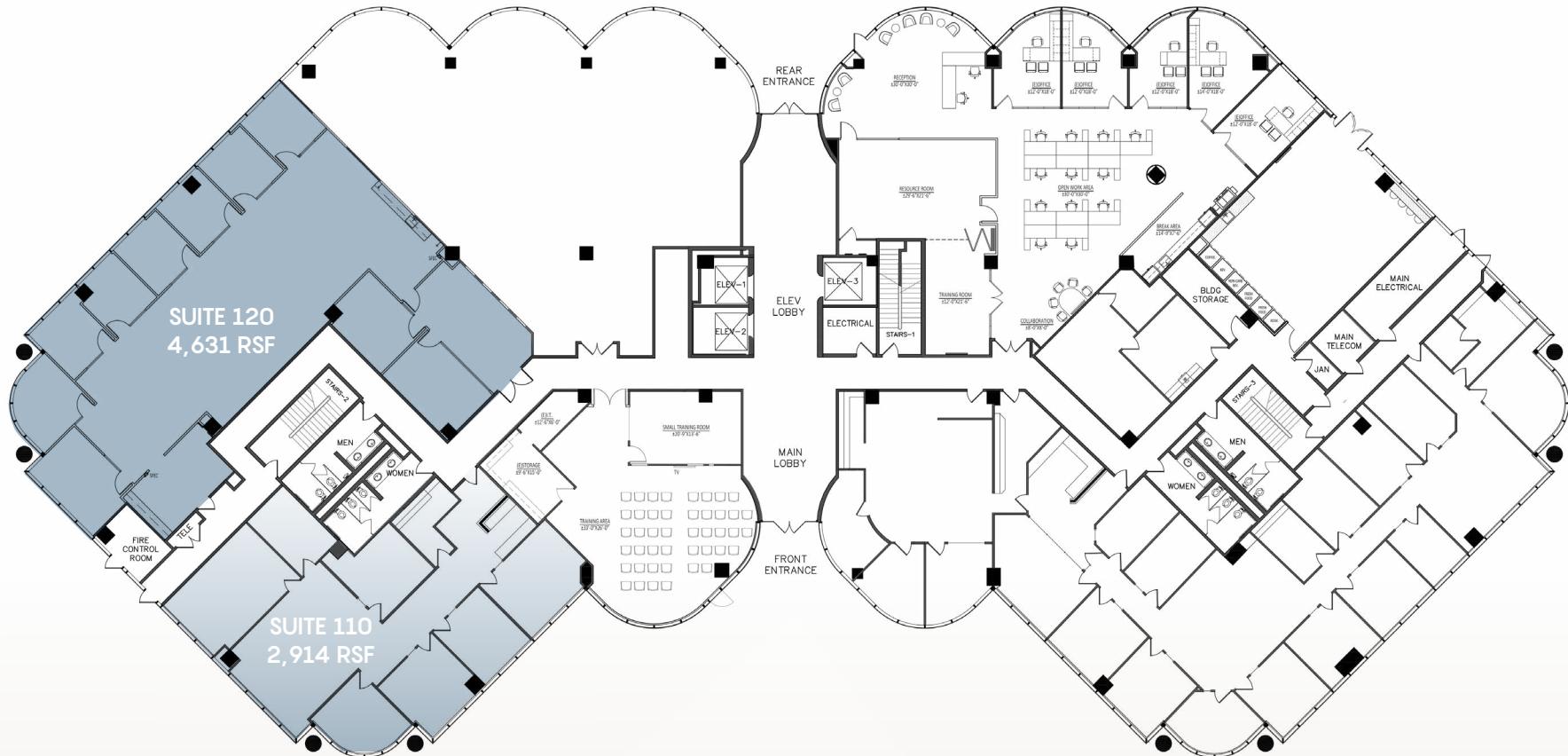
1st Floor

SUITE 110 | 2,914 RSF

Features 5 offices, conference room, IT/workroom, and kitchen. Available 3/1/26

SUITE 120 | 4,631 RSF

Features 8 offices, 2 conference rooms, IT/workroom, and open break room



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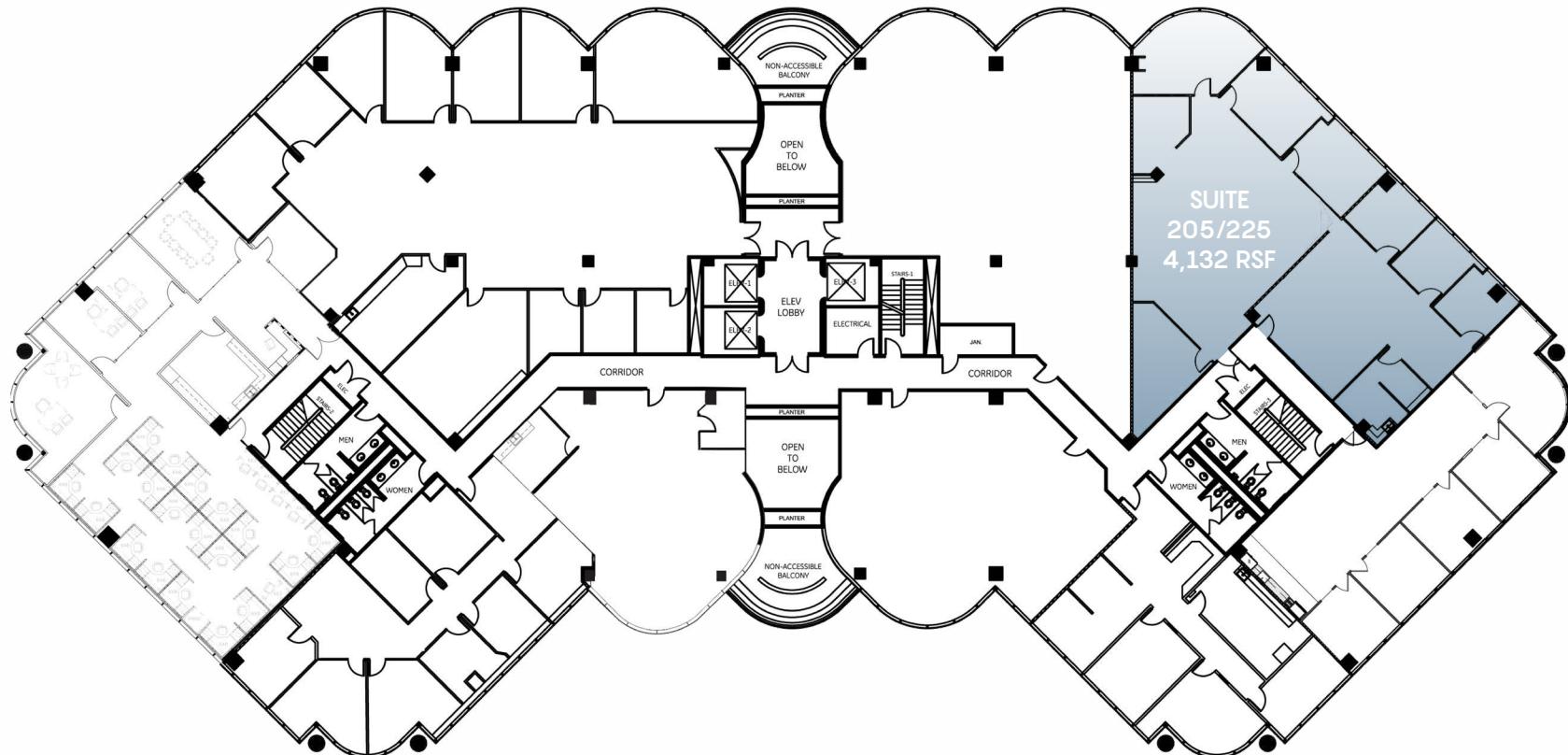
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2nd Floor

SUITE 205/225 | 4,132 RSF (DIVISIBLE TO 1,500 SF)

Features 6 offices, conference room, kitchen and storage. Available 9/1/26



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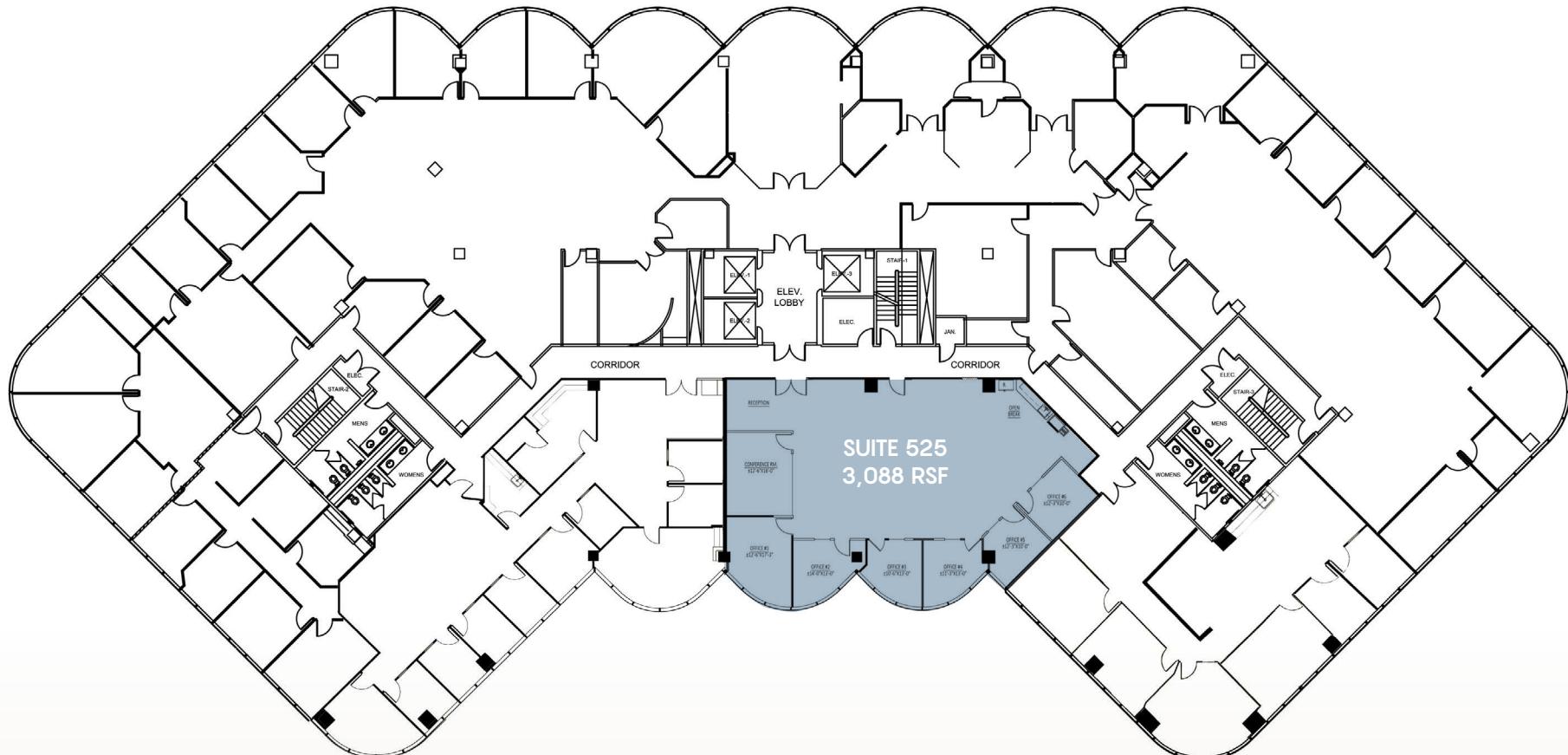


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5th Floor

SUITE 525 | 3,088 RSF

Features 6 private offices, conference room, and open kitchen



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6th Floor

SUITE 600 | 4,313 RSF

NEW SPEC SUITE! Features 6 private offices, 2 conference rooms, and open break room

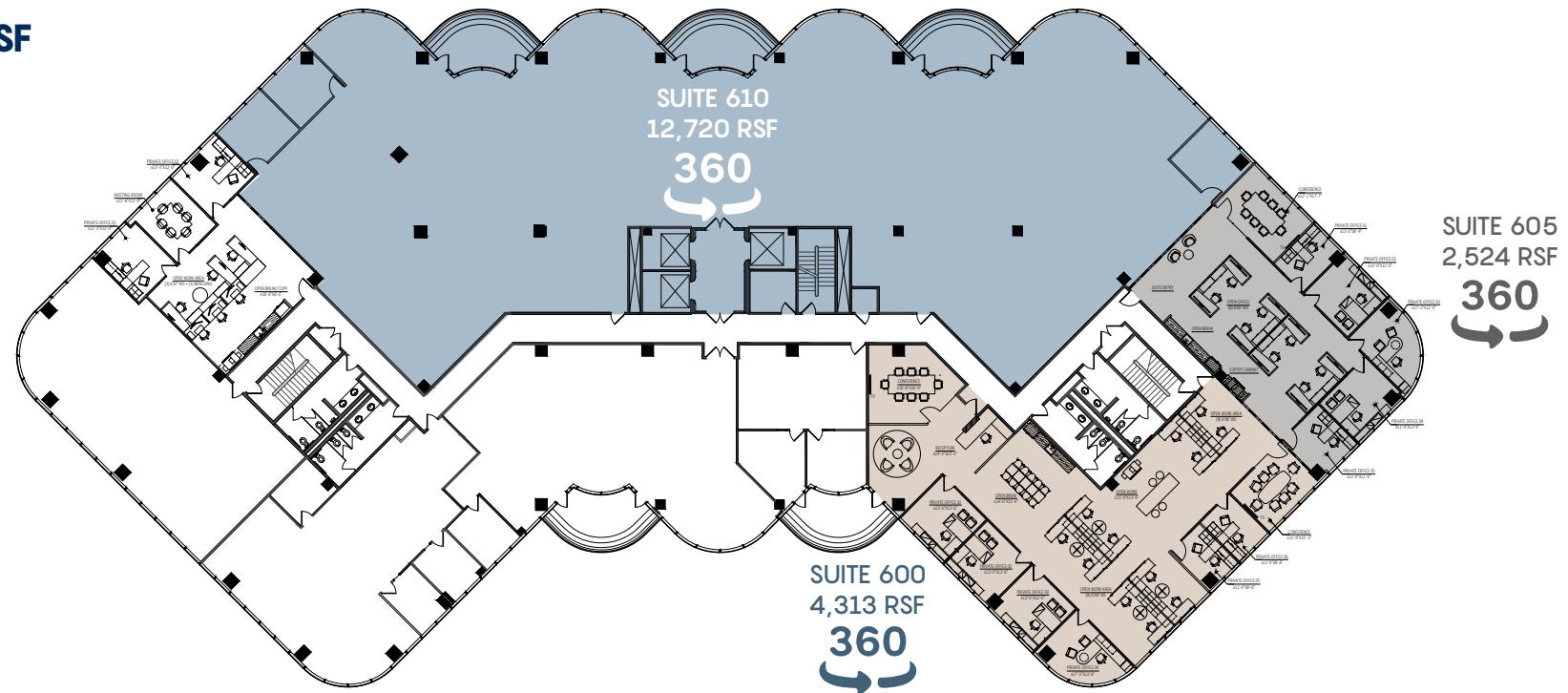
SUITE 605 | 2,524 RSF

NEW SPEC SUITE! Features 5 private offices, conference room, and open break room

SUITE 610 | 12,720 RSF

Features 3 private offices, balconies, and open area

TOTAL: 19,557 RSF



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