

# 2nd Floor Lease Opportunity

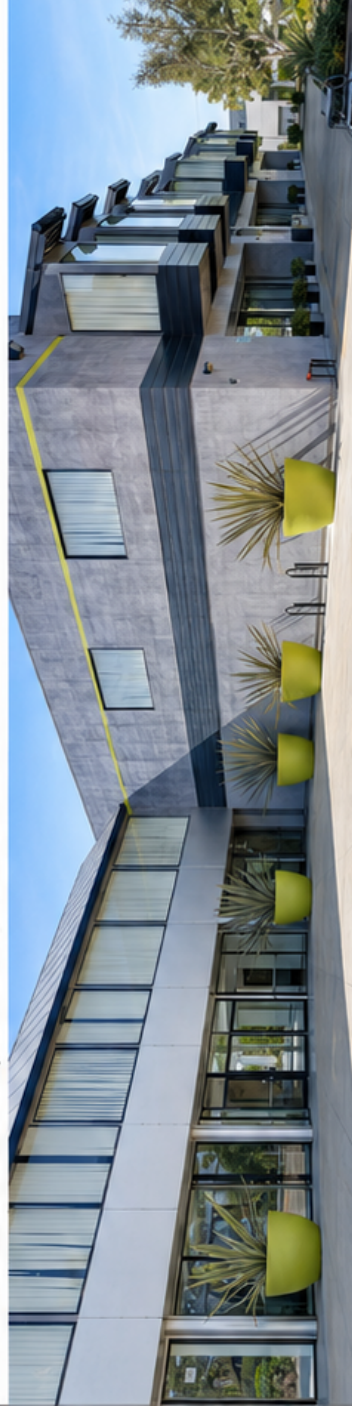
17672 Cowan | Irvine, CA 92614

Approx.

# 8,061 SF Available



Office / Flex /  
Clinical Laboratory  
Capable



## Lease Highlights

- Approx. 8,061 SF 2nd floor space
- Triple net lease
- Asking rate: \$18.00/SF/YR NNN
- Estimated NNN/CAM: \$6.00/SF/YR
- Est. total rate: \$24.00/SF/YR
- Est. monthly total: \$16,122
- Suitable for office, clinical laboratory, diagnostics, biotech, life science, R&D, healthcare support, and professional office use
- Irvine Business Complex location
- Convenient access to the 55, 405, and 73 freeways
- Close to John Wayne Airport
- On-site parking



## Space Overview

Well-located 2nd floor office / flex space in Irvine with an efficient mix of private offices, open workspace, and support areas. The space is well suited for professional office use as well as clinical laboratory-adjacent operations, diagnostics, biotechnology, and healthcare support functions, subject to tenant improvements and approvals.

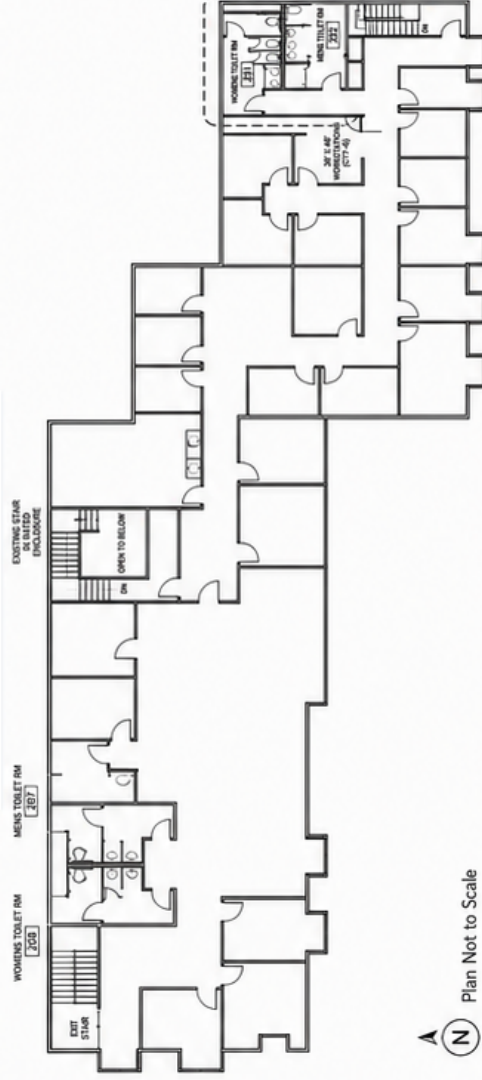


## Potential Layout

**Suite A – Approx. 3,040 SF**  
6 offices, 12 cubicles, bathrooms

**Suite B – Approx. 5,144 SF**  
18 offices, conference room, break room

## 2nd Floor Floor Plan



**17672 Cowan**  
Irvine, CA 92614



Easy Access to  
55, 405 & 73



Close to  
John Wayne Airport



On-Site  
Parking