

FOR SALE - 17701 COWAN STREET #120 MACARTHUR CENTER

Premier 5,214 SF Ground-Floor Commercial Office Condominium



WITHIN THE CONVENIENTLY LOCATED MACARTHUR BUSINESS CENTER

IRVINE, CA 92614

CBRE

PRICING

\$2,215,950 (\$425/SF)

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the offering

Suite 120 at 17701 Cowan St., Irvine is a premier **5,214 SF ground-floor commercial office condominium. Other Features include:**

- › Located in The MacArthur Business Center, -Within the professional, 83,242 SF, 2-story office project.
- › Prominent signage on MacArthur Blvd. and Cowan St. (is there signage on Cowan?).
- › Immediate access to the San Diego (405) and Costa Mesa (55) freeways, and the Orange County Airport.
- › **The Irvine Business Complex (IBC) submarket** is centrally located within Orange County.

executive summary

THE OFFERING

An rare opportunity to acquire or lease a premium 5,214 SF turnkey office located on the first floor of a professional, well-maintained commercial office building.

Suite 120 features 2 monument sign positions in front of Lobby D with direct lobby access, Notable Tenant directory, clean lobby restrooms, table seating and a flexible, professional floor plan design.

This asset suited for an owner-user seeking to capture equity or acquire a core asset in a low-vacancy and high demand office submarket.



INVESTMENT HIGHLIGHTS



Highly Desirable "Owner-User" Asset

Allows a buyer to stabilize operating costs, build equity, and real estate wealth accumulation while avoiding escalating market rents.



Strategic Turnkey Interior Design

Built out completely with a reception area, 4 private windowed offices, a large collaborative open bullpen, 2 work area with workstations, a conference room, a full kitchen, storage and an IT closet.



Immediate Airport Area Accessibility

Located less than 1 mile from John Wayne Airport (SNA) and less than 1 mile from both the San Diego (405) and Costa Mesa (55) freeways.



Low-Maintenance Management Structure

Association management is responsible for all exterior project maintenance and repairs, lobbies and other common areas which simplifies ownership. Owner-users are primarily responsible only for individual suite utilities and their own rooftop HVAC units.

property description

PROPERTY OVERVIEW

Built with a timeless two-story design featuring an expansive glass, wood, and steel-frame architectural facade, 17701 Cowan St. functions as a reputable multi-tenant office condo ecosystem. The complex boasts an upgraded, high-image main lobby, 24-hour controlled building access, a central courtyard, and an abundant surface parking ratio. Suite 120 itself is optimized with dual private entrances, sweeping glass window-lines, Cat 6 cabling, and dedicated fiber-optic internet connections from Cox and AT&T.

SPECIFICATIONS

METRIC	Property Data Points
ADDRESS	17701 Cowan St., Suite 120, Irvine, CA 92614
MARKET / SUBMARKET	Orange County / Irvine Business Complex (IBC)
SQUARE FOOTAGE	5,214 SF (Rentable Condo Space), part of a larger 83,242 SF multi-tenant office building
LOT SIZE	4.08 Acres (Total Project Lot Area)
YEAR BUILT / RENOVATED	Built in 1981 / Comprehensively Renovated in 2006
OCCUPANCY	Available for immediate occupancy (delivered vacant for owner-user)
OPERATING EXPENSES	Separately metered utilities for each unit. Association Dues - \$3,018/month.
TAXES	Assessed per current Orange County real estate tax formulas on a ~\$425/PSF market valuation baseline



MACARTHUR BUSINESS CENTER HAS AN -IDEAL TWO-STORY DESIGN FEATURING

- › Expansive glass, wood, and steel frame
- › Timeless architectural facade
- › An upgraded, high-image main lobby
- › 24-hour controlled building access
- › Central courtyard
- › Abundant surface parking

Suite 120 is optimized with dual private entrances, sweeping glass window-lines, Cat 6 cabling, and dedicated fiber-optic internet connections from Cox and AT&T.

overview

› **Current Status**

Delivered vacant upon close of escrow or start of lease term.

› **Co-Tenancy Environment**

Nearby suites house high-credit professional service operations, including financial advisory groups, architectural engineering firms, law offices, localized corporate headquarters, and specialty healthcare offices.

TAX BENEFITS OF OWNING/OCCUPYING COMMERCIAL PROPERTY

In addition to the tax benefits of interest deduction, depreciation and potential property appreciation, the recently passed One Big Beautiful Bill of 2025 allows owner/users the ability to fully depreciate all improvements in the first year rather than over the typical 35-year period. Please confirm with your tax advisor.



location overview

The property sits adjacent to a highly visible corporate thoroughfare just one block southwest of the high-traffic **MacArthur Boulevard and Redhill Avenue intersection and less than 1 mile from the Costa Mesa (55) freeway**. The immediate radius offers unparalleled lifestyle options for employee retention, sitting minutes away from multiple retail hubs, executive dining, business banking centers, upscale gyms, and coffee shops. Local commuter transit options include adjacent Orange County Transportation Authority (OCTA) bus lines and close proximity to regional Metrolink rail lines in Santa Ana and Tustin.



market overview

The Greater Airport Area of Irvine is recognized as one of the premier master-planned commercial business sectors in the western United States. Driven by the affluent local demographic profile—boasting a **median household income of \$132,835**—the local commercial economy remains highly resilient. Corporate tech, life sciences, aerospace, financial sectors, and professional services continuously absorb space here, sustaining strong institutional asset valuations, steady rent growth profiles, and minimal downside vacancy risk.



FOR SALE

17701 COWAN STREET #120

MACARTHUR CENTER

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