

20162

SW BIRCH, NEWPORT BEACH

FOR LEASE



HIGH IMAGE 3-STORY MEDICAL AND OFFICE BUILDING

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

OC
OFFICE GROUP

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PROPERTY FEATURES

- High Image, 3-story Medical and Office Building
- Flexible Sizes and Layouts
- Free Surface Parking
- Immediate Access to The 73 & 55 Freeways and PCH
- Tenant Improvements Available
- Minutes Away From Fashion Island
- Asking \$4.75 FSG for Medical Space
- Asking \$2.60 FSG for Office Space
- Available NOW

AVAILABILITIES

SUITE	SIZE	USE
125	±1,428 SF	Office
325	±2,120 SF	Office



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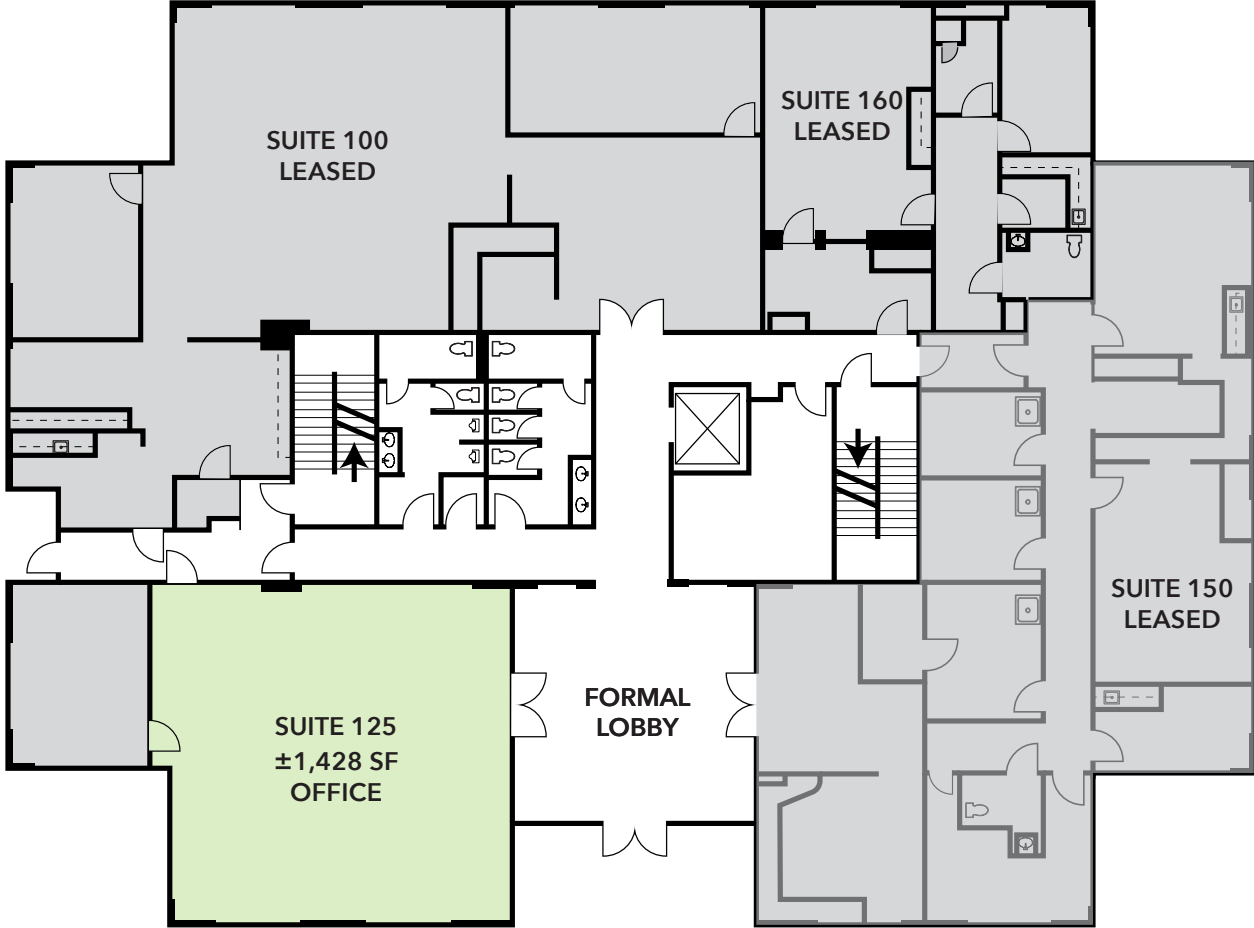
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FIRST FLOOR



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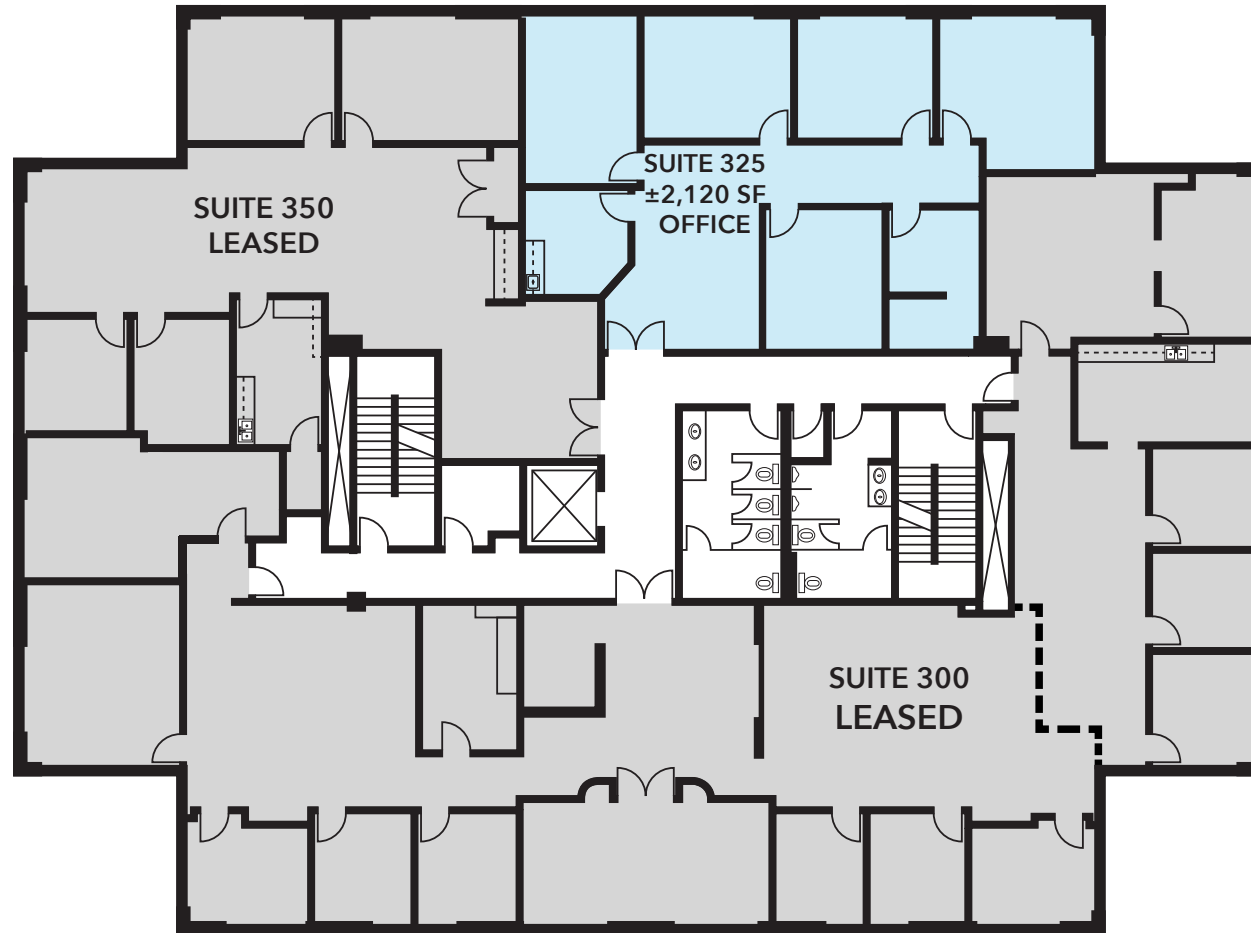
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THIRD FLOOR



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