



create your space

5000 Birch Street **Newport Beach, CA**

Offering up to 60,000 SF in a one-floor contiguous space, 5000 Birch is a two-tower Class A office property totaling 308,567 SF. This property is ideally located at the gateway between Newport Beach and the Irvine Business Complex (IBC) and is minutes from major thoroughfares, restaurants and hotels.

In Partnership with:





5000 Birch Street Newport Beach, CA



Building Overview



- 1,100 SF to 60,000 SF office suites available
- Major capital improvement projects focused on collaborative areas
- Unparalleled location at the gateway between Newport Beach and the Irvine Business Complex (IBC)
- Stunning views of the Saddleback Mountains
- Convenient surface and structured parking (4 per 1,000 SF)
- On-site car wash
- Awarded Energy Star Certification
- BOMA 360 Performance Building
- Public WiFi in common areas

Questions? Contact our Cushman & Wakefield listing team:

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John Harty T: 949.372.4910 E: John.Harty@cushwake.com Lic #01121203

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Bob Thagard T: 949.372.4909 E: Bob.Thagard@cushwake.com Lic #00891244



5000 Birch Street
Newport Beach, CA



Environmental Leadership

- LEED® Gold Certification
- Energy Star score of 93 out of 100
- BOMA 360 Performance building designation

Water Conservation

- 100% reduction in potable water for landscaping
- 30% reduction in water use for building plumbing fixtures

Recycling

- 50% recycling diversion rate
- E-waste recycling program

Green Cleaning

- High performing green cleaning program
- Green labeled chemicals, paper products and equipment purchasing
- Integrated pest management program with non-toxic chemicals

Energy Management

- High-performing energy management system
- Annual proactive indoor air quality assessments
- 30% reduction in conventional commuting of occupants

Electric Vehicles

- Three on-site EV charging stations



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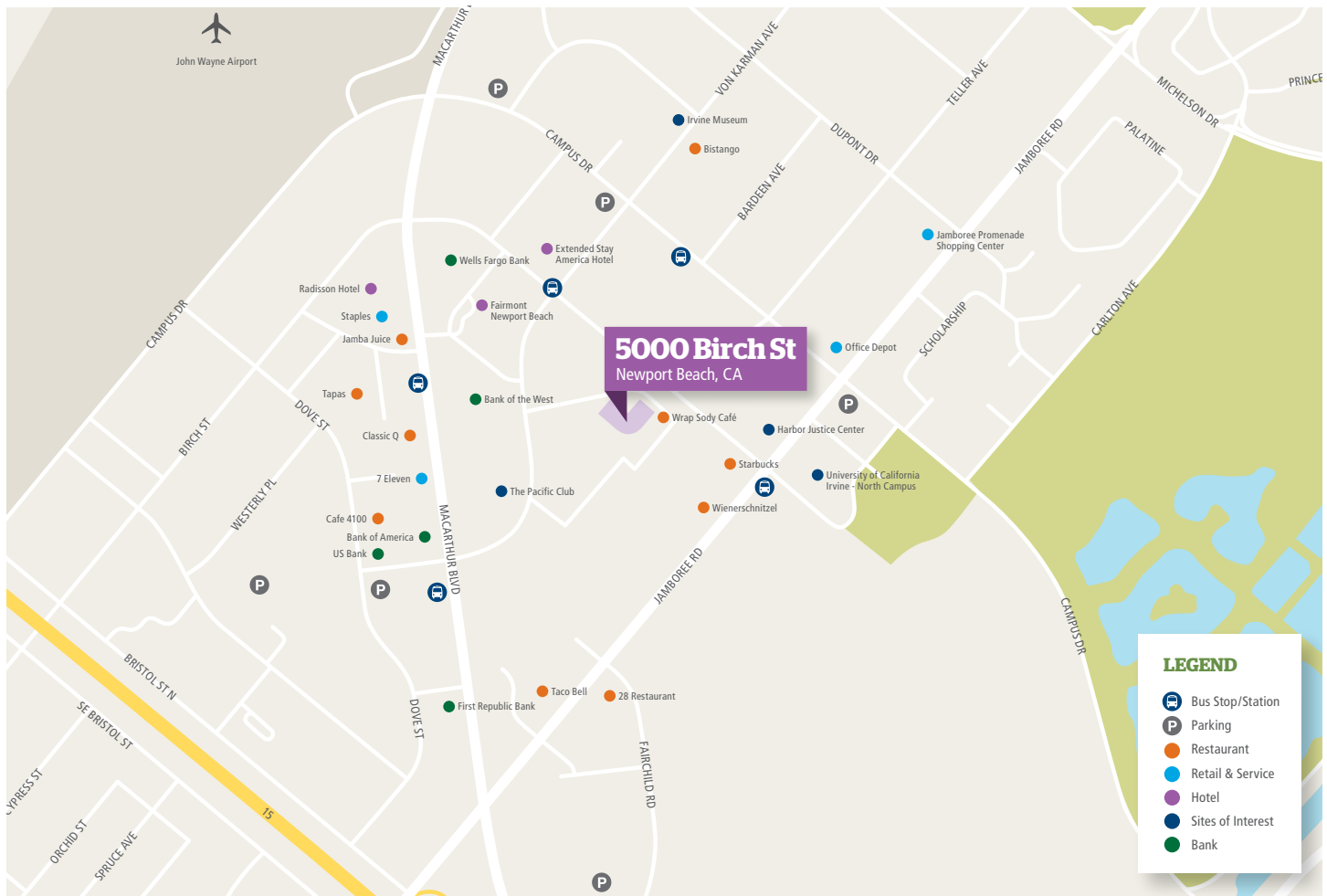
5000 Birch Street Newport Beach, CA



A Superior Location

Located in the heart of the prestigious Newport Beach business district, 5000 Birch offers convenient access to major thoroughfares and key destinations such as Los Angeles, San Diego and San Bernardino.

- Convenient access to San Joaquin (73), Costa Mesa (55) and San Diego (405) freeways
- Minutes from John Wayne Airport, Fashion Island and South Coast Plaza
- Nearby shopping amenities and numerous restaurants
- Close proximity to Orange County's premier executive housing and the urban re-gentrification of the Airport Area



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Newport Beach, CA



Major Renovations

5000 Birch is investing in major renovations to provide tenants with an updated and refreshed environment for their work day.

- Major investment into renovation projects focused on collaborative areas and other amenity upgrades
- State-of-the-art contemporary building design
- Improved utilization of interior and exterior public space



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5000 Birch Street
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State-of-the-art Technology

5000 Birch features multiple service providers offering best-in-class advanced telecom related services.



Telecom Service Providers

- AT&T, COX Communications, Level 3 Communications
- Fiber optics, broadband, analog, DSL and ISDN
- Level 3 Communications, WiLogic
- Public WiFi in common areas

Infrastructure

- Summit Riser Systems, Meridian Network Services

TV Services

- COX Communications, Dish
- Multi-tenant capabilities

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Gallery



West tower entrance



Exterior collaboration area

*Preliminary capital renovation concept subject to modification and change.

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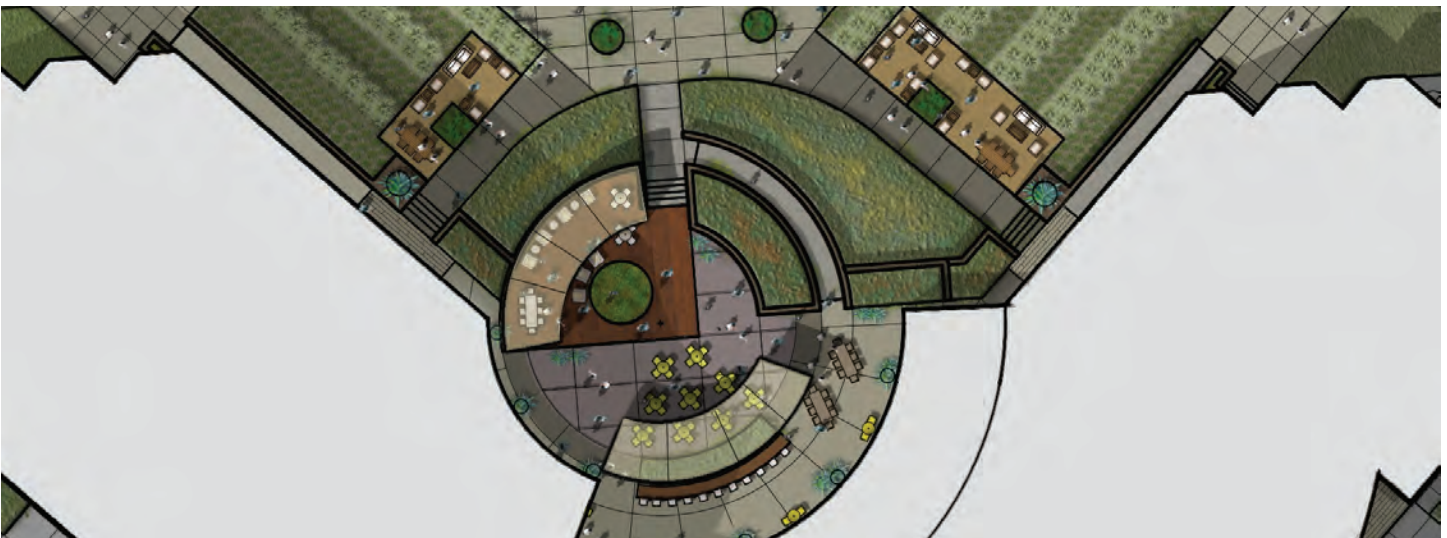
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Gallery



Lobby area



Upper plaza

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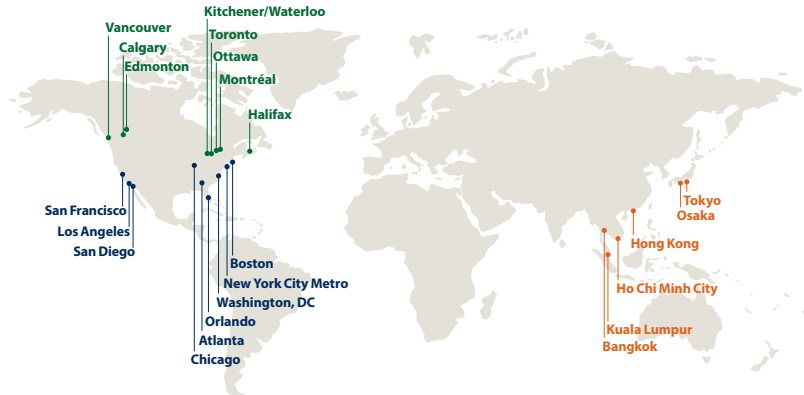


5000 Birch Street Newport Beach, CA



Building on a Foundation of Strength

Look up. You'll see our office towers in major cities across the globe. Our team of real estate professionals is dedicated to managing millions of square feet of commercial real estate for thousands of customers each day. Customers who call our buildings home.



Global Portfolio

Our global portfolio includes office, industrial, retail and multi-family space. We operate as John Hancock Real Estate in the U.S. and as Manulife Real Estate in all other parts of the world. We own, manage and develop commercial real estate in major metropolitan cities shaping skylines across the globe.



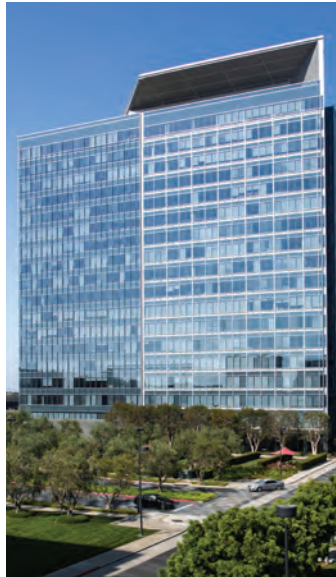
200 Bloor St. E., Toronto ON



601 Congress St., Boston MA



200 S Wacker Dr., Chicago IL



The Michelson, Irvine CA



One Bay East, Hong Kong



980 Howe St., Vancouver BC

Get in touch with our John Hancock Real Estate leasing team for our Orange County portfolio:

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Parker Jones Leasing Director, Western U.S. T: 213.630.1217 E: Parker_Jones@jhancock.com





5000 Birch Street

Newport Beach, CA



SUITE	RSF	CONTIGUOUS	DETAILS
EAST TOWER			
150	5,204	7,814	White box shell condition
170	2,610		Prominent ground floor location with exterior double door entrance. Floor to ceiling glass.
200-2600	39,753	39,753	Unique large block opportunity in shell condition. Hypothetical creative/next generation plan in process
410	2,3145		Brand New Spec Suite Planned! Features 2 offices, kitchen, conference room and open work area
510	1,719		Second generation space. Features 4 perimeter offices, conference room and large open area
EAST & WEST TOWERS			
150, 170, 1000	22,468	22,468	Prominent ground floor location with exterior double door entrance. Landlord will build to suit.
150, 170, 1000 & 200, 2600	59,541	62,221	Ultimate large user space with prominent signage opportunity. Option for private interconnecting stairwell between first and second floors. Hypothetical creative/ next generation space plan provided. Landlord will build to suit
WEST TOWER			
1000	14,679	22,468	Prominent double door entry off ground floor lobby, reception area, 25 perimeter offices, kitchen, 2 conference rooms, training room, exclusive restrooms, IT/storage room and large open area
1400	7,095		Prominent ground floor location. 16 offices, reception area, 2 conference rooms, IT room and kitchen.
2600	2,730		Second generation space. Features 5 offices, conference room, kitchen, IT closet and open area for workstations
4000	5,151		Brand New Spec Suite Planned! Features double door entry off elevator lobby, 4 perimeter offices, conference room, open kitchen café with luxury vinyl tile flooring, and large open area for workstations. Extensive window line allows for abundant natural light and unobstructed views (Q2'2018)
4400	3,104	11,071	Prominent double door entry off elevator lobby. Built-in reception, conferenec room, open area with pony wall partitions for workstations, 3 perimeter offies with sidelights, kitchen and storage area.
4500	980		1 perimeter office and open area
4700	3,193		Brand New Spec Suite features reception area with luxury vinyl tile flooring, 4 perimeter offices, conference room, open kitchen/café, storage/copy room, IT room and open area for workstations. Extensive window line allows for abundant natural light
4800	3,794		5 perimeter offices, conference room and kitchen
5000	14,947		Second generation space - former law firm space. Prominent double door entry off elevator lobby, 28 perimeter offices, 7 interior offies, conference room, additional meeting rooms, kitchen/cafe, storage/copy and IT room. Extensive window line allows for abundant natural light.
7600	3,117	7,403	Former law firm space. Reception, 7 perimeter offices, conference room, storage/copy room and kitchen.
7700	4,287		4 perimeter offices, 2 interior offices, conference room and large open area for workstations.
8200	1,123		3 perimeter offices and open area
8500	11,701		Double door entry, 20 perimeter offices, 3 interior offices, 2 kitchens, large storage/copy room, 2 small storage rooms and open area for workstations
9600	2,787		6 perimeter offices, kitchen and conference room

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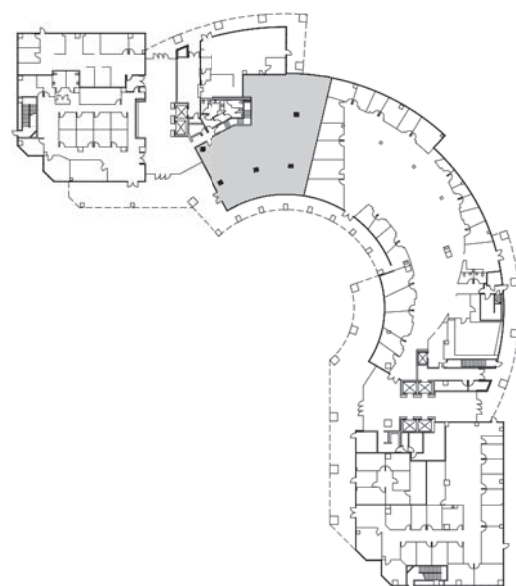
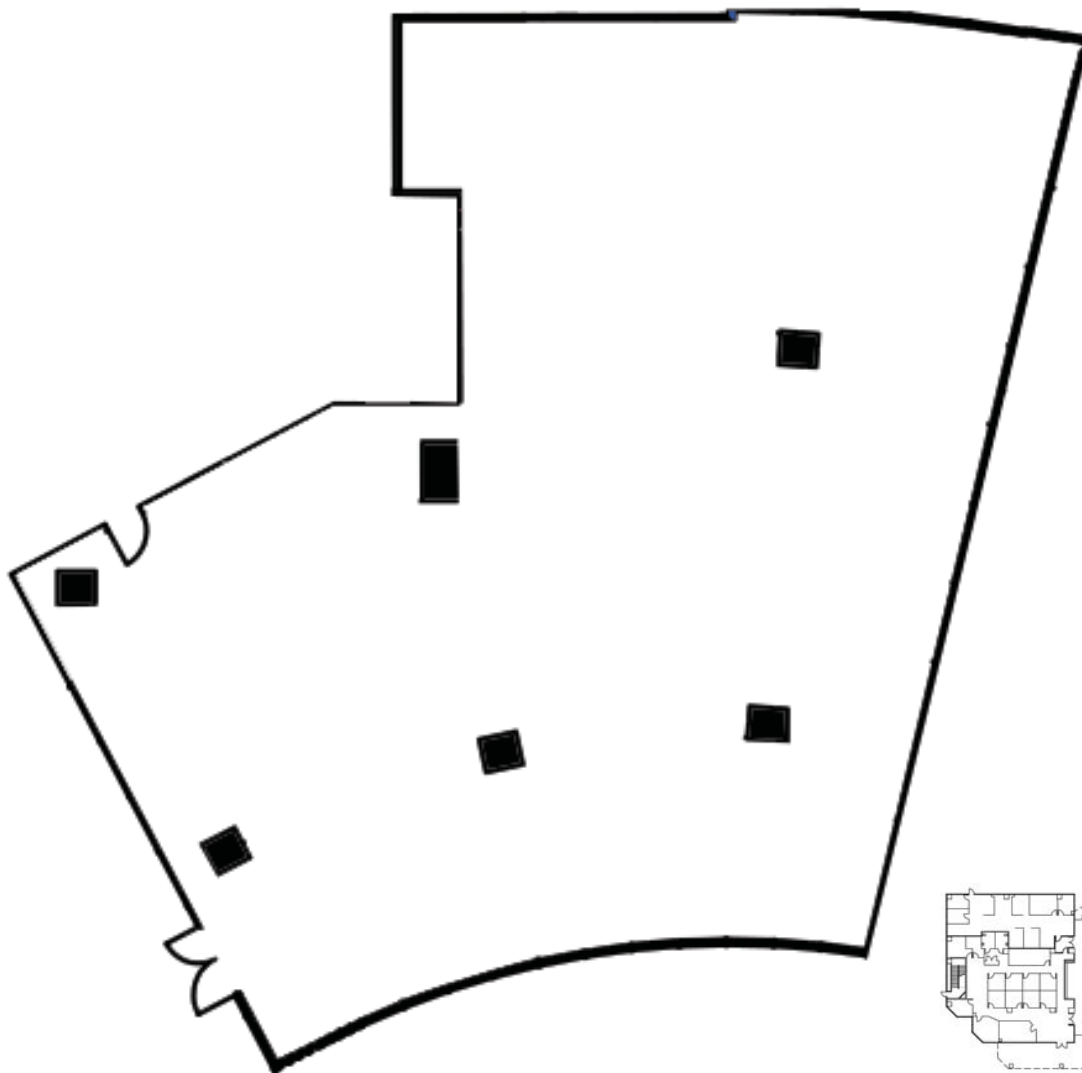


OFFICE SPACE AVAILABLE

2nd Quarter 2018

Last Updated: 4/13/18

SUITE 150 – 5,179 SF (EAST TOWER)



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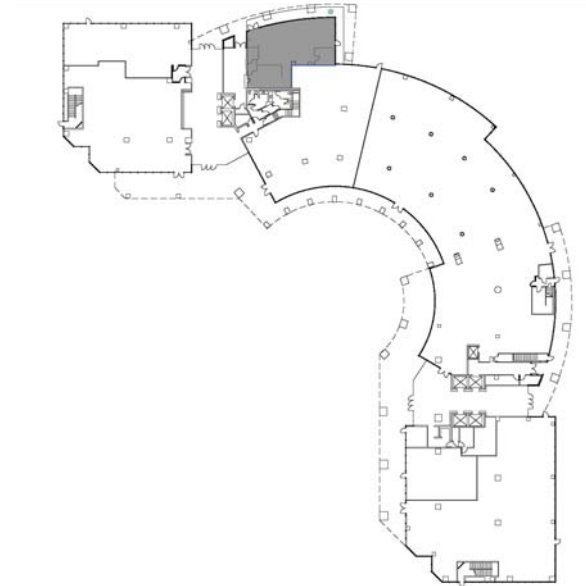
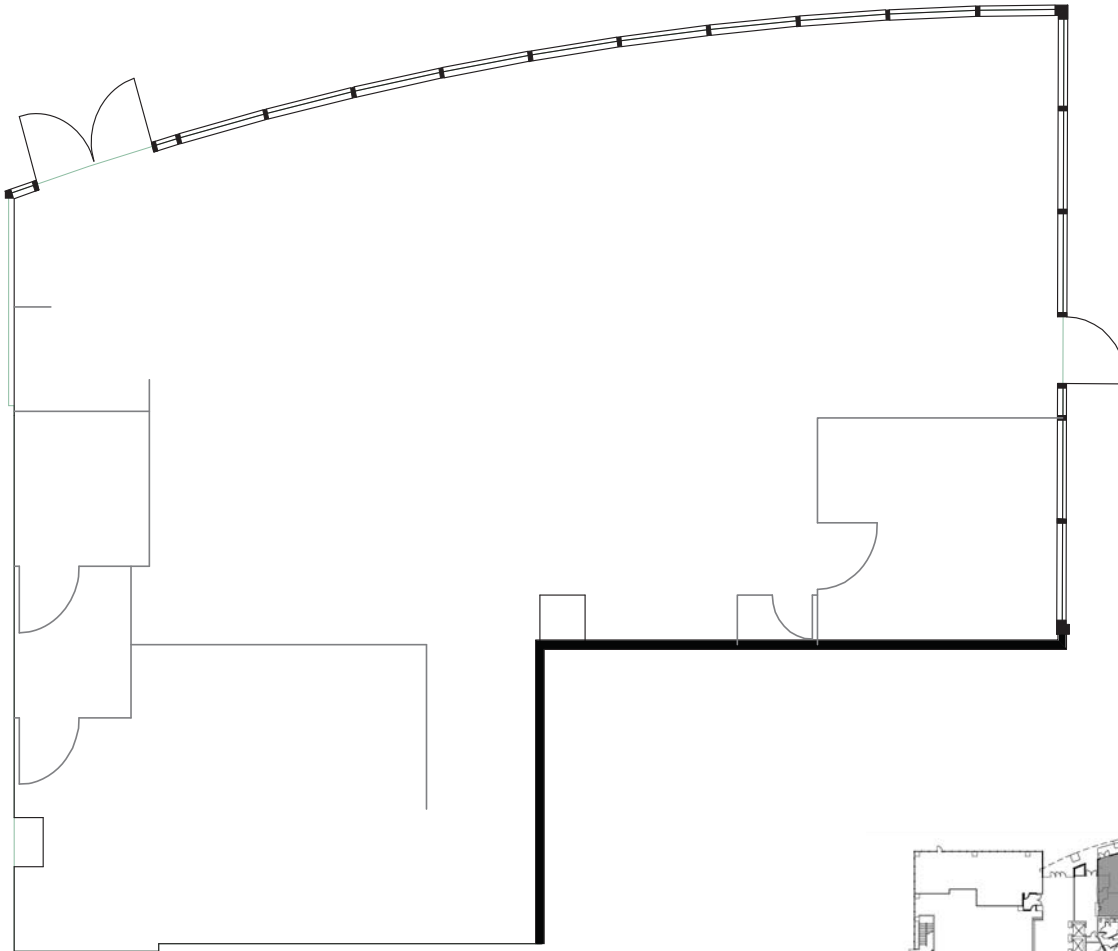


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Last Updated: 4/13/18

SUITE 170 – 2,610 SF (EAST TOWER)



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5000 Birch Street

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2nd Quarter 2018

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SUITE 200 – 39,753 SF (EAST & WEST TOWERS)

HYPOTHETICAL PLAN



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Real Estate



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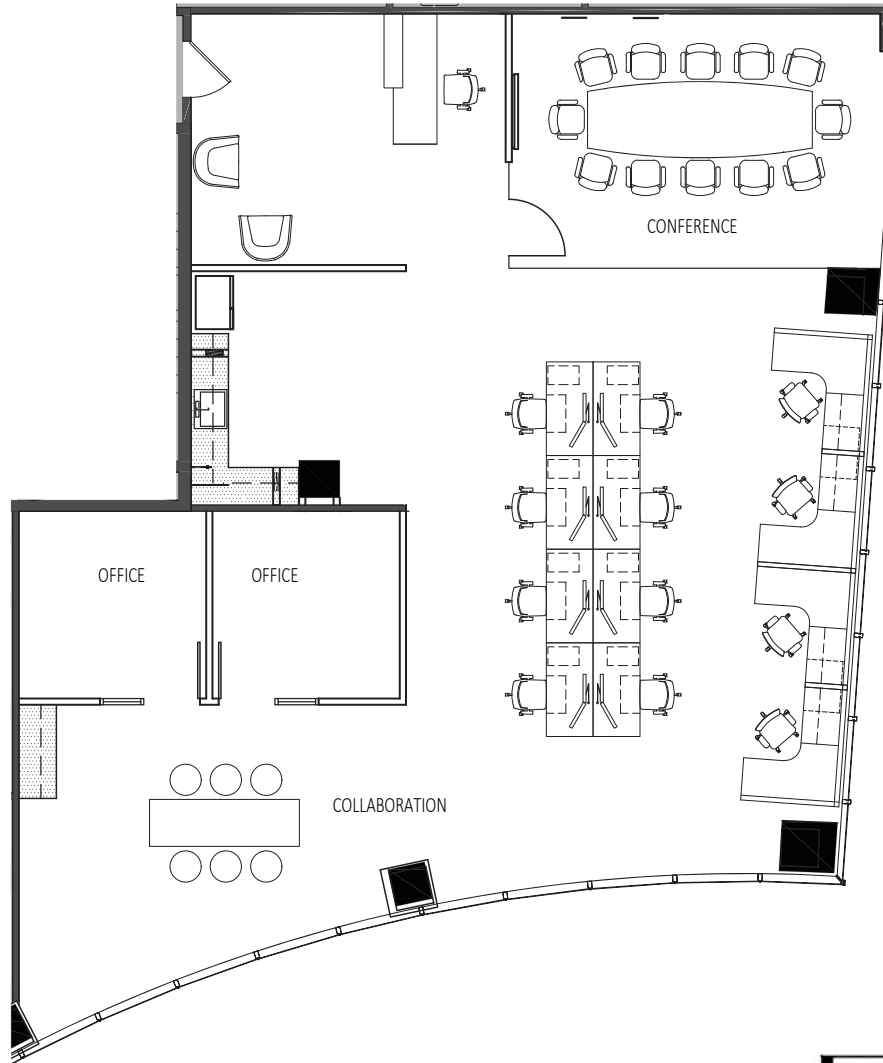


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SUITE 410 – 2,315 SF (EAST TOWER)



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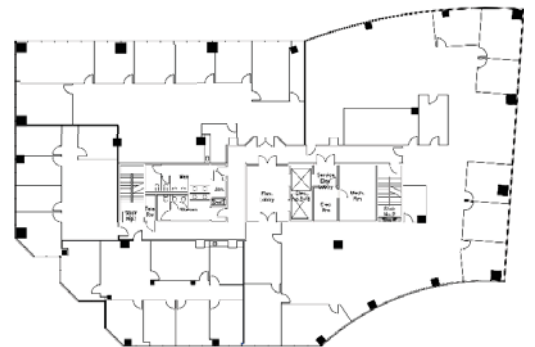
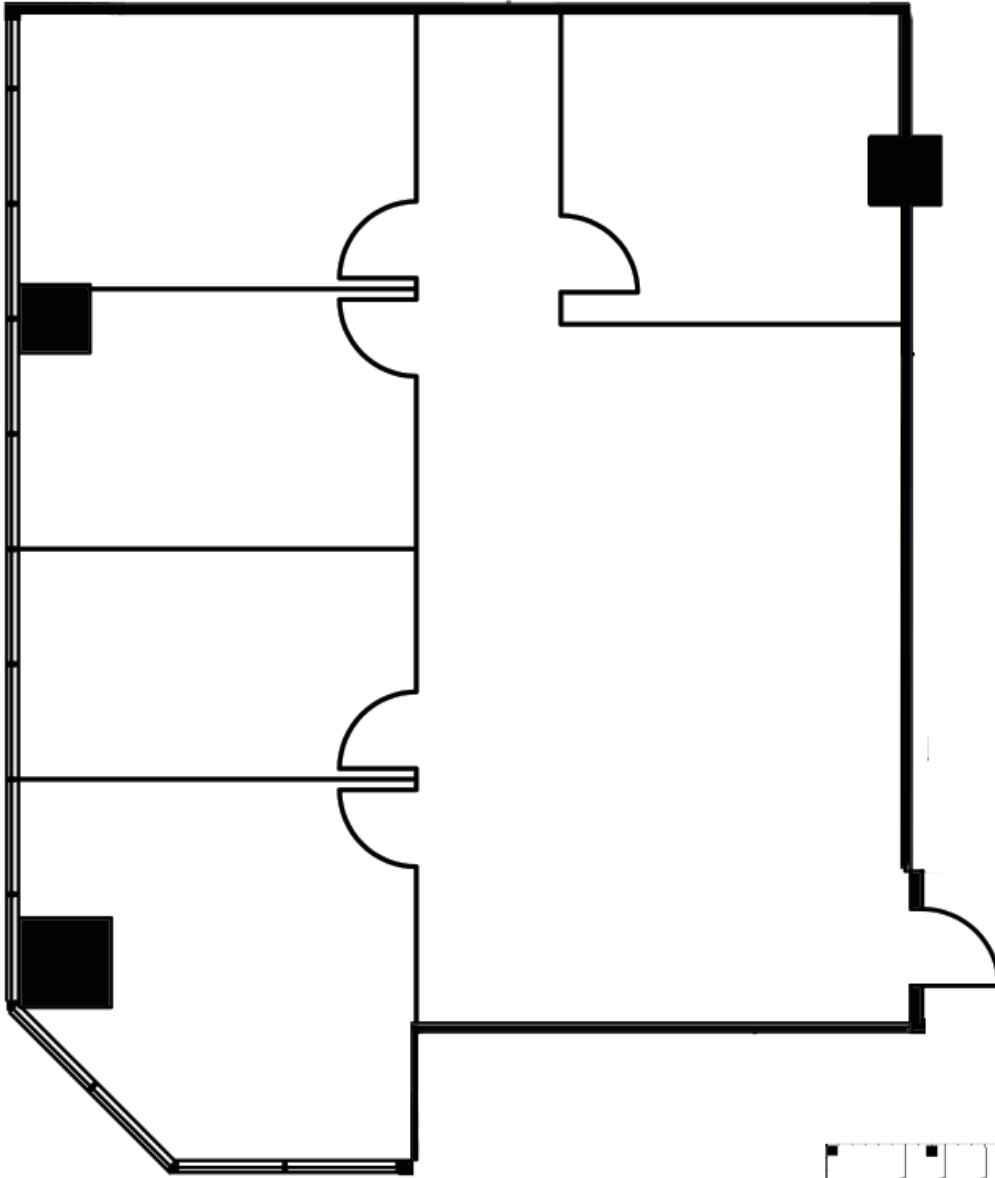


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2nd Quarter 2018

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SUITE 510 – 1,719 SF (EAST TOWER)



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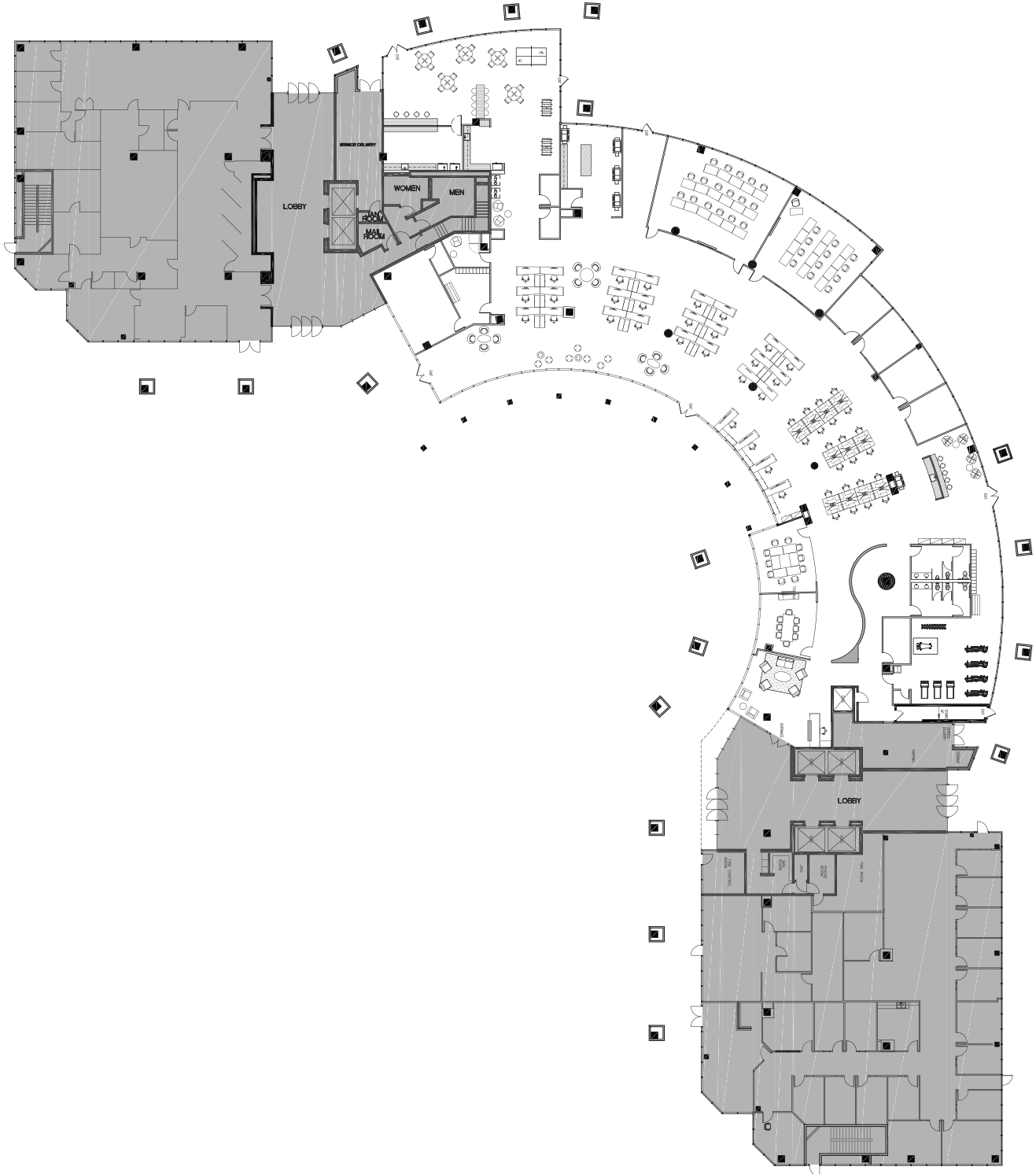
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2nd Quarter 2018

Last Updated: 4/13/18

1ST FLOOR – 22,468 SF (EAST & WEST TOWERS)

HYPOTHETICAL PLAN



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Real Estate



5000 Birch Street

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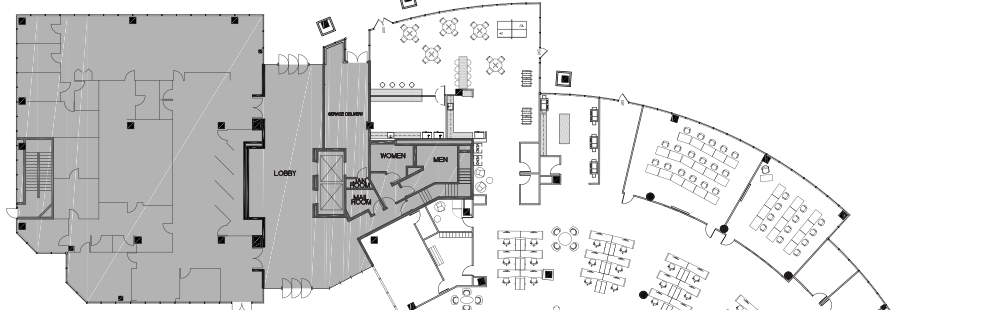
2nd Quarter 2018

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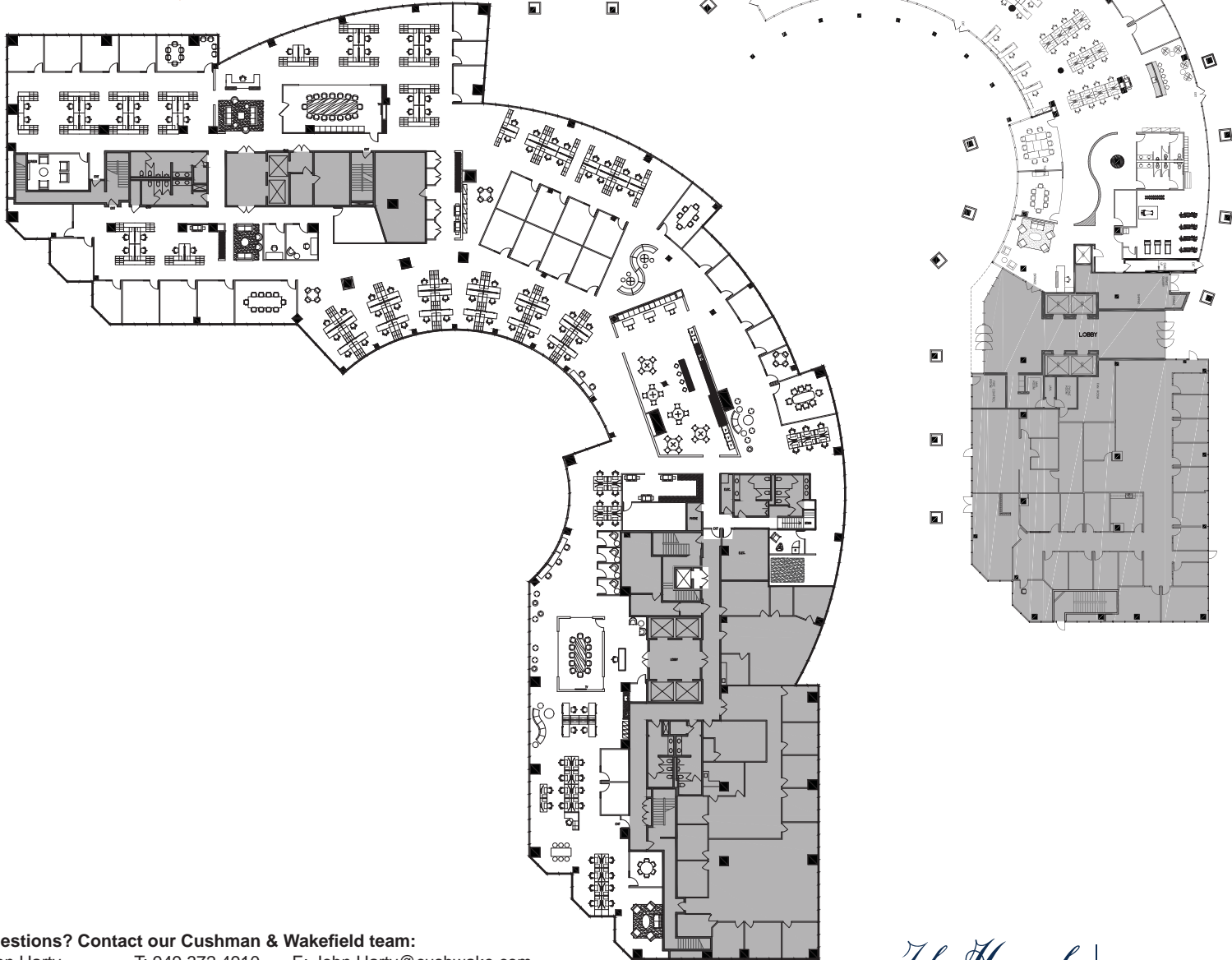
1ST & 2ND FLOORS – 62,221 SF (EAST & WEST TOWERS)

HYPOTHETICAL PLANS

1ST FLOOR – 22,468 SF



2ND FLOOR – 39,753 SF



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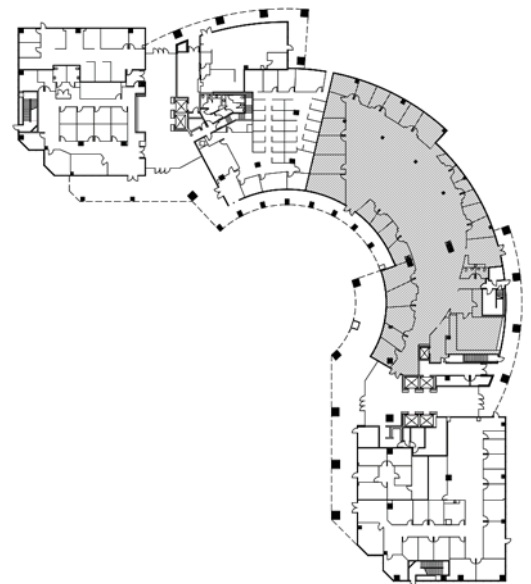
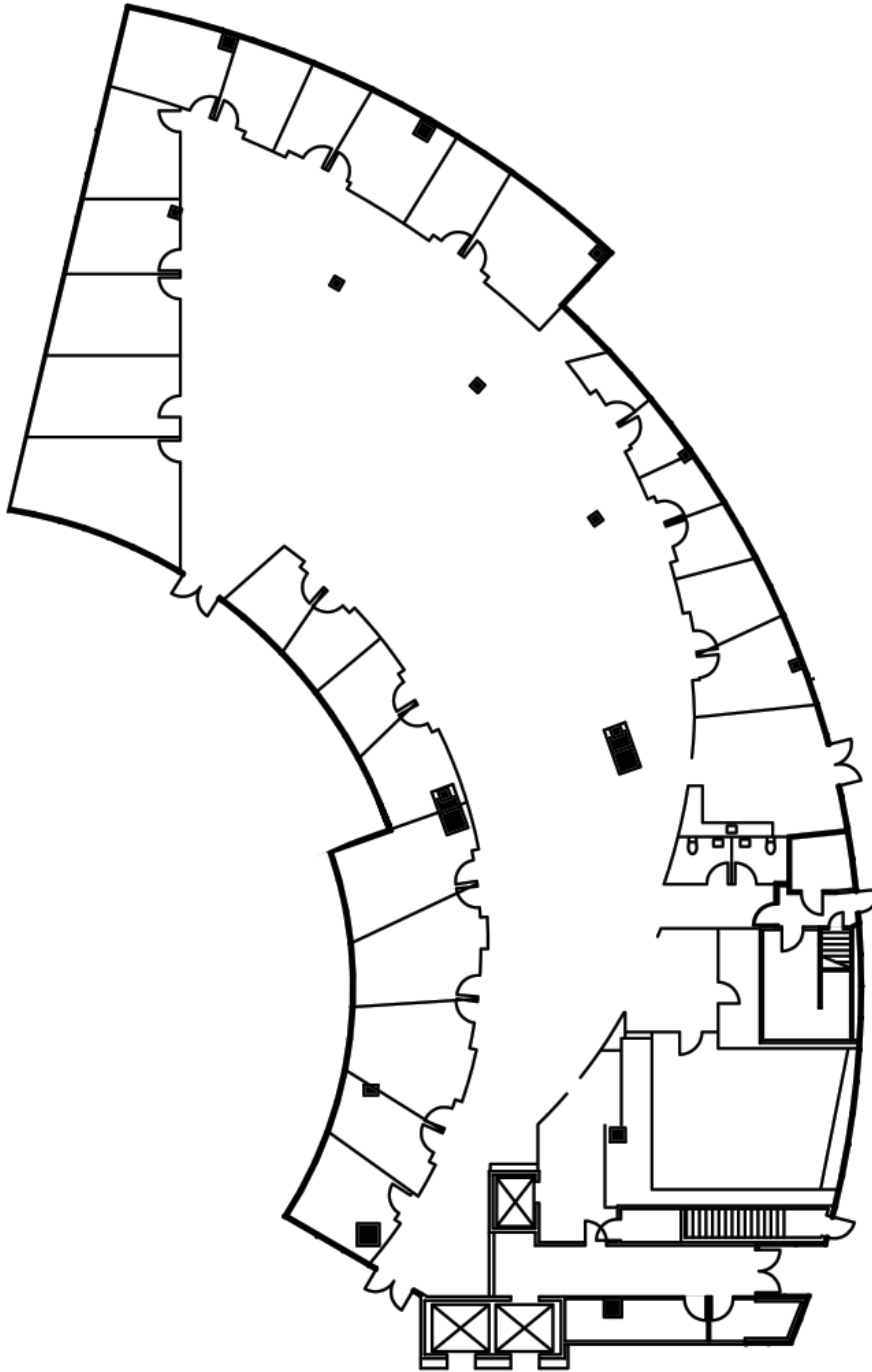


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SUITE 1000 – 14,679 SF (WEST TOWER)



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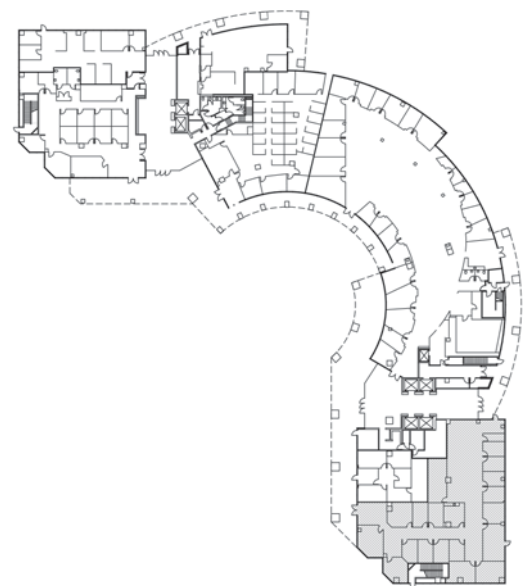
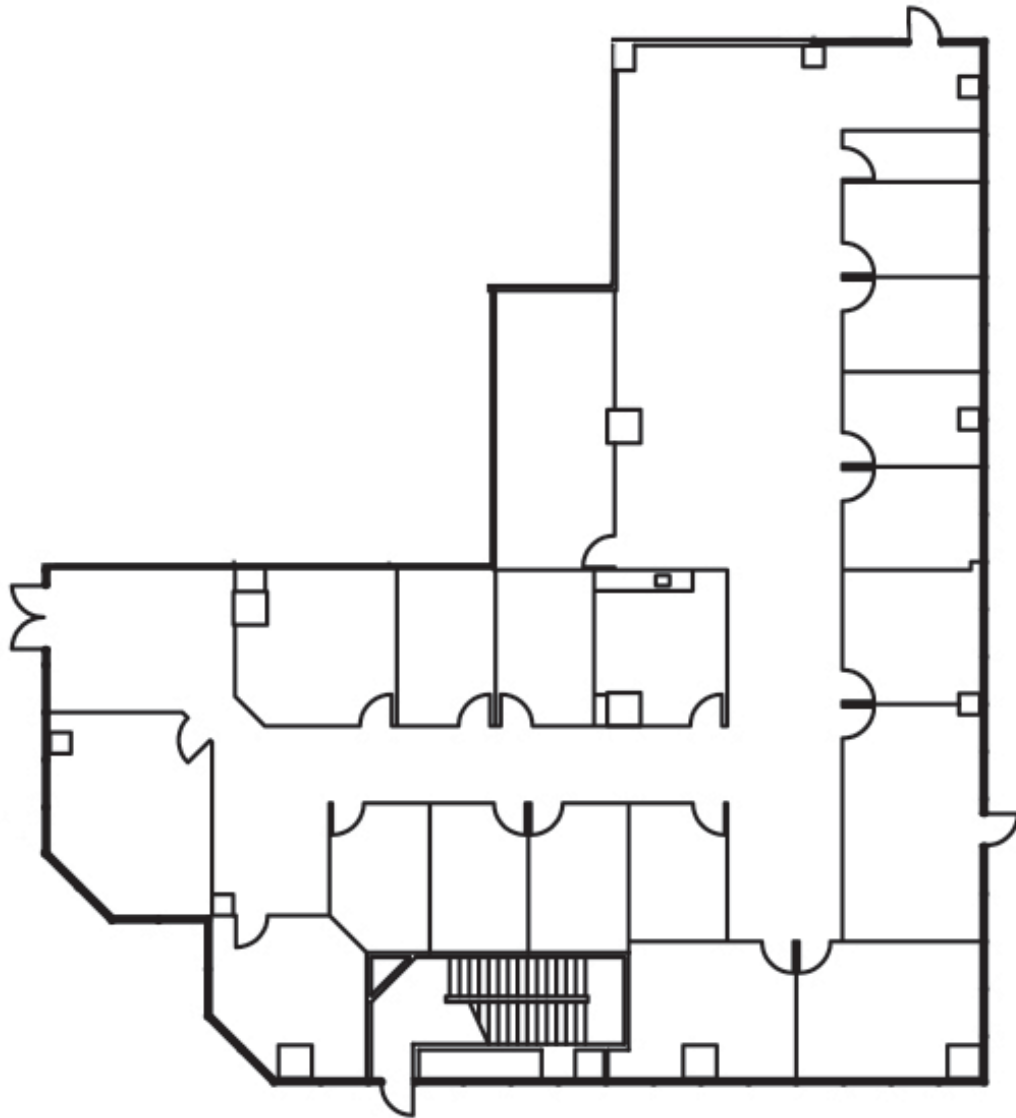


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SUITE 1400 – 7,095 SF (WEST TOWER)



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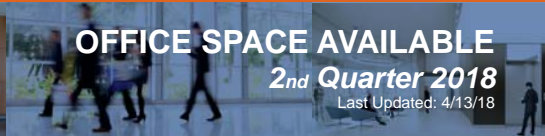
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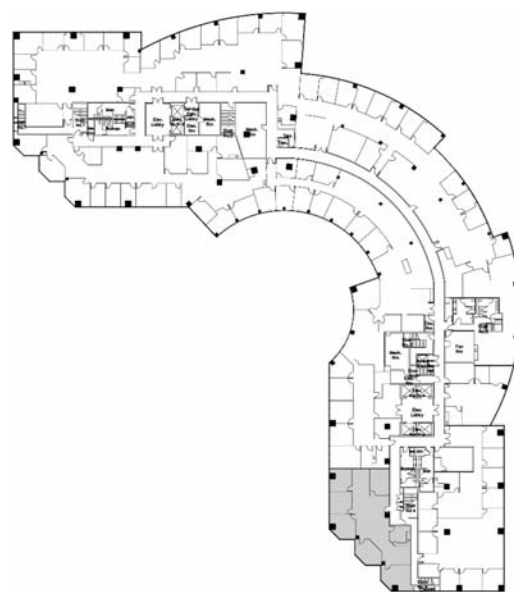
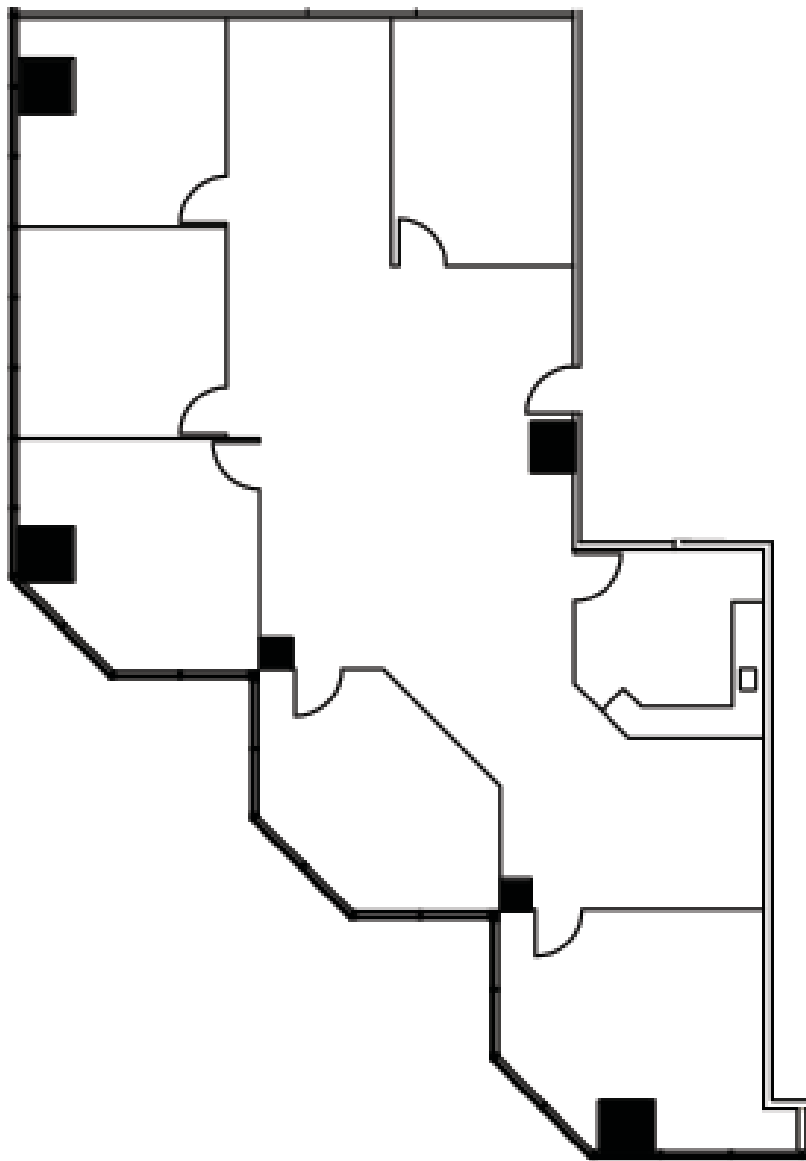


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SUITE 2600 – 2,730 SF (WEST TOWER)



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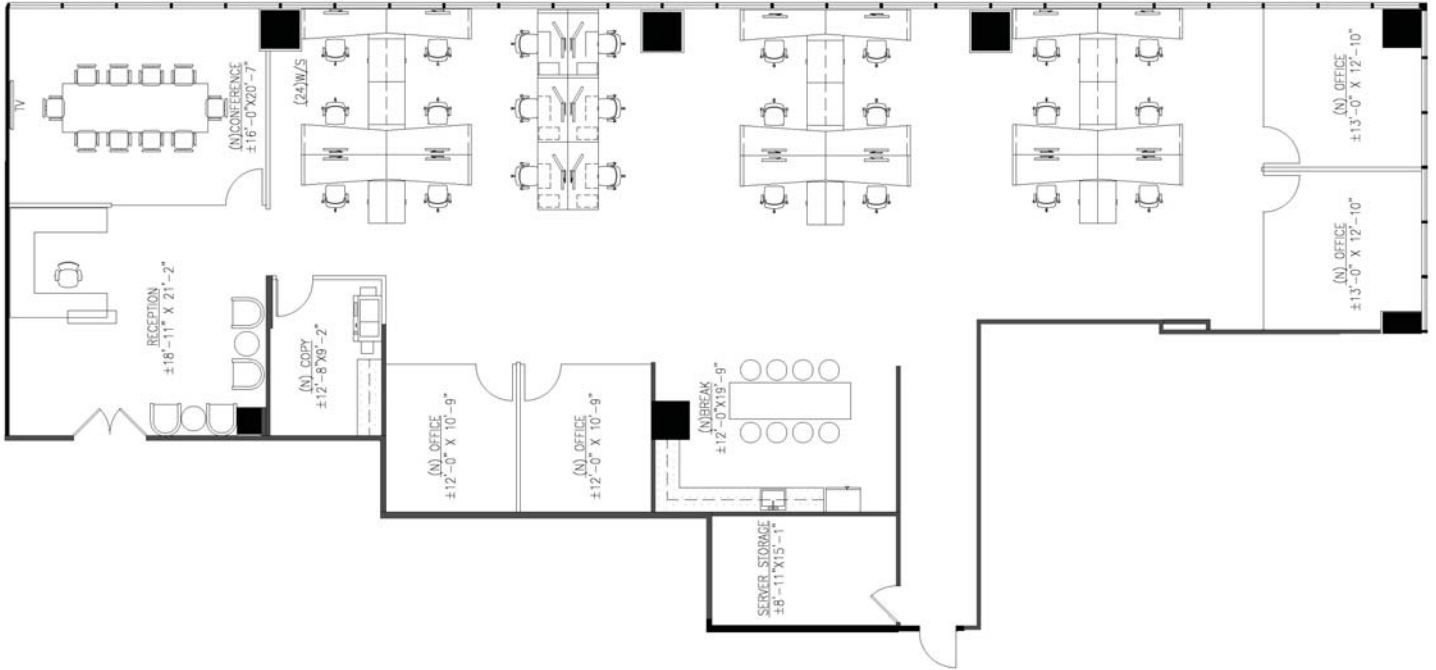


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2nd Quarter 2018

Last Updated: 4/13/18

SUITE 4000 – 5,151 SF (WEST TOWER)



Questions? Contact our Cushman & Wakefield team:

- | | | |
|---------------|-----------------|-------------------------------------|
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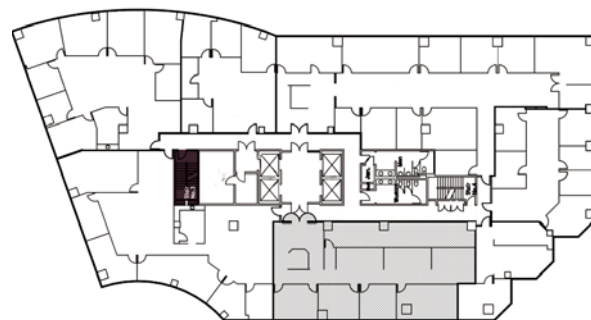
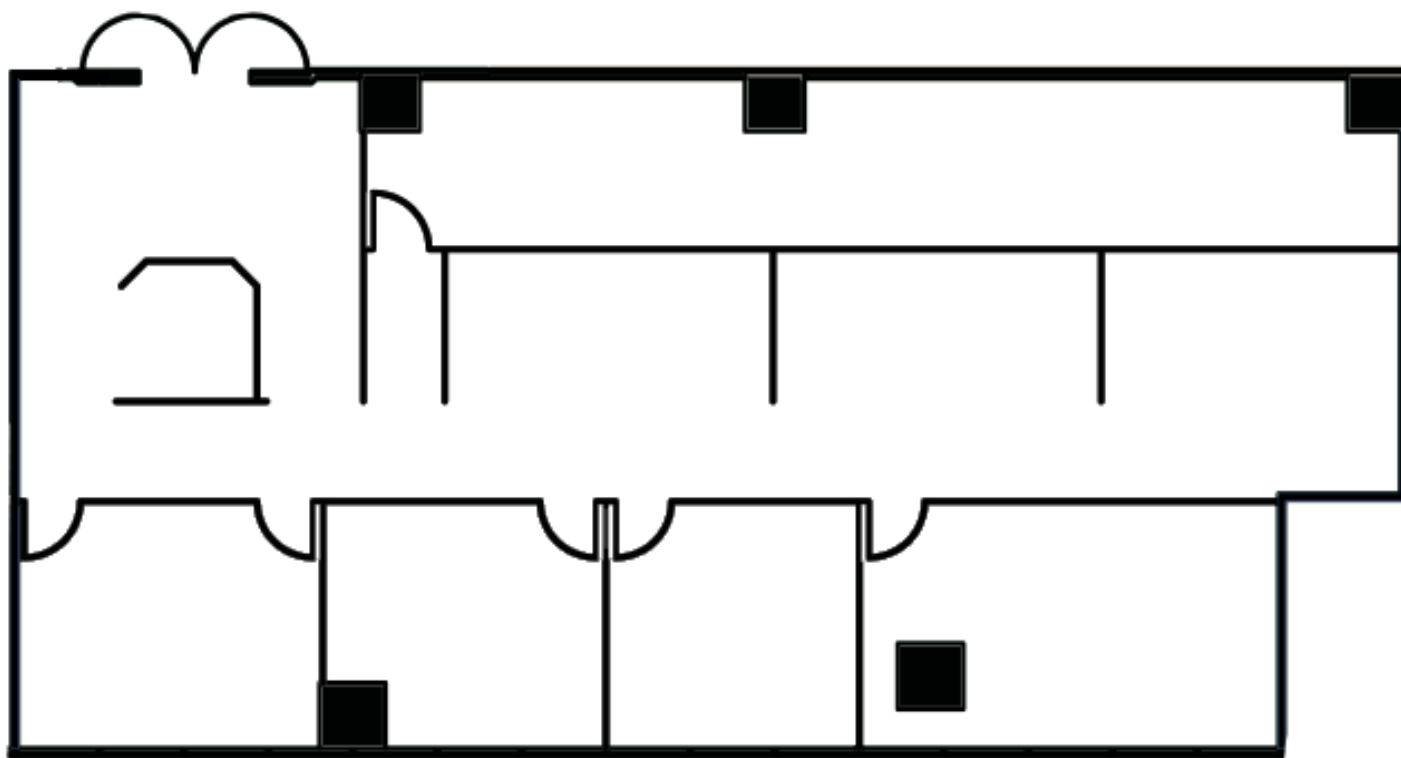


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SUITE 4400 – 3,104 SF (WEST TOWER)



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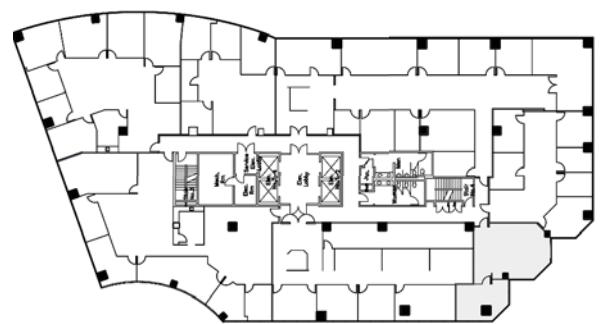
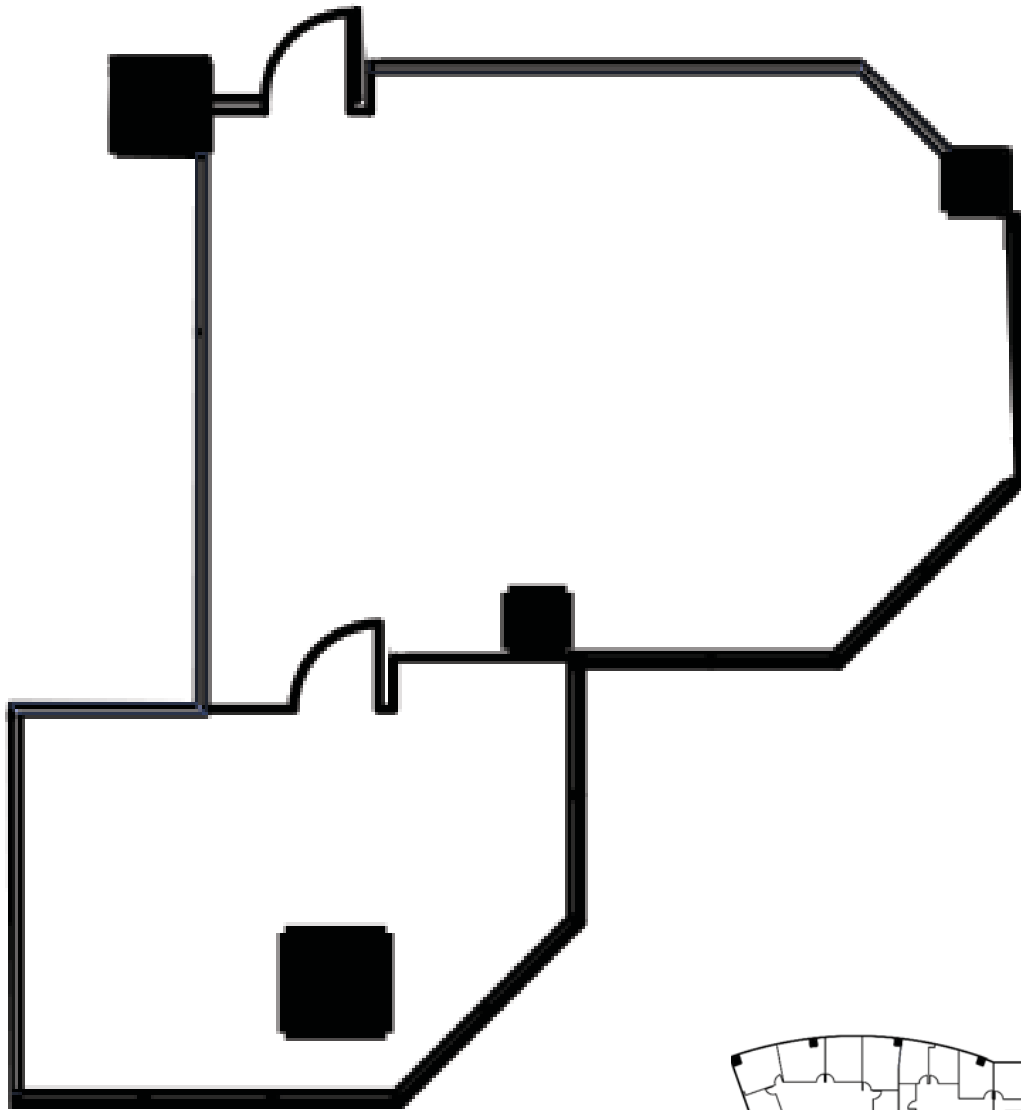


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SUITE 4500 – 980 SF (WEST TOWER)



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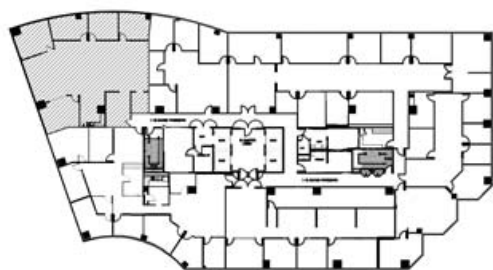
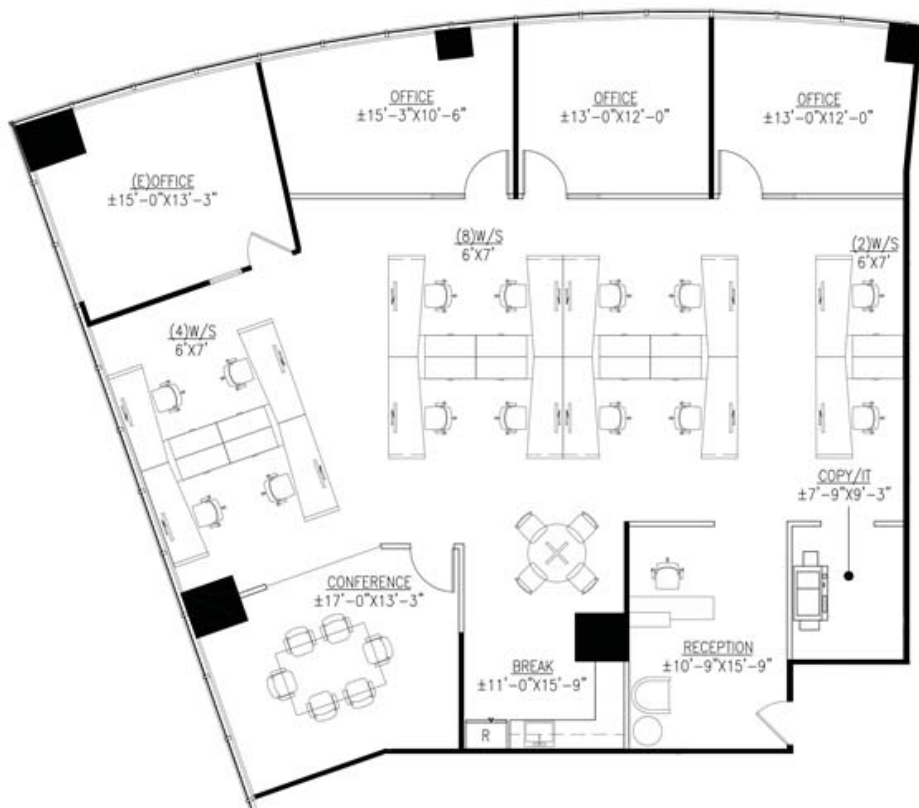
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SUITE 4700 – 3,193 SF (WEST TOWER)



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John Gallivan	T: 949.955.7647	E: John.Gallivan@cushwake.com
Ali Hawthorne	T: 949.372.4890	E: Alexandra.Hawthorne@cushwake.com





5000 Birch Street

Newport Beach, CA

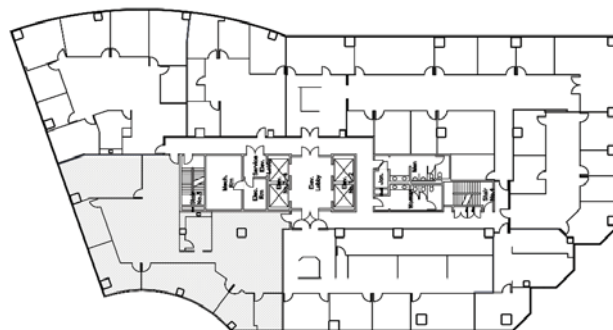
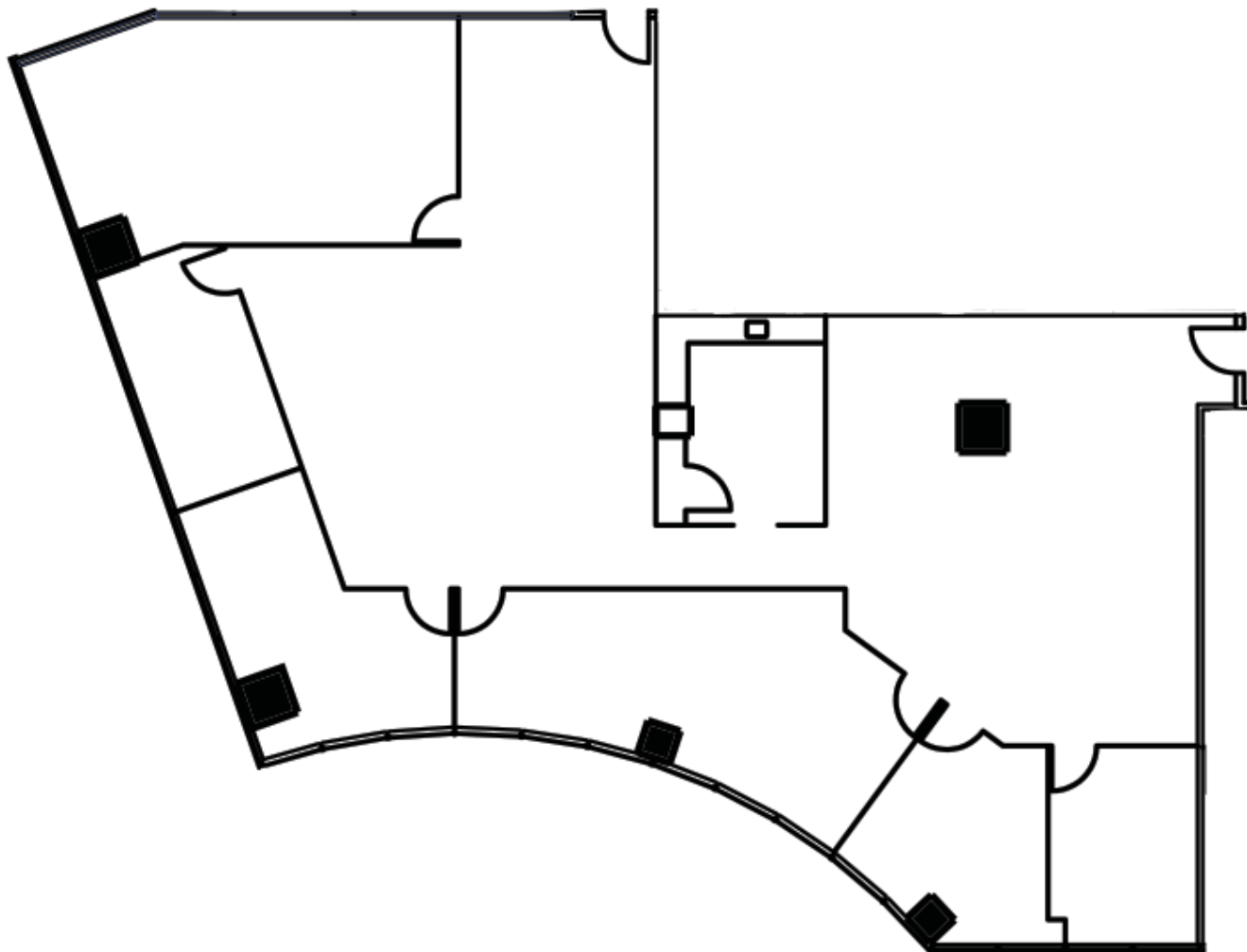


OFFICE SPACE AVAILABLE

2nd Quarter 2018

Last Updated: 4/13/18

SUITE 4800 – 3,794 SF (WEST TOWER)



Questions? Contact our Cushman & Wakefield team:

John Harty	T: 949.372.4910	E: John.Harty@cushwake.com
Bob Thagard	T: 949.372.4909	E: Bob.Thagard@cushwake.com
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5000 Birch Street

Newport Beach, CA

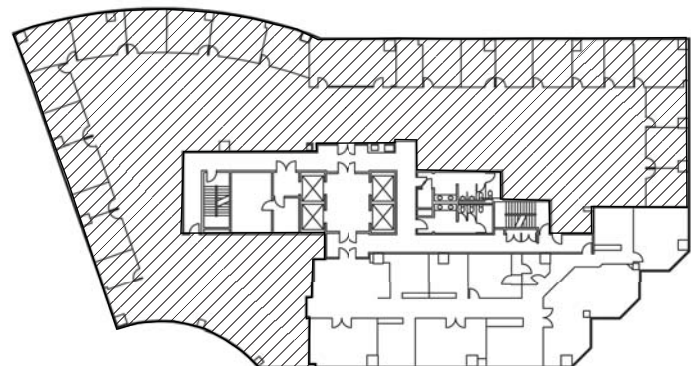
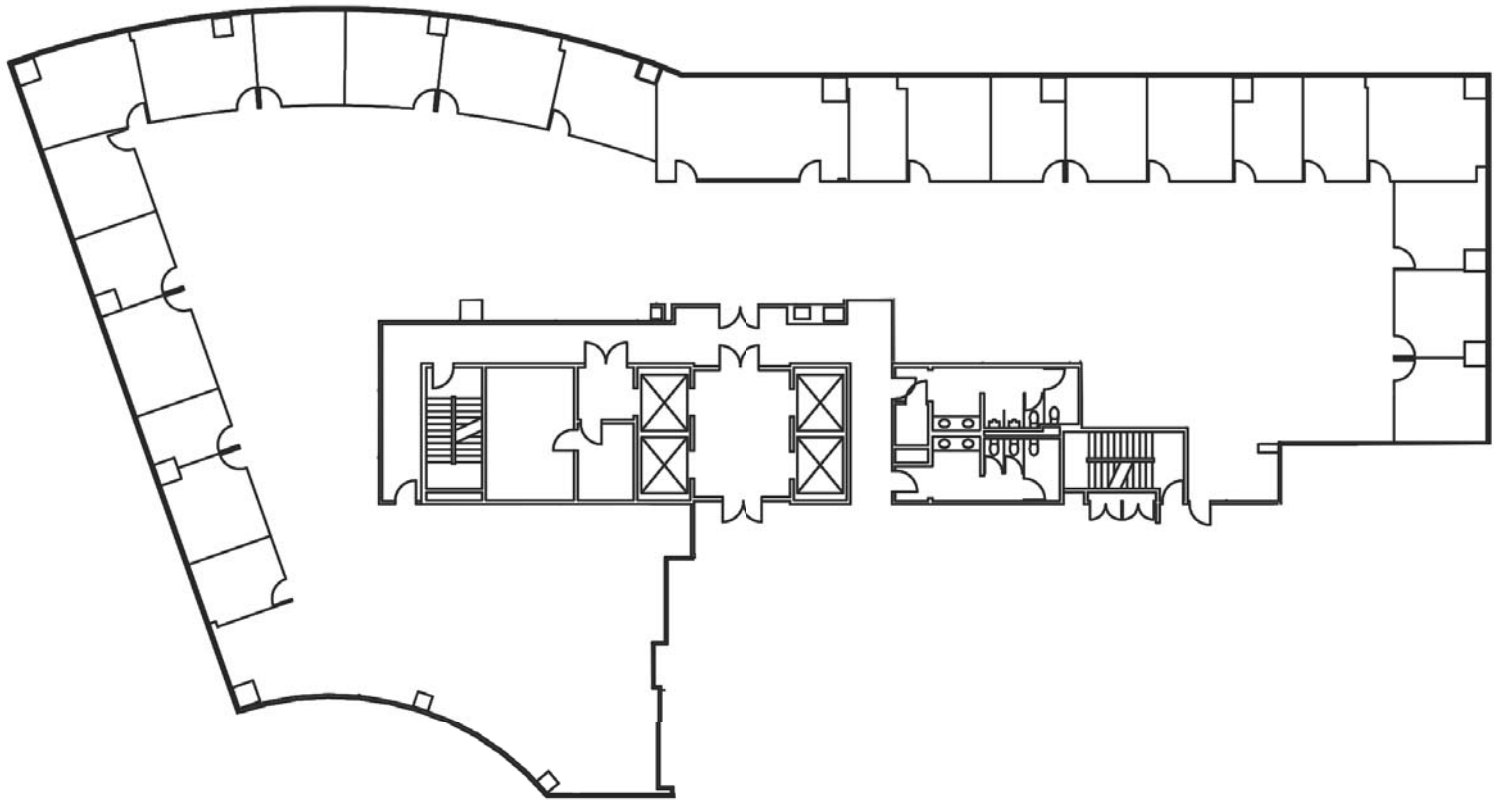


OFFICE SPACE AVAILABLE

2nd Quarter 2018

Last Updated: 4/13/18

SUITE 5000 – 14,947 SF (WEST TOWER)



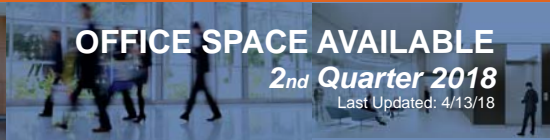
Questions? Contact our Cushman & Wakefield team:

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5000 Birch Street

Newport Beach, CA

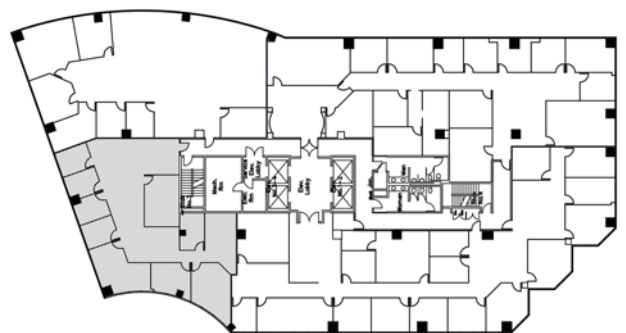
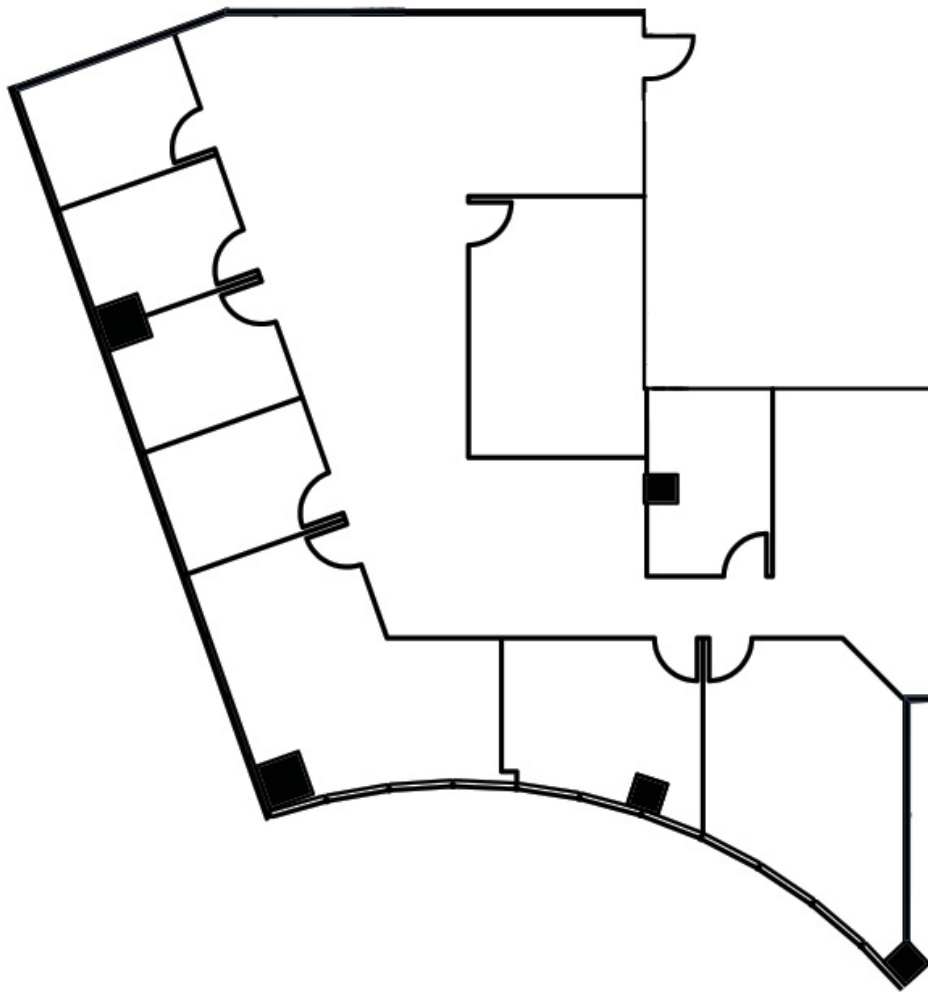


OFFICE SPACE AVAILABLE

2nd Quarter 2018

Last Updated: 4/13/18

SUITE 7600 – 3,117 SF (WEST TOWER)



Questions? Contact our Cushman & Wakefield team:

John Harty	T: 949.372.4910	E: John.Harty@cushwake.com
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John Gallivan	T: 949.955.7647	E: John.Gallivan@cushwake.com
Ali Hawthorne	T: 949.372.4890	E: Alexandra.Hawthorne@cushwake.com



5000 Birch Street

Newport Beach, CA

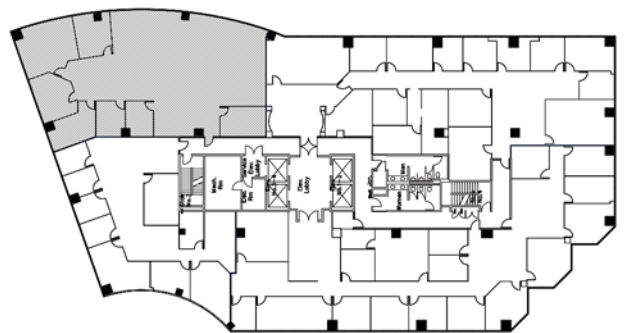
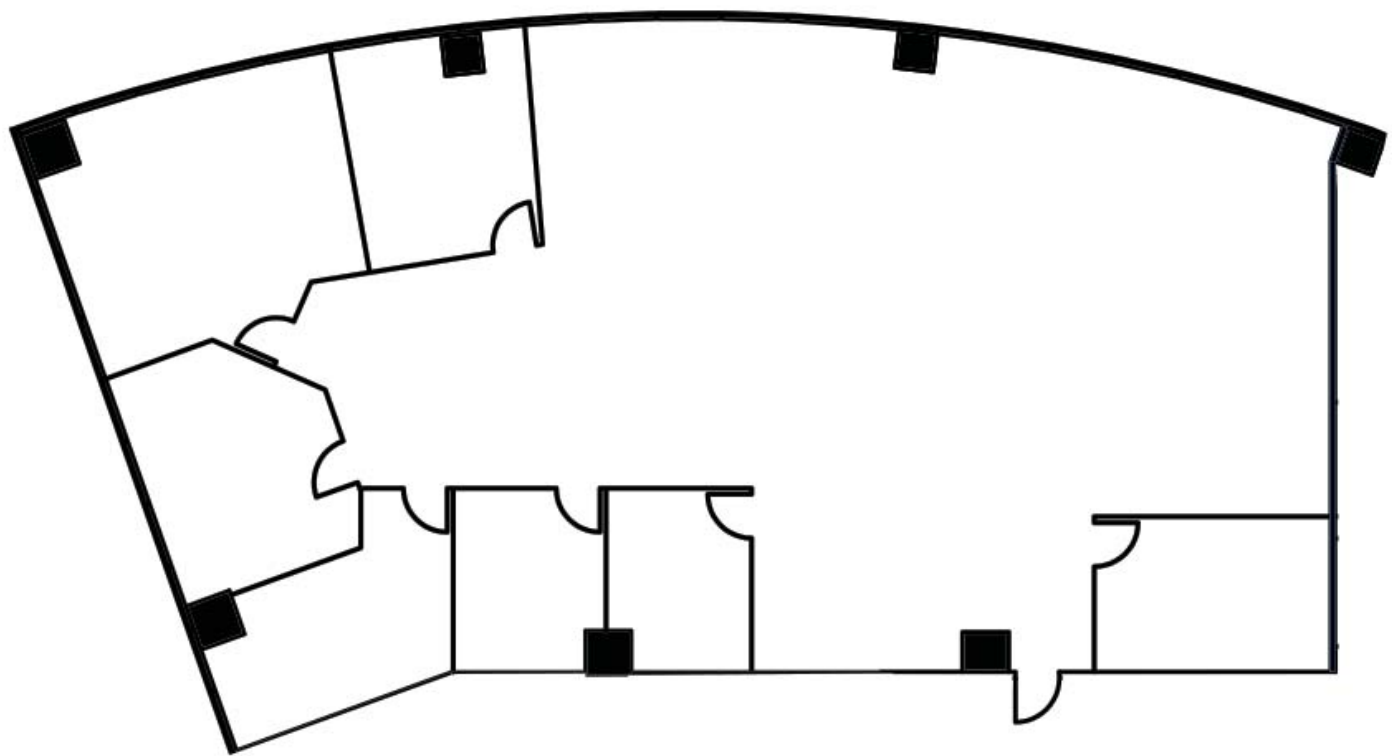


OFFICE SPACE AVAILABLE

2nd Quarter 2018

Last Updated: 4/13/18

SUITE 7700 – 4,287 SF (WEST TOWER)



Questions? Contact our Cushman & Wakefield team:

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Ali Hawthorne	T: 949.372.4890	E: Alexandra.Hawthorne@cushwake.com



5000 Birch Street

Newport Beach, CA

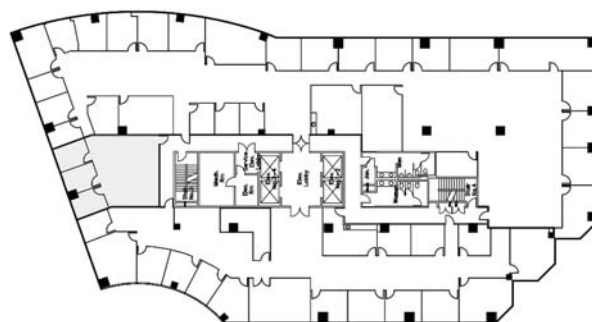
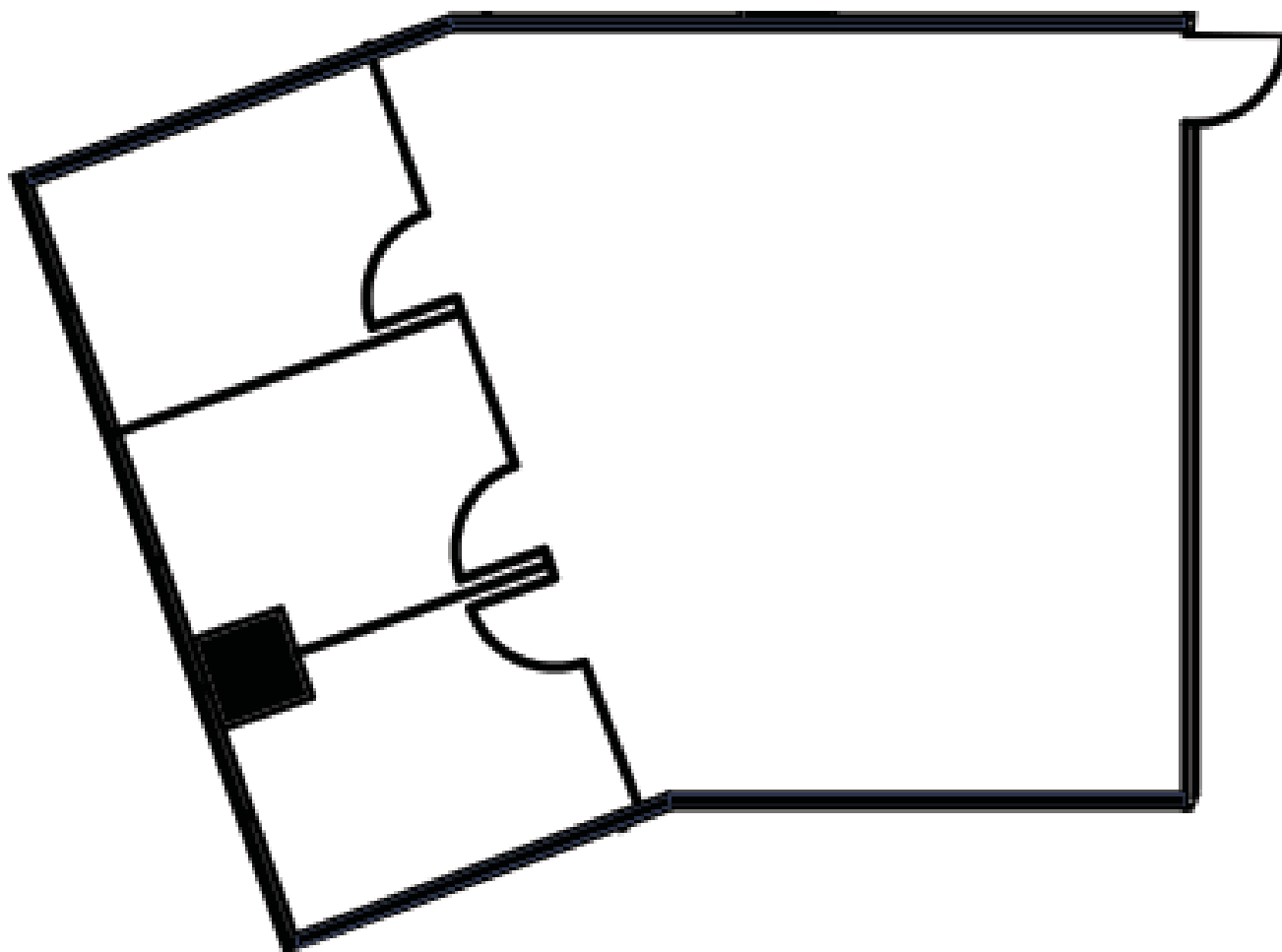


OFFICE SPACE AVAILABLE

2nd Quarter 2018

Last Updated: 4/13/18

SUITE 8200 – 1,123 SF (WEST TOWER)



Questions? Contact our Cushman & Wakefield team:

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Newport Beach, CA

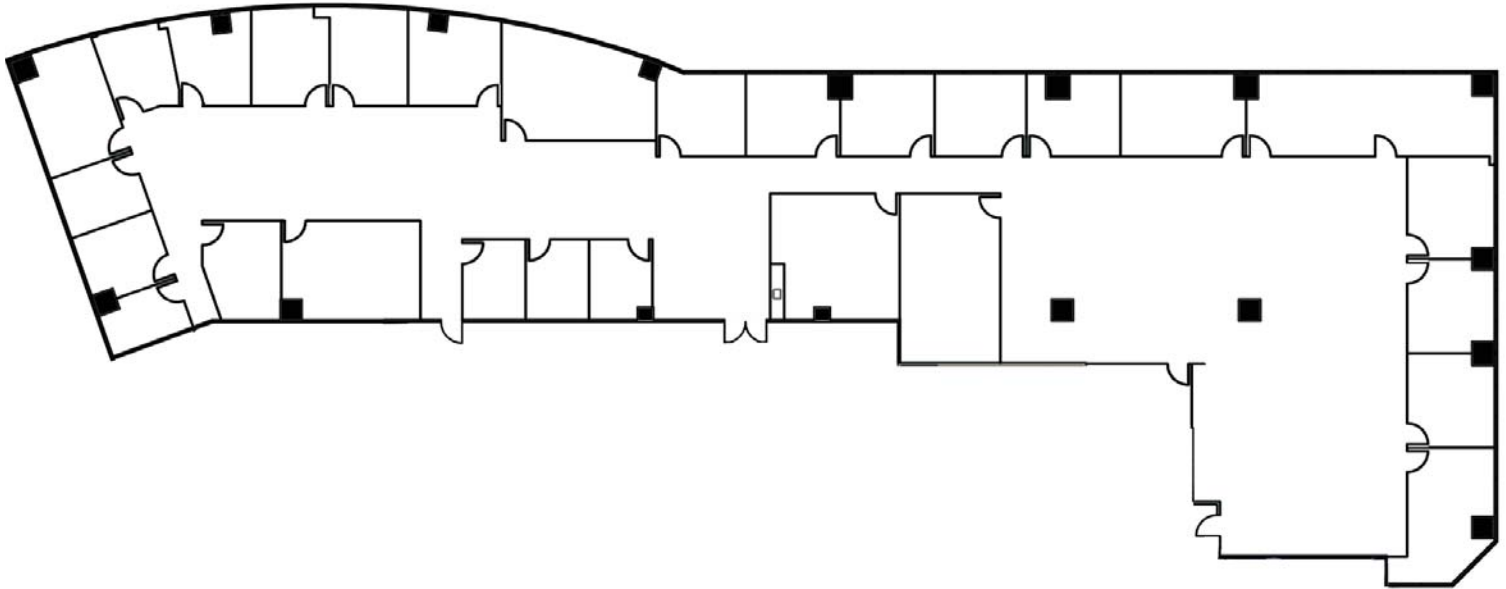


OFFICE SPACE AVAILABLE

2nd Quarter 2018

Last Updated: 4/13/18

SUITE 8500 – 11,701 SF (WEST TOWER)



Questions? Contact our Cushman & Wakefield team:

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5000 Birch Street

Newport Beach, CA

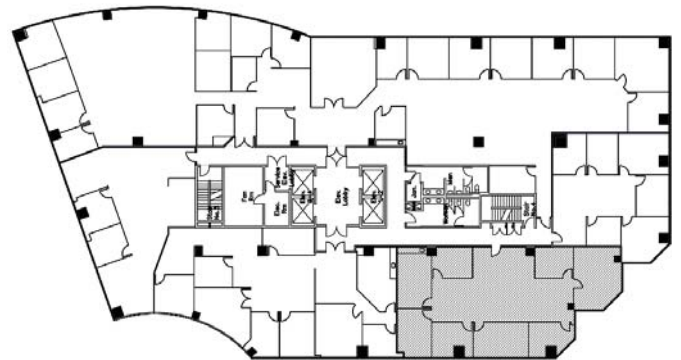
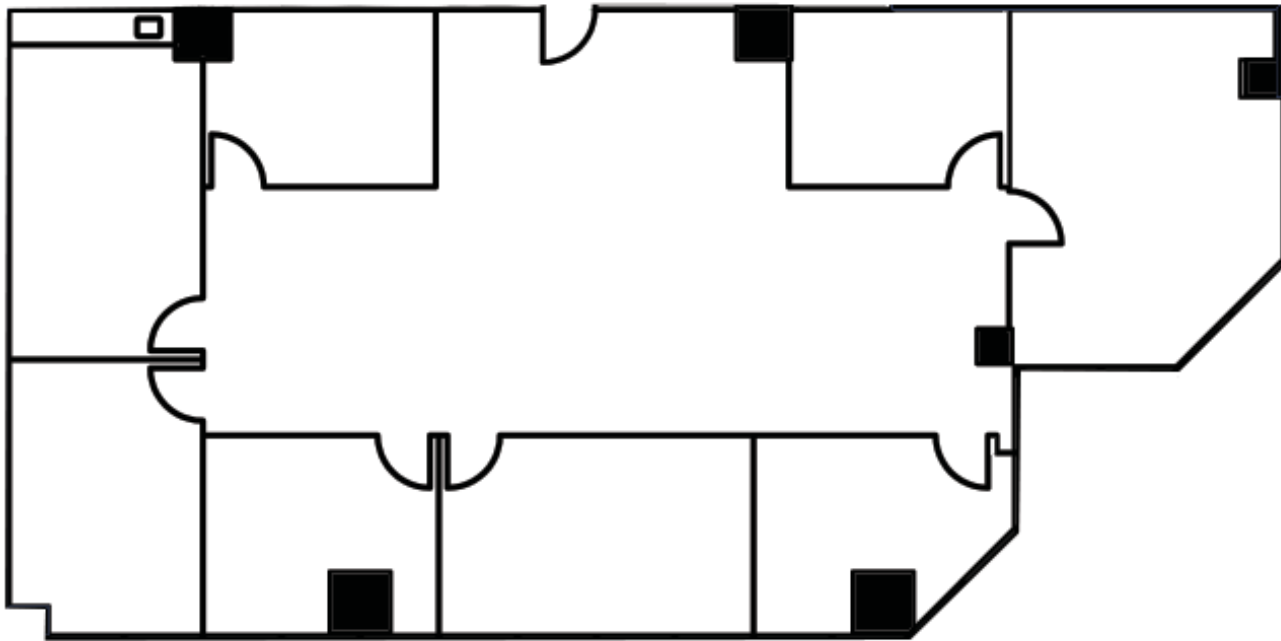


OFFICE SPACE AVAILABLE

2nd Quarter 2018

Last Updated: 4/13/18

SUITE 9600 – 2,787 SF (WEST TOWER)



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