

FOR LEASE

# 1901 NEWPORT PLAZA

COSTA MESA, CA 92627



## PROPERTY FEATURES

- Flexible sizes and layouts. All suites can be converted to medical
- Dramatic 3-story atrium with balconies, custom marble floors, beveled glass, wrought iron appointments and interior teak millwork
- Many suites offer unparalleled balconies, creative finishes and natural light
- Renowned architecture with beautiful courtyards and tranquil fountains
- Free structure parking
- Adjacent to The Triangle with brand new restaurants, shopping and banks
- Close proximity to PCH and the 55, 405 and 73 Freeways
- **Office Rate: \$2.75 Full Service Gross**
- **Medical Rate: \$3.75 Full Service Gross**

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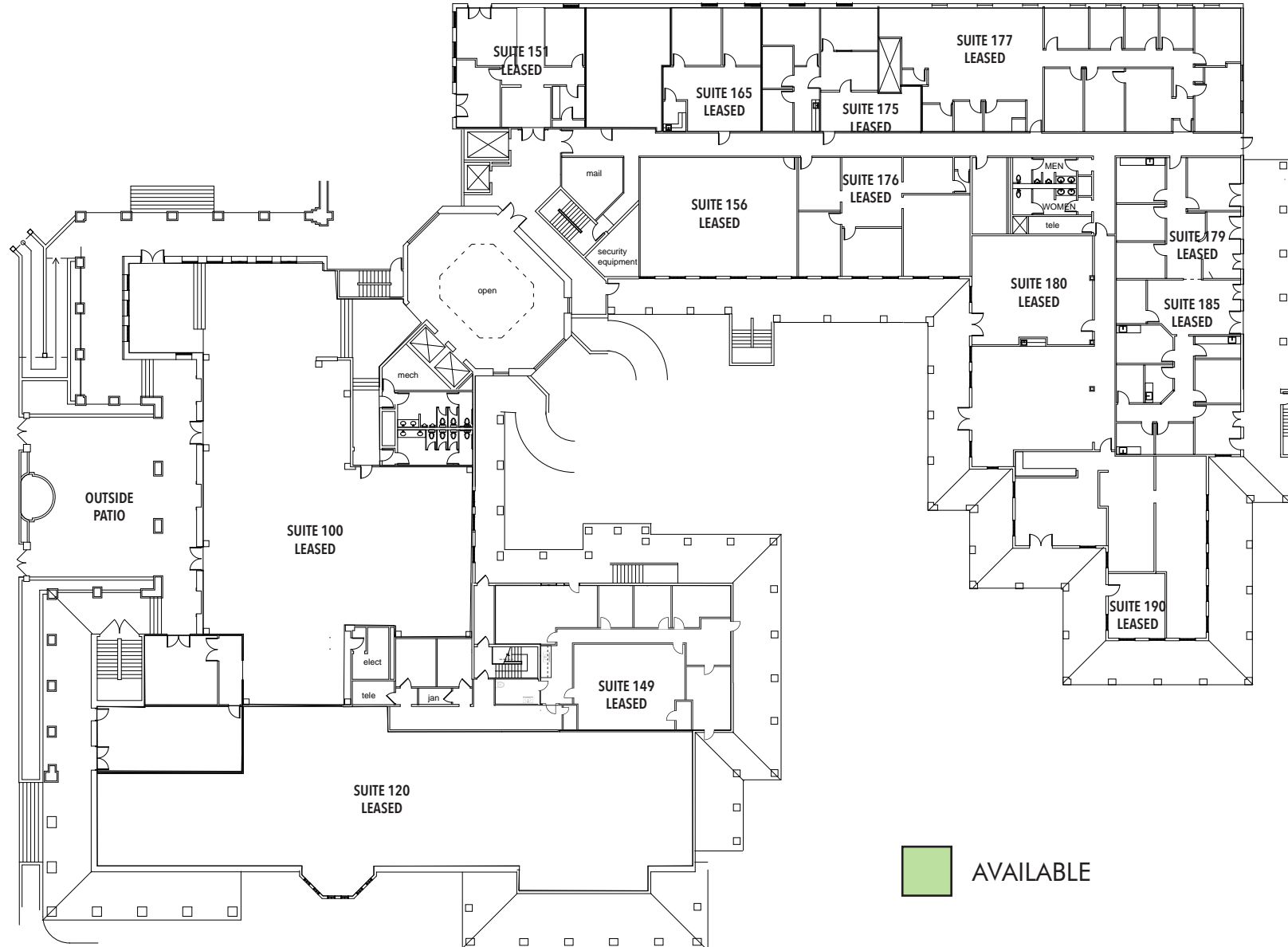
AVAILABILITY	SF	SUITE DESCRIPTION
Suite 204	2,586	Open area, 4 private offices & patio break area
Suite 225	2,091	Reception, 1 private office, admin room, lab, kitchen & 3 exam rooms
Suite 240/250	4,029	Multiple private offices, reception, open work areas & conference room with access to a private patio
Suite 251	1,739	Open area, 4 private offices
Suite 280	1,109	Open area, 5 private offices
Suite 284	1,991	Open area, 6 private offices, conference room & kitchen
Suite 330	6,424	Creative space with conference room, video conference room & large open space
Suite 300/330/350	32,953	Entire third floor
Suite 350	17,411	54 offices, large executive conference room, copy/mail room, large kitchen and break room & formal reception off the main lobby

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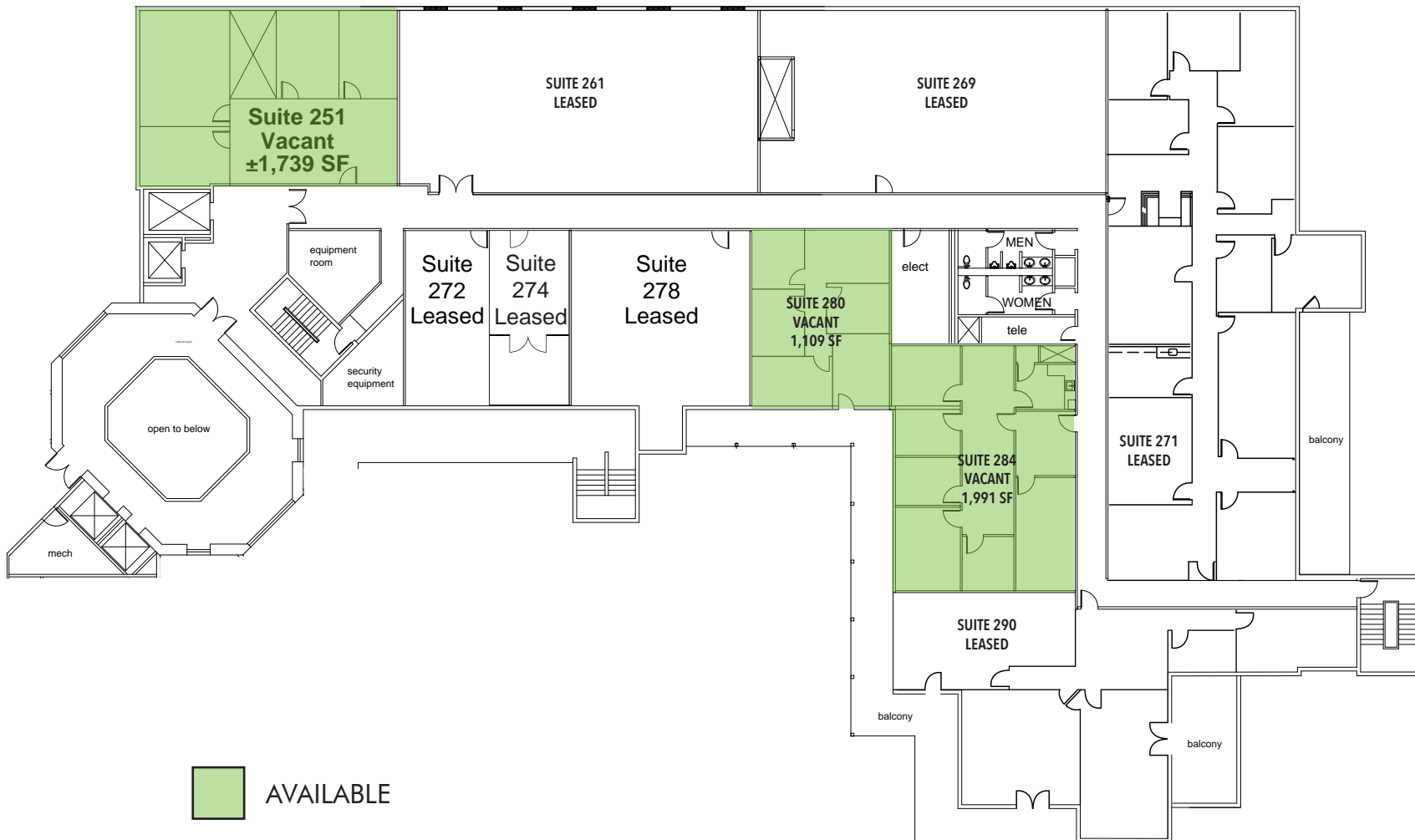
# FIRST FLOOR

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# SECOND FLOOR

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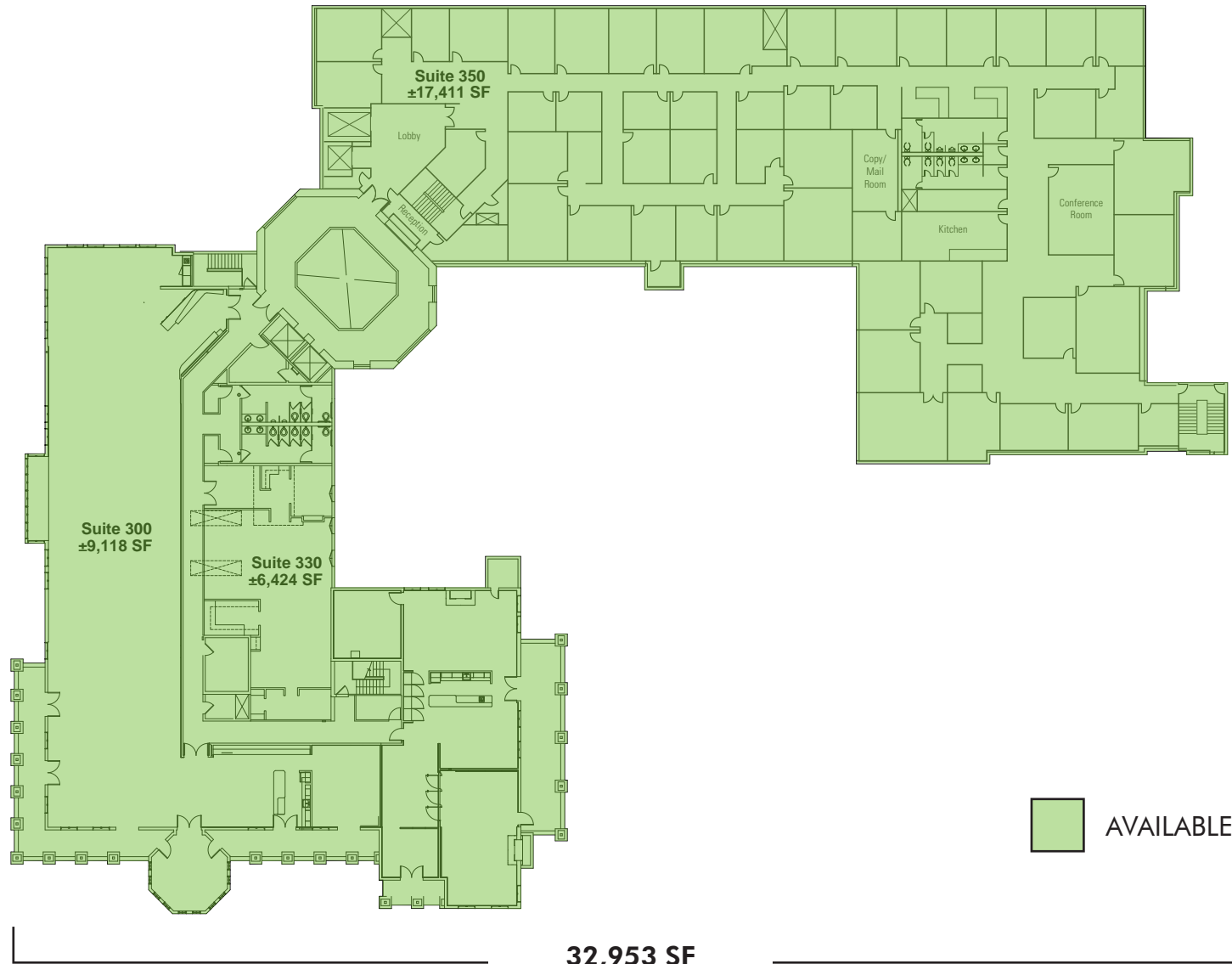
# SECOND FLOOR

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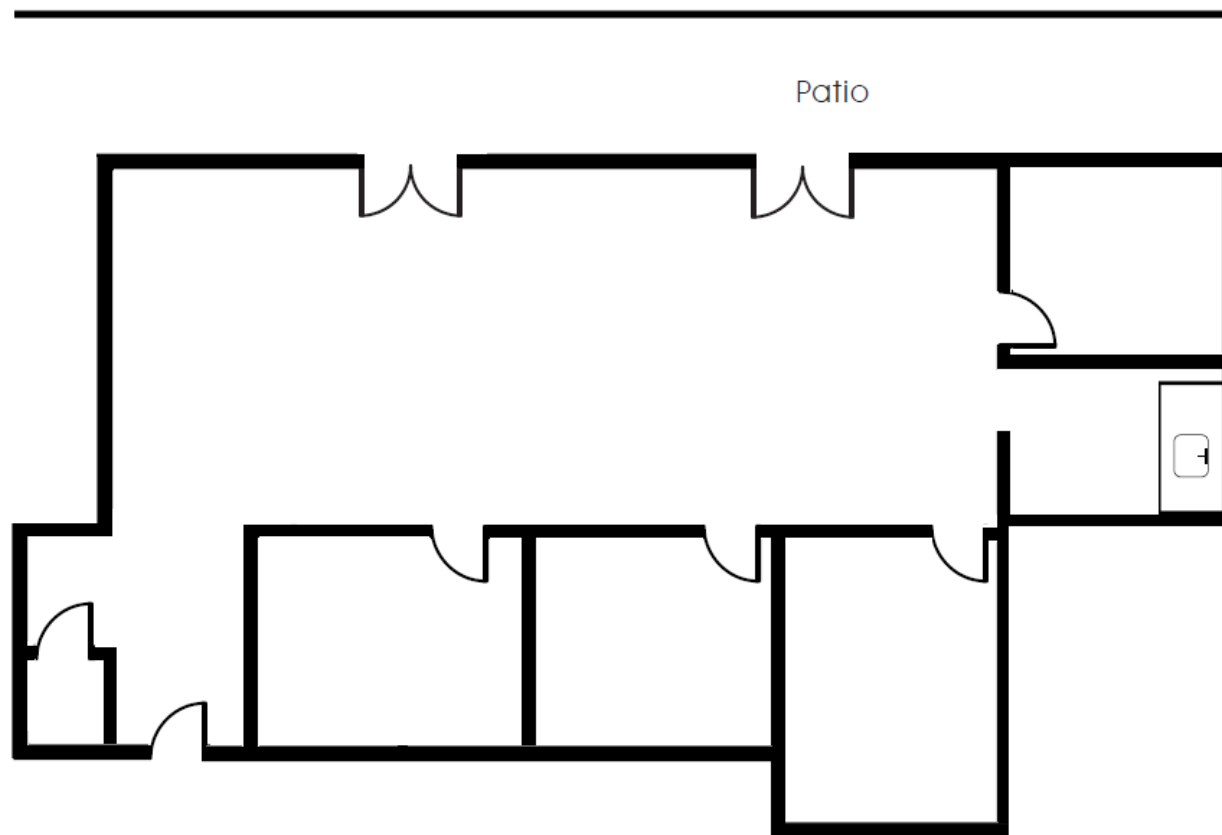
# THIRD FLOOR

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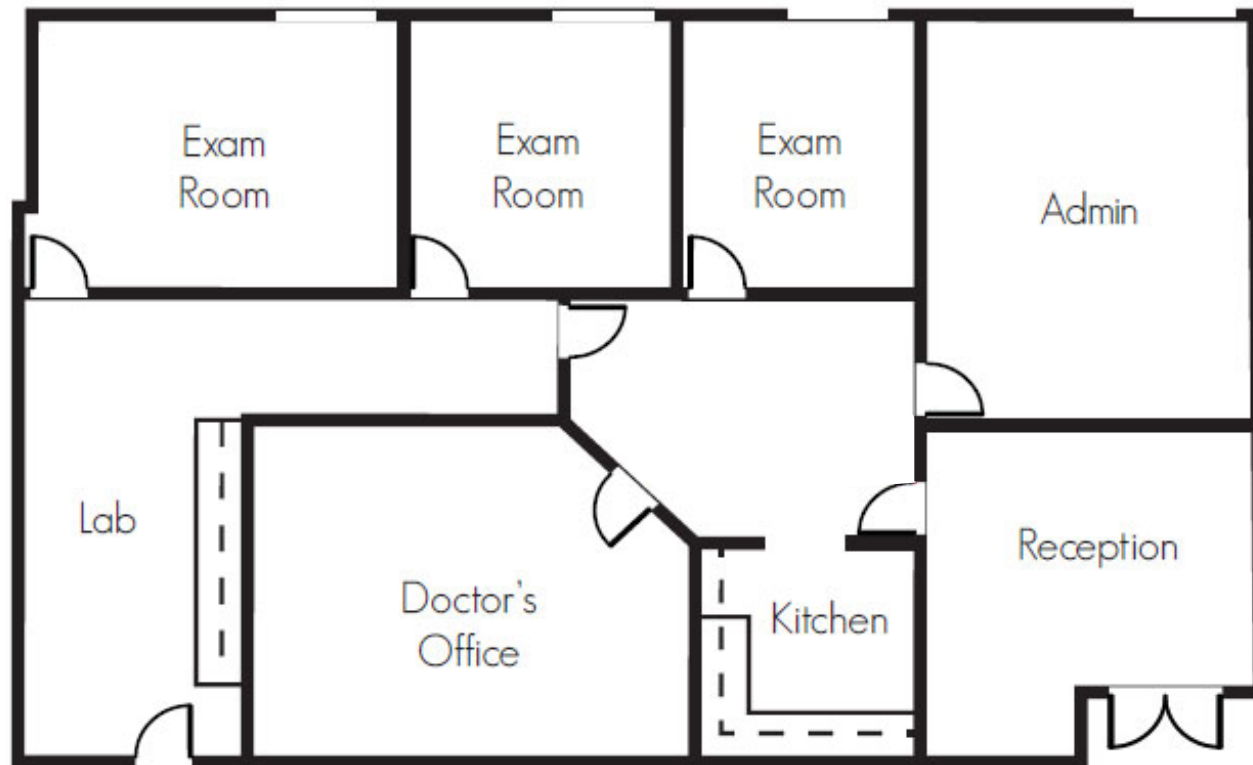
# SUITE 204

±2,586 SQUARE FEET



# SUITE 225

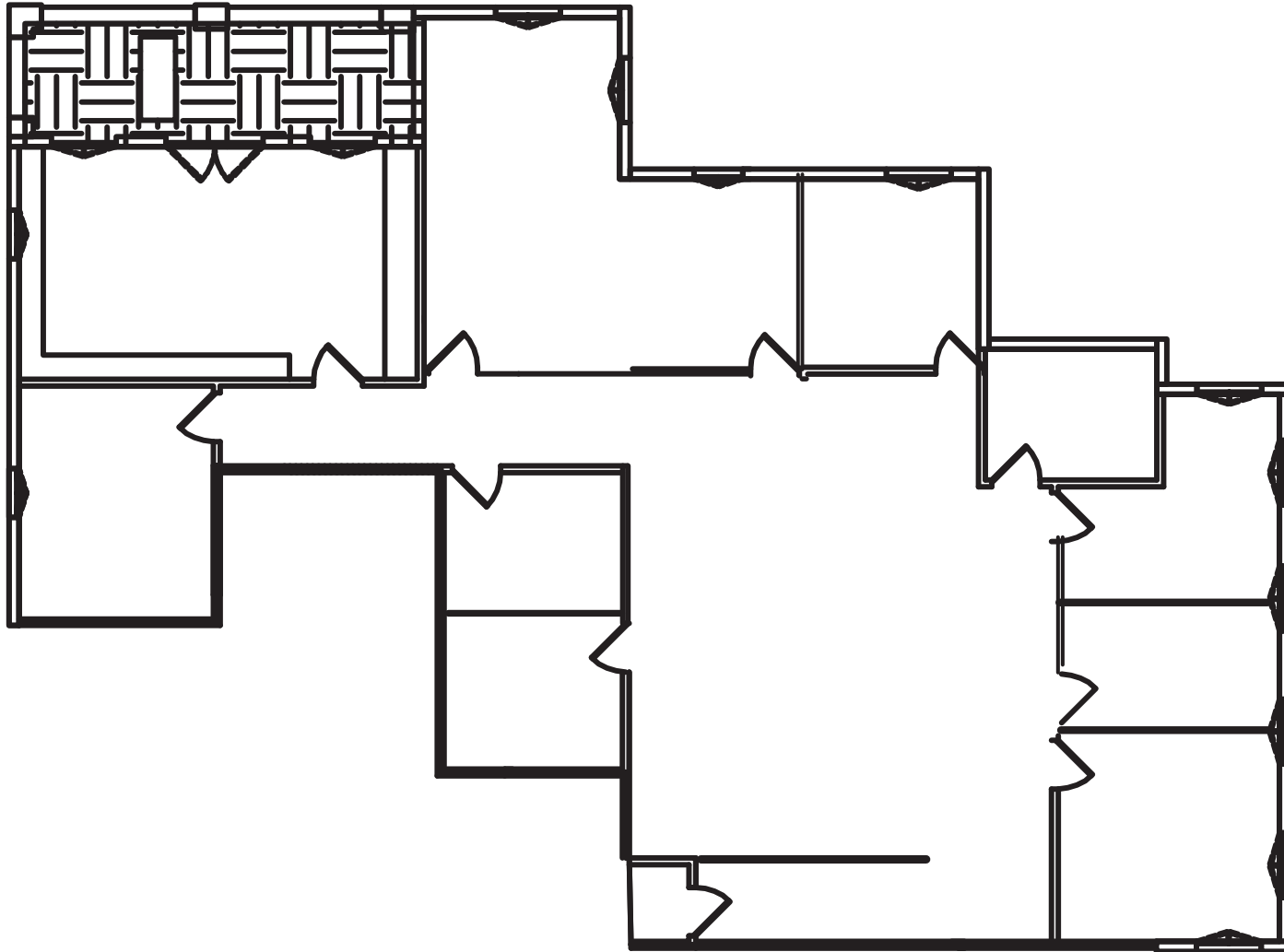
±2,091 SQUARE FEET





# SUITE 240

±4,029 SQUARE FEET

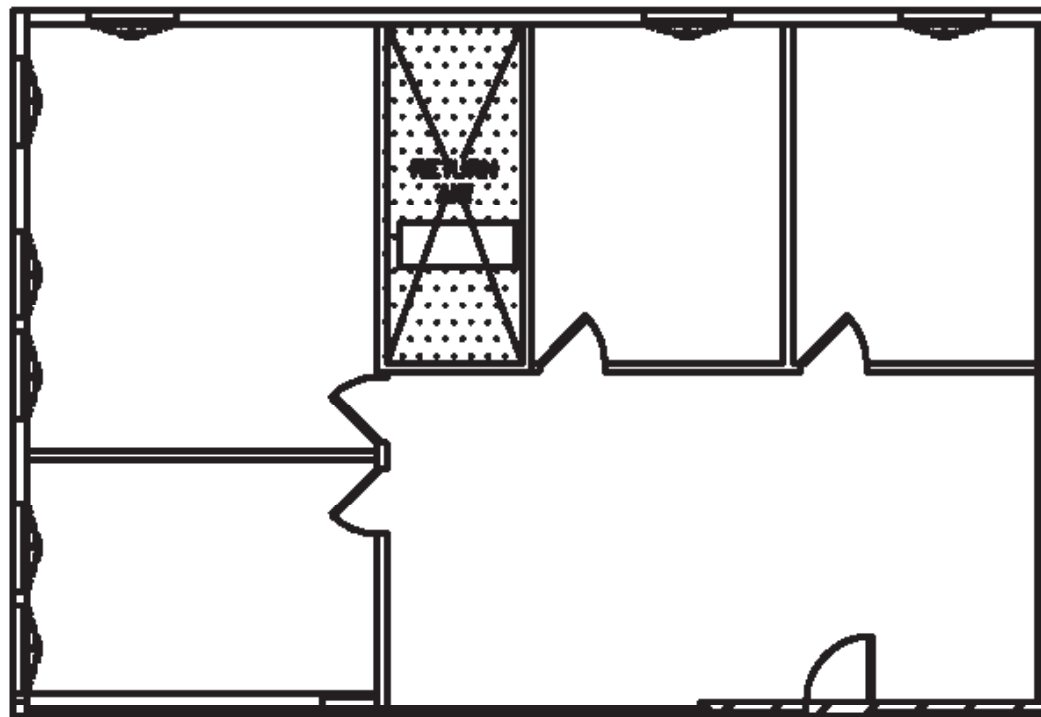


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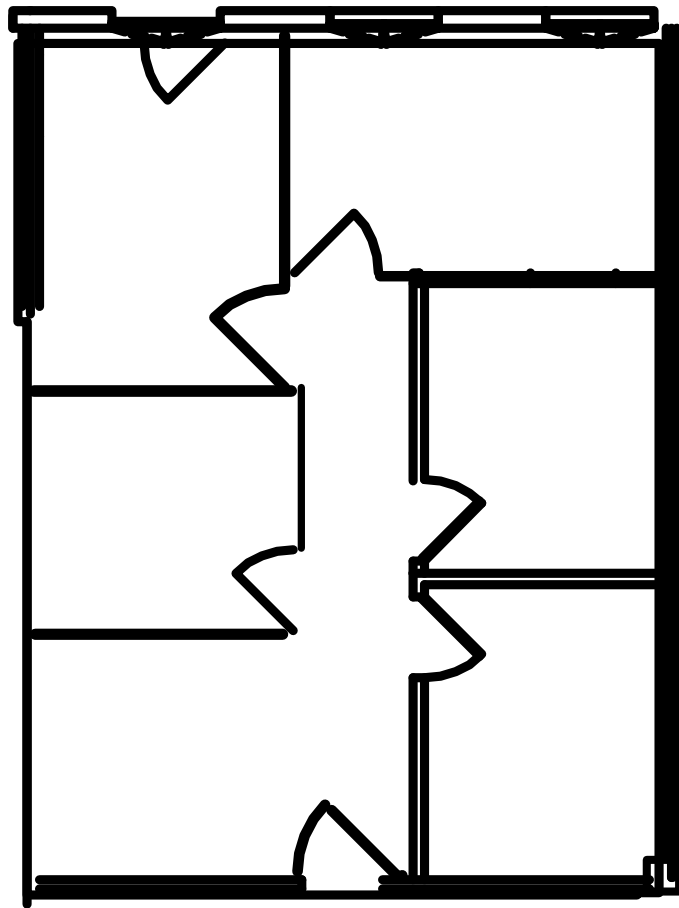
# SUITE 251

±1,739 SQUARE FEET



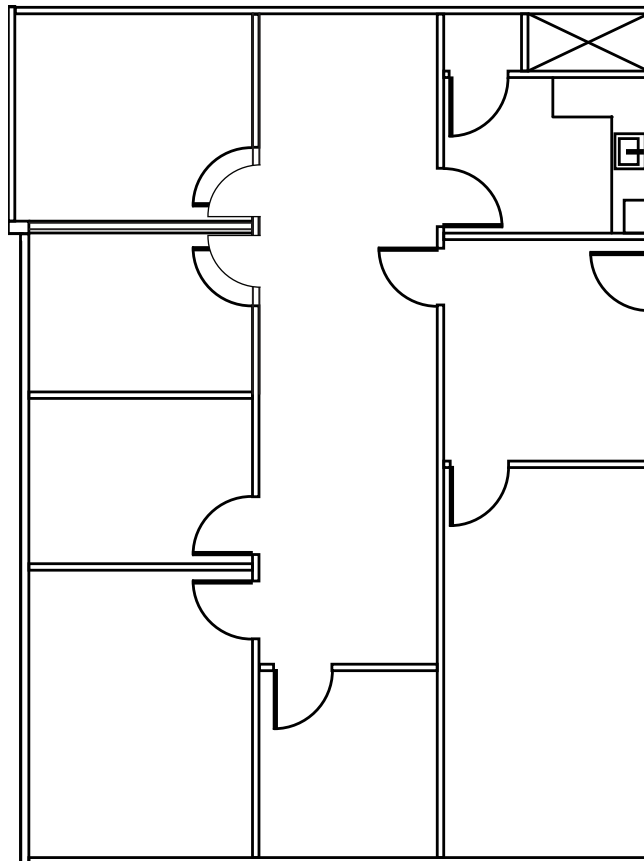
# SUITE 280

±1,109 SQUARE FEET



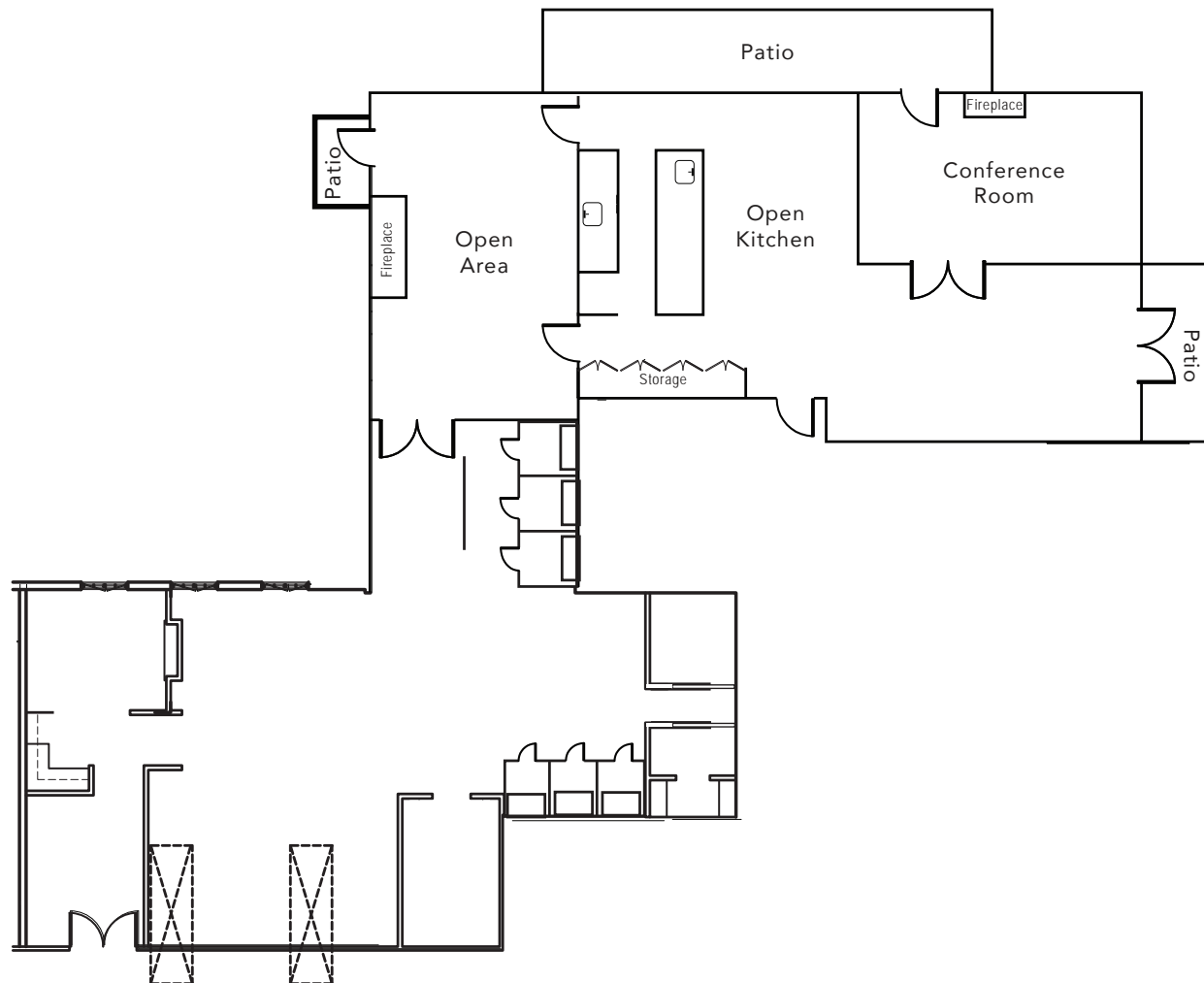
# SUITE 284

±1,991 SQUARE FEET



# SUITE 330

±6,424 SQUARE FEET

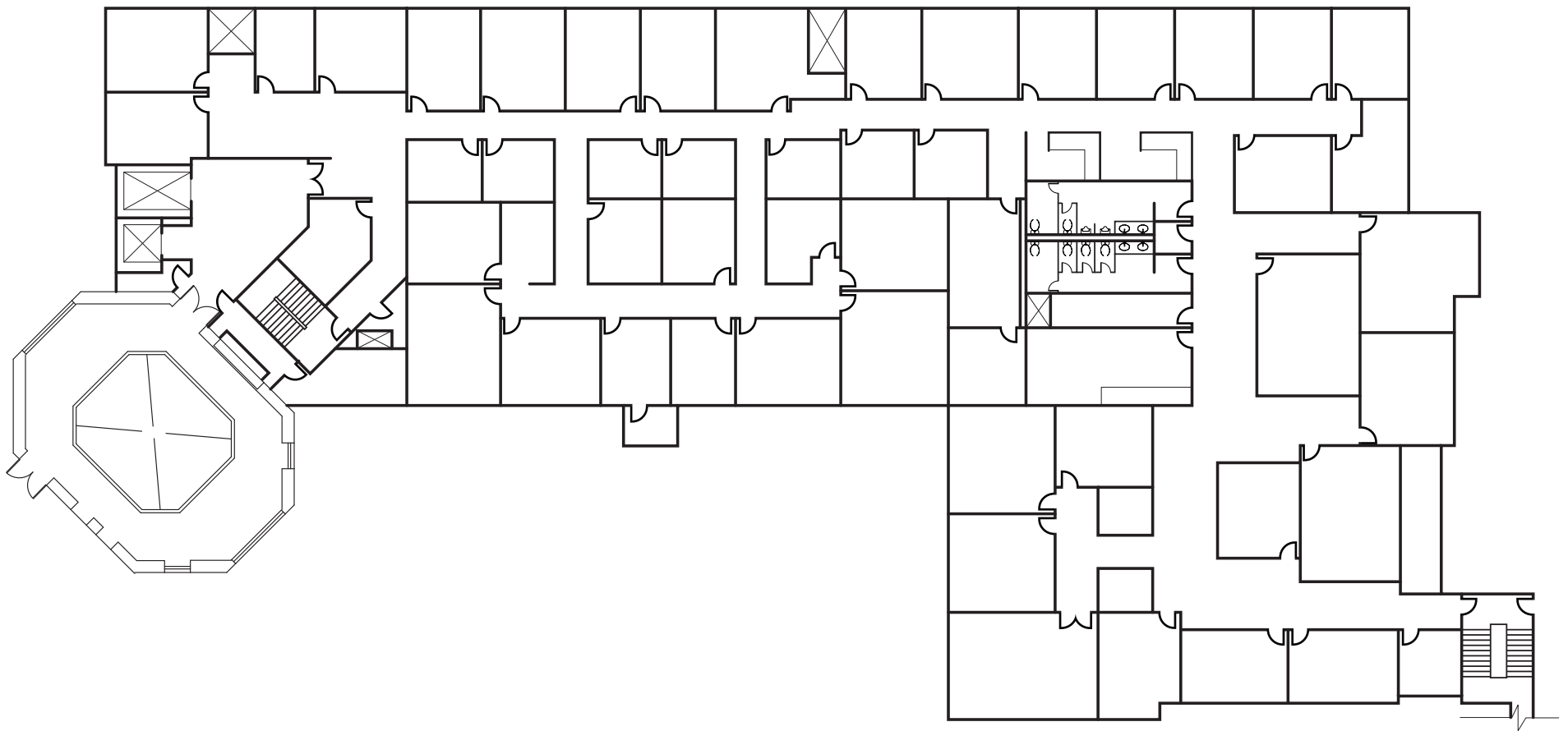


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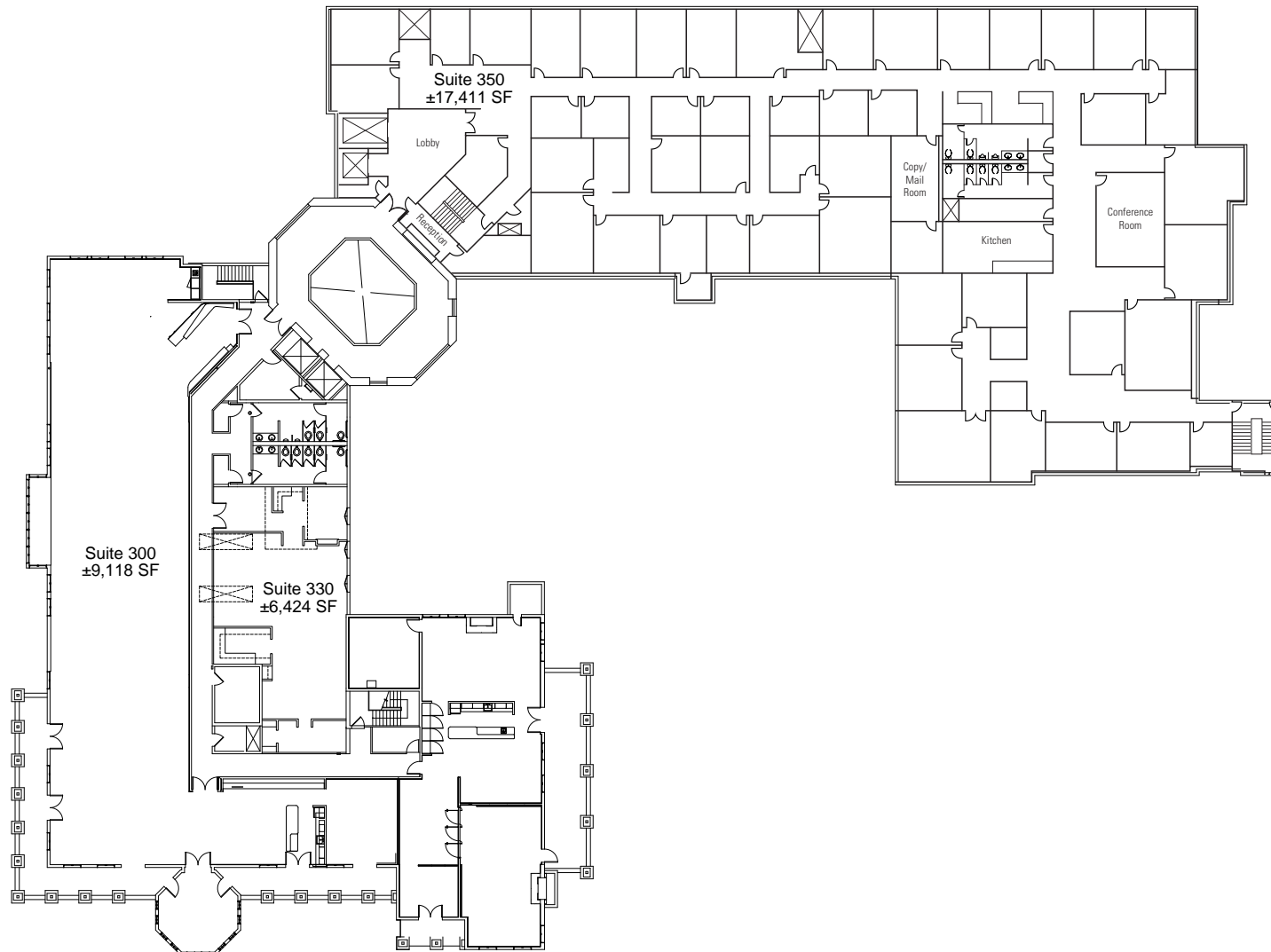
# SUITE 350

±17,411 SQUARE FEET



# SUITE 300/330/350

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