

FOR LEASE

OWNERSHIP OPPORTUNITY AVAILABLE

4301 & 4321 BIRCH ST

NEWPORT BEACH, CA 92660

DESIGN YOUR SUITE

4301

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 LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

 orange county
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PROPERTY FEATURES

- Medical Suites Ranging From $\pm 1,200$ to $8,283$ SF (Up to $\pm 3,382$ and $\pm 4,901$ SF of Contiguous Space)
- Common Area Lounge Courtyard
- High Identification Signage
- Patient Parking at Suite's Front Door
- Additional Off Site Secured Parking
- Great Natural Light
- High-End Newport Beach Address
- Close Proximity to the New UCI Medical Complex That Includes 144-Bed Acute Care Hospital, an Ambulatory Care Center and a Cancer Center
- Nearby Access to the 405, 55, and 73 Freeways
- Lease Rate: \$3.65 NNN
- Low NNN: \$0.37 PSF (Lowest in the Market)
- Generous TI Package: \$75 PSF
- **Ownership Can Custom Design and Build Your Suite**

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ALLEN BASSO

Senior Vice President
CalDRE 01298152
949.790.3130
abasso@leeirvine.com

ERIC DARNELL

Senior Vice President
CalDRE 01888743
949.460.3681
edarnell@leeirvine.com

KYLEE KING

Senior Associate
CalDRE 02101275
949.790.3108
kking@leeirvine.com

**EQUITY OPTION
AVAILABLE**

CALL FOR DETAILS

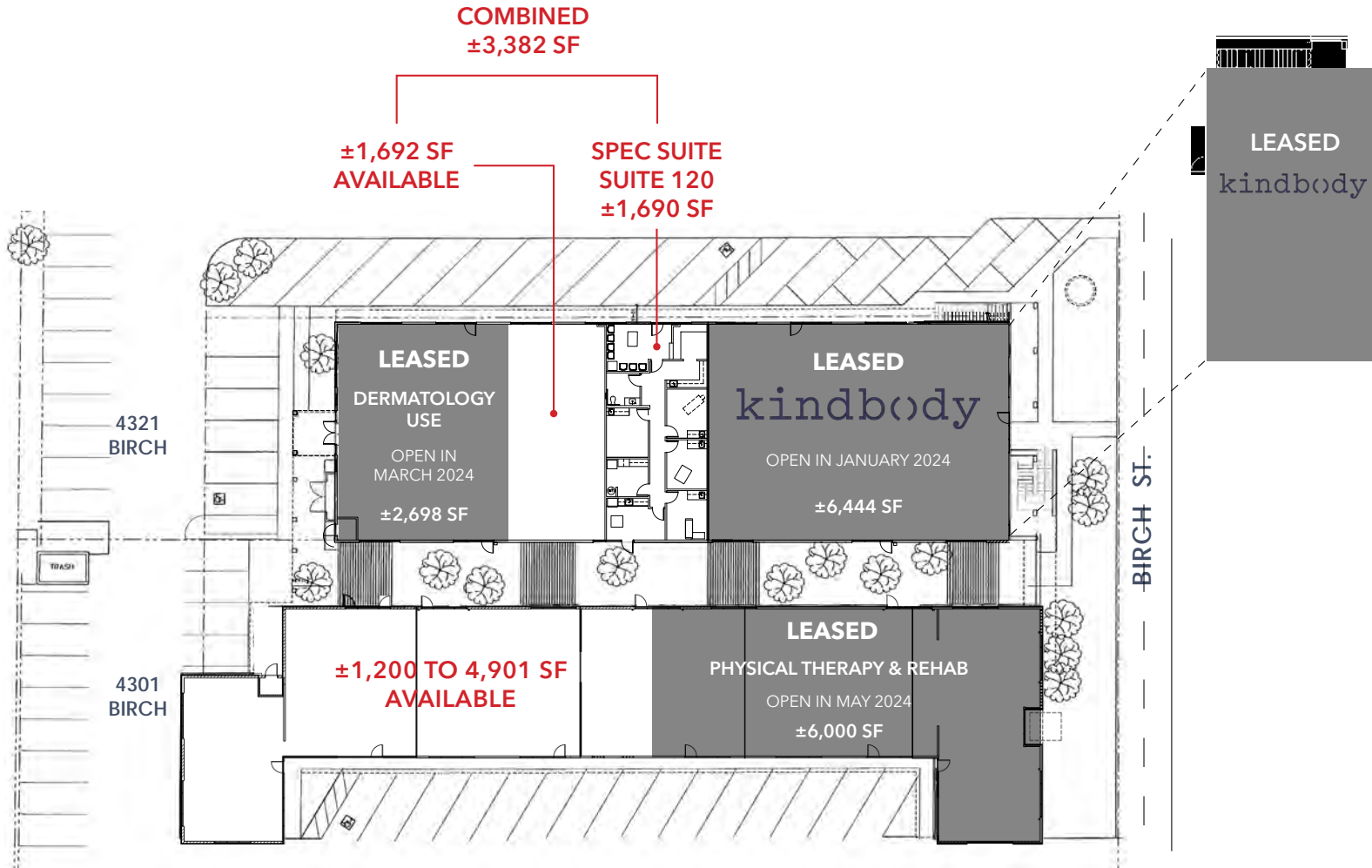


4301 & 4321 BIRCH ST | NEWPORT BEACH

FIRST FLOOR

HYPOTHETICAL DIVISIBLE LAYOUTS

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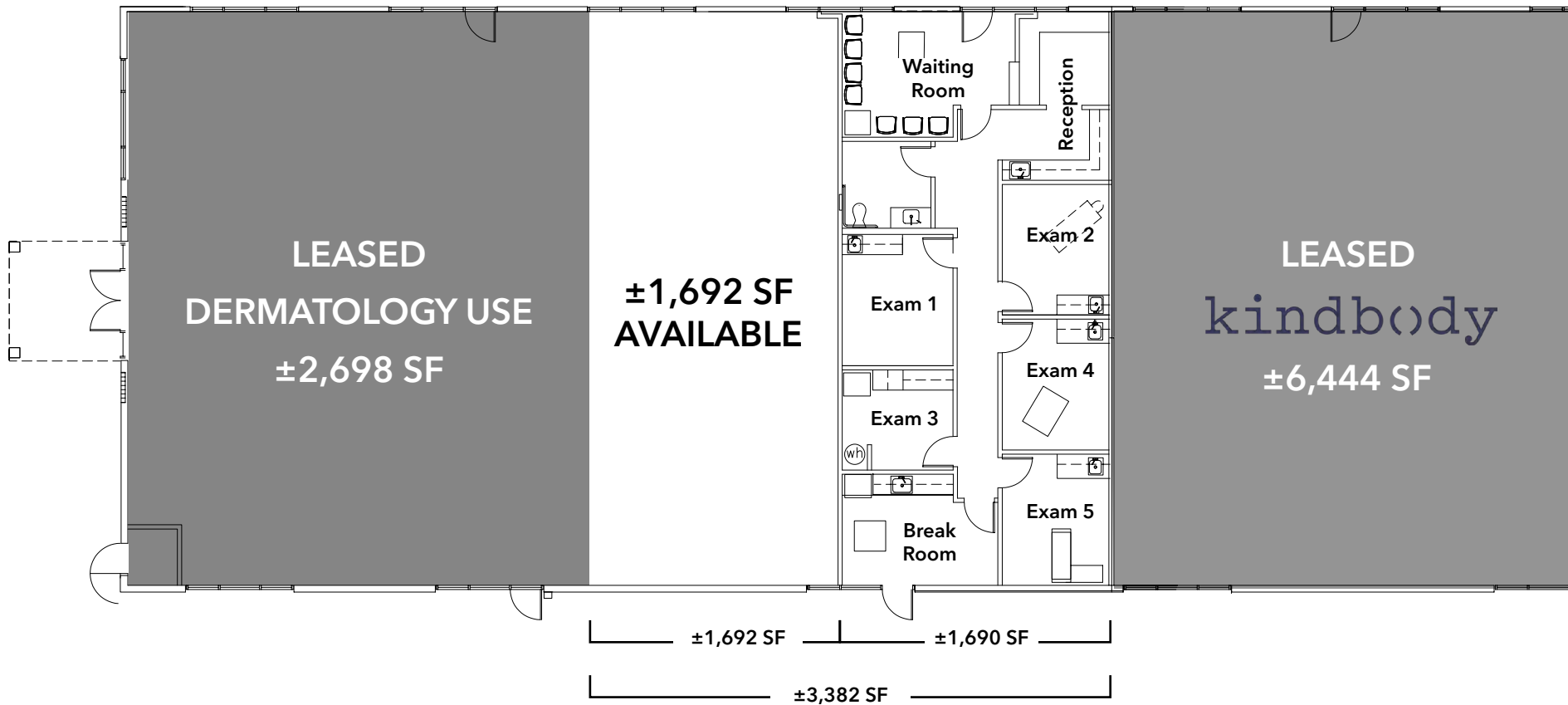


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4321 BIRCH

HYPOTHETICAL DIVISIBLE LAYOUTS
 SPEC SUITE - PERMIT READY

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INTERIOR & EXTERIOR IMAGES

COMMON AREA COURTYARD



DIRECT ACCESS



READY NOW, WARM SHELL



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NEIGHBORING PROJECTS

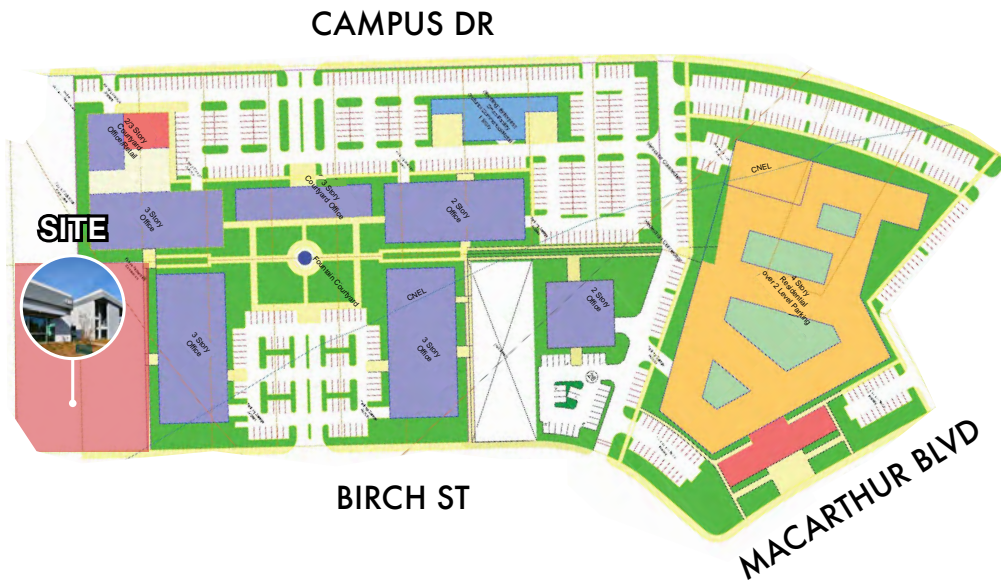
NEWPORT CROSSINGS MIXED USE PROJECT

The approximately 5.69-acre project site known as MacArthur Square is in the northern end of the City. The Project consists of the development of a multistory building that would house 350 apartment units, 2,000 square feet of “casual-dining” restaurant space, and 5,500 square feet of retail space. Centrally located within the multi-story building is a six-level, five-story parking structure. The project also includes development and dedication of a 0.5-acre public park.



AIRPORT VILLAGE

The Newport Airport Village Planned Community Development Plan is envisioned to be a horizontal mixed-use development on an approximately 16.46-acre site that is located in the northern portion of the City. The buildout would result in 329 residential dwelling units, and 297,572 square feet of office, retail, and commercial use.



Adjacent to and within a block of the Birch Medical buildings, there are new projects adding 679 residential units and over 300,000 square feet of office, retail, restaurant and commercial space.

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Senior Associate
Lic. #02101275
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