

AVAILABLE
FOR
SUBLEASE

OCEAN VIEWS
PLUG & PLAY

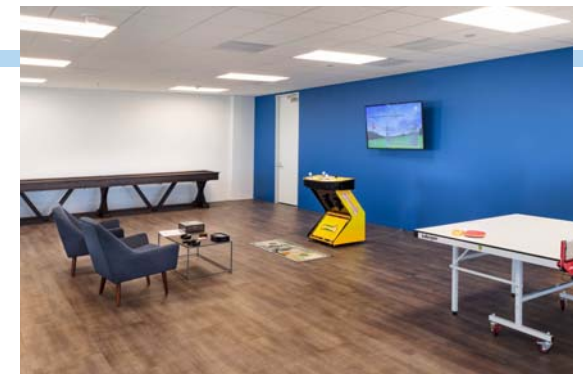
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NEWPORT
CENTER DRIVE

SUITE 450
NEWPORT BEACH, CA 92660

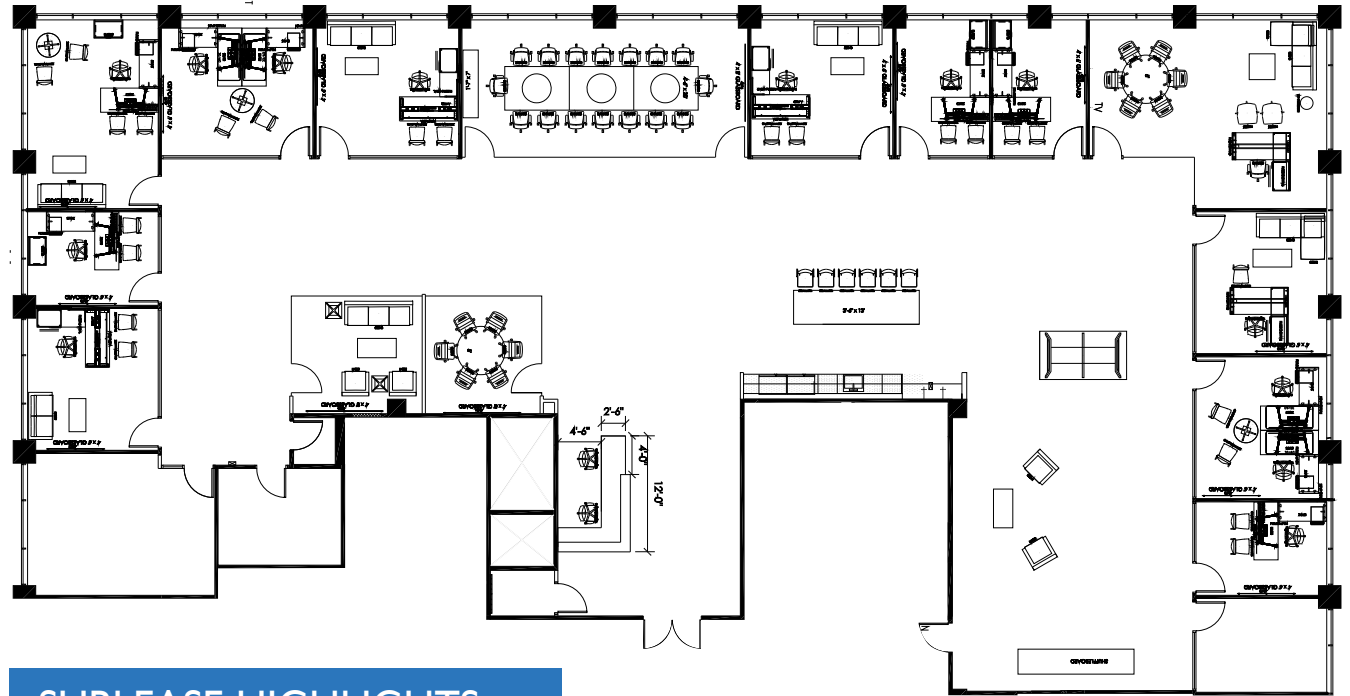


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■ ■ ■ 840 NEWPORT CENTER DR. ■ SUITE 450

OCEAN VIEW



SUBLEASE HIGHLIGHTS

- 9,209 RSF
- \$4.50/SF FSG
- Newly custom designed "tech" space
- World class location
- Open concept with floor-to-ceiling glass
- Plug & Play - furniture and electronics negotiable
- \$350,000 invested in furniture, communications and entertainment
- 270 degree ocean view
- Half floor of Class A building
- Custom games and dining area with entertainment
- Parking 3.4:1,000
- Sublease term through June 30, 2023
- Fashion Island Amenities – eat/shop within 5 minute walk
- Steps to Nordstrom, Neiman Marcus, Apple Store, R+D Kitchen, Flemings, Red O and more
- Available Now
- Close proximity to 405/55 freeways and John Wayne Airport
- Call to Show



840 NEWPORT CENTER DR. ■ SUITE 450



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