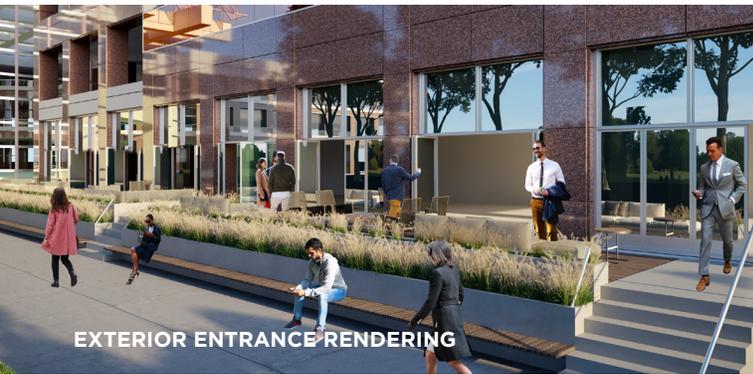


# BAYVIEW CORPORATE CENTER

3501 JAMBOREE ROAD | NEWPORT BEACH, CA



## Up to 125,568 SF Contiguous



EXTERIOR ENTRANCE RENDERING

## AVAILABILITIES

### NORTH TOWER

	RENTABLE SF	COMMENTS
<b>1ST FLOOR</b>		
*1st Floor	35,926 SF	Available Now
<b>2ND FLOOR</b>		
*2nd Floor	38,579 SF	Available Now
*Suite 200	7,594 SF	Available Now
*Suite 290	6,601 SF	Available Now
*Contiguous to 52,774 SF		
<b>3RD FLOOR</b>		
*Suite 3000	36,868 SF	Available 6/1/26
*Floors 1-3 Contiguous to 125,568 SF		
<b>4TH FLOOR</b>		
Leased		
<b>5TH FLOOR</b>		
Suite 5000	22,108 SF	Available Now
<b>6TH FLOOR</b>		
Suite 6200	6,610 SF	Available Now
<b>±172,875 SF AVAILABLE</b>		

### SOUTH TOWER

	RENTABLE SF	COMMENTS
<b>3RD FLOOR</b>		
Leased		
<b>4TH FLOOR</b>		
Leased		
<b>5TH FLOOR</b>		
Suite 500	14,008 SF	Available Now
*Suite 560 Spec Suite	1,370 SF	8/1/26
*Suite 580 Spec Suite	3,212 SF	8/1/26
*Contiguous to 4,582 SF		
<b>6TH FLOOR</b>		
Leased		

### For more information, Please contact:



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