

20071 SW BIRCH STREET
NEWPORT BEACH, CA



NEWPORT BIRCH MEDICAL PLAZA

Pre-Leasing Medical Office Suites
from 1,750-23,000 Sq. Ft.

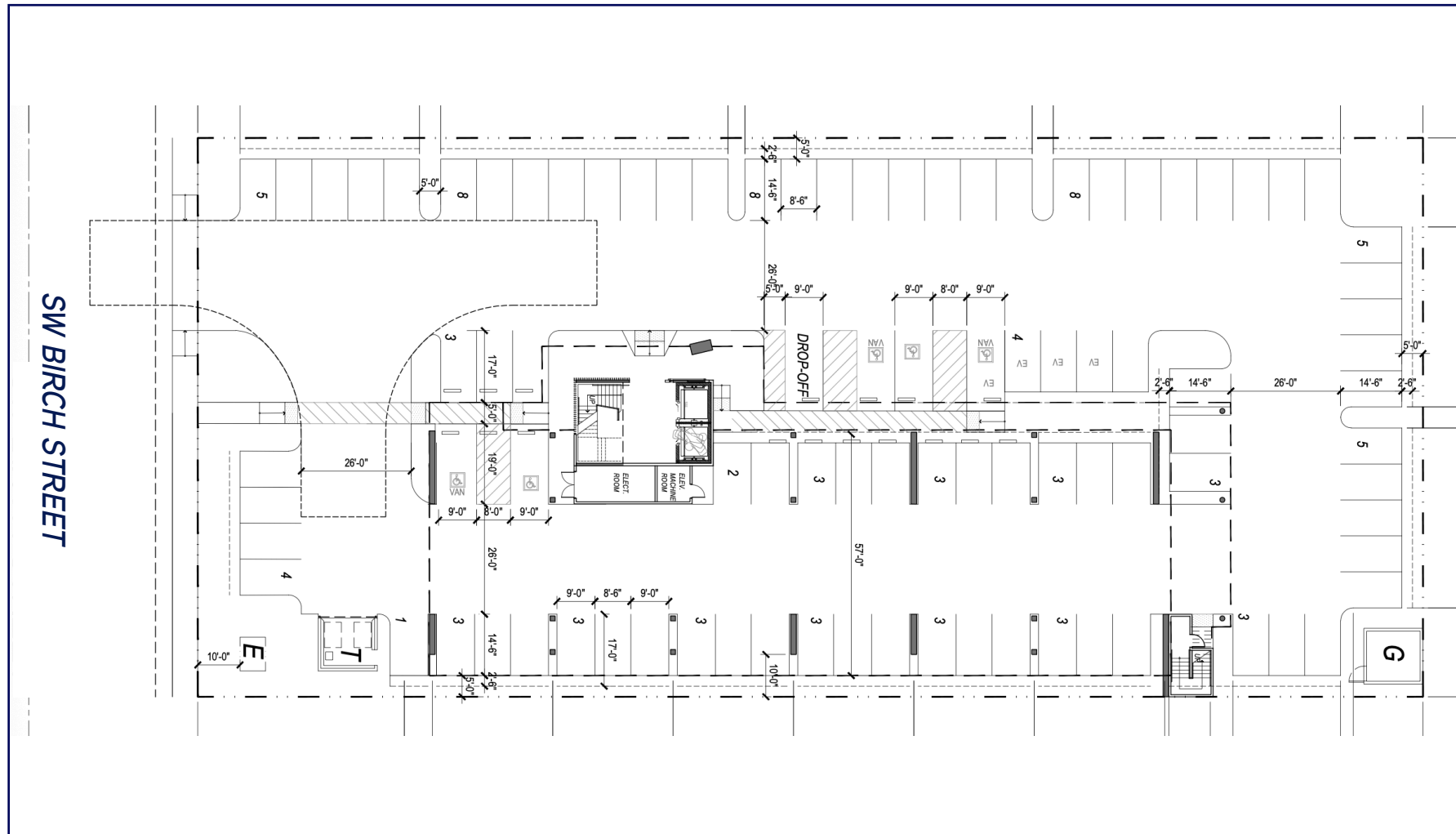


ASKING RATE & PROPERTY FEATURES

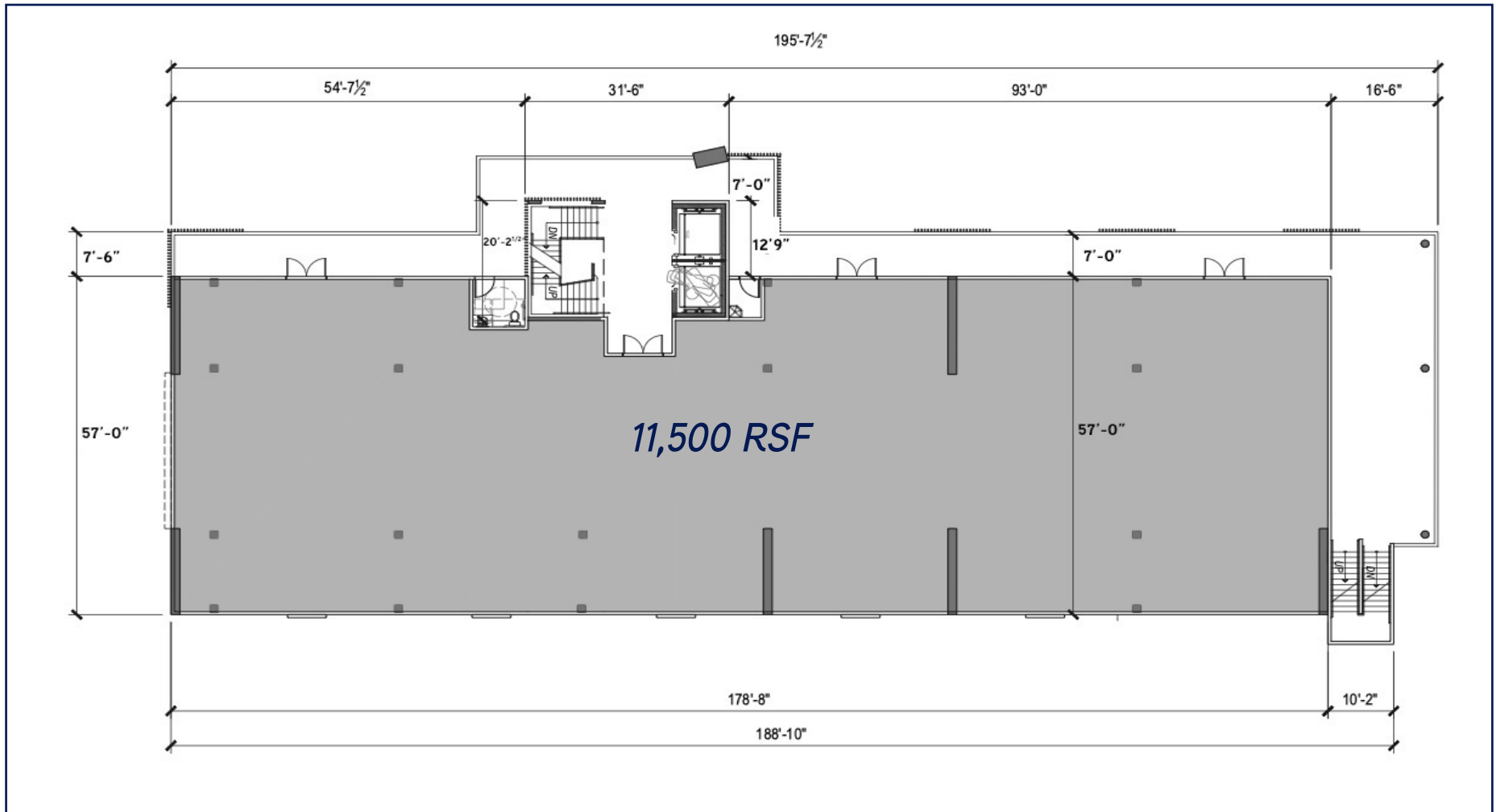
ASKING RATE:	\$4.25 psf/NNN
LEASE TERM:	Ten (10) Years
TENANT IMPROVEMENTS:	\$100.00 PSF
OCCUPANCY:	Late 2026

- » New Class "A" Construction
- » Type II Building Construction- Non-combustible & sprinklered
- » Ideal fit for Surgical Center uses
- » Medical suites from 1,750-23,000 Sq. Ft.
- » Open contiguous floor plans
- » Free surface and covered parking
- » Two-story building over on-grade parking
- » Served with two (2) elevators
- » Near new UCI Medical Center and Hoag Hospital Campus
- » Views to the south including the Back Bay
- » Walking distance to Newport Back Bay
- » Direct access to 73, 55, and 405 freeway
- » Another project by ACS Development Group, Inc.

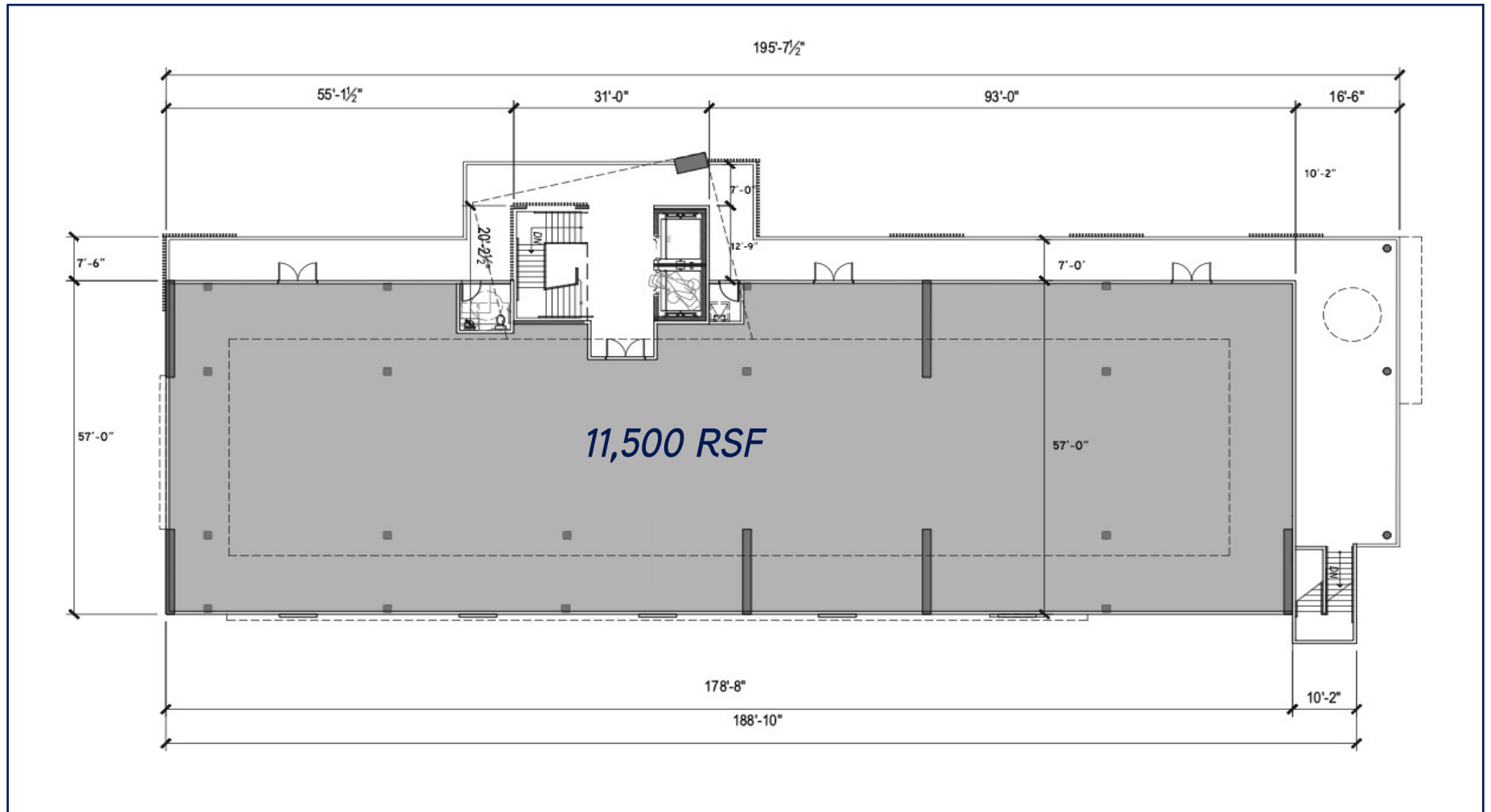
SITE PLAN | PARKING



SECOND FLOOR PLAN



THIRD FLOOR PLAN



LOCAL ARIAL MAP



55



73

BRISTOL STREET

IRVINE AVENUE

SW BIRCH STREET

CAMPUS STREET

BIRCH STREET

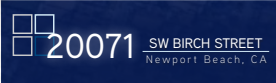
CAMPUS STREET

BIRCH STREET

MACARTHUR BOULEVARD

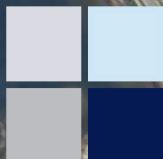
JAMBOREE ROAD

BRISTOL STREET



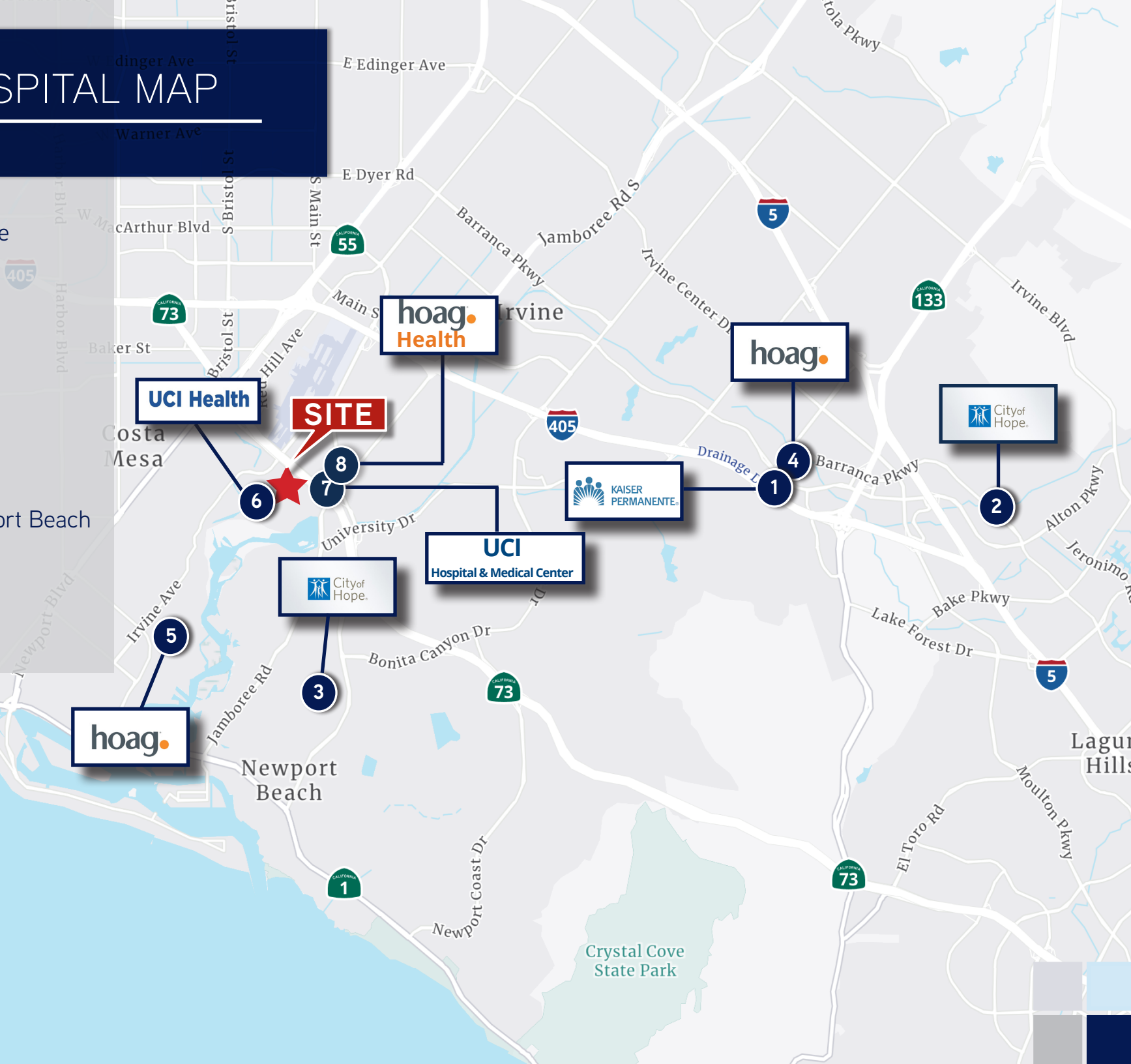
73

BACK BAY
NEWPORT BEACH



LOCAL HOSPITAL MAP

- 1 Kaiser Permanente
- 2 City of Hope
- 3 City of Hope
- 4 Hoag (Hospital)
- 5 Hoag (Hospital)
- 6 UCI Health-Newport Beach
- 7 UCI Hospital
- 8 Hoag Health



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