

4400

MACARTHUR

NEWPORT BEACH, CA

OFFICE SPACE
FOR LEASE

**Newmark
Knight Frank**

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4400 MacArthur Boulevard is a Class A, nine-story, 156,310 square foot office high-rise tower situated on MacArthur Boulevard, one of the busiest thoroughfares in Orange County. The Property is located within the master-planned Koll Center Newport which provides synergistic commercial, residential, hotel and retail uses including the Duke Hotel (formerly the Fairmont) and Pacific Club, offering a high concentration of amenities and maximum appeal to a wide variety of tenants. The tower has excellent access to the John Wayne Airport and three major freeways (I-405, SR-55 and SR-73).



HIGHLIGHTS

- Steel-frame, trophy office high-rise tower with reflective glass.
- Located within the gateway of Newport Beach and the Irvine Business Complex
- Renovated in 2014 and 2016 / modern lobby
- Access to three major freeways (I-405, SR-55, SR-73)
- Efficient floor plates and suite sizes provide flexibility to meet a wide variety of tenant demands
- Park-like setting with extensive greenbelts, lakes, fountains and mature landscaping
- Surface and covered parking
- Prominent corporate identity along MacArthur Boulevard
- On-site management, security and engineering staff



PACIFIC OCEAN

CORONA DEL MAR

FASHION ISLAND

NEWPORT BEACH

COSTA MESA

BACK BAY

KITAYAMA

73

EQUINOX

TWENTY EIGHT

4400
MACARTHUR
NEWPORT BEACH, CA

7-Eleven

The Classic Q

BENIHANA

STAPLES

Radisson

VON KARMAN AVENUE

MACARTHUR BOULEVARD

CAMPUS DRIVE

THE DUKE
MOTEL
NEWPORT BEACH

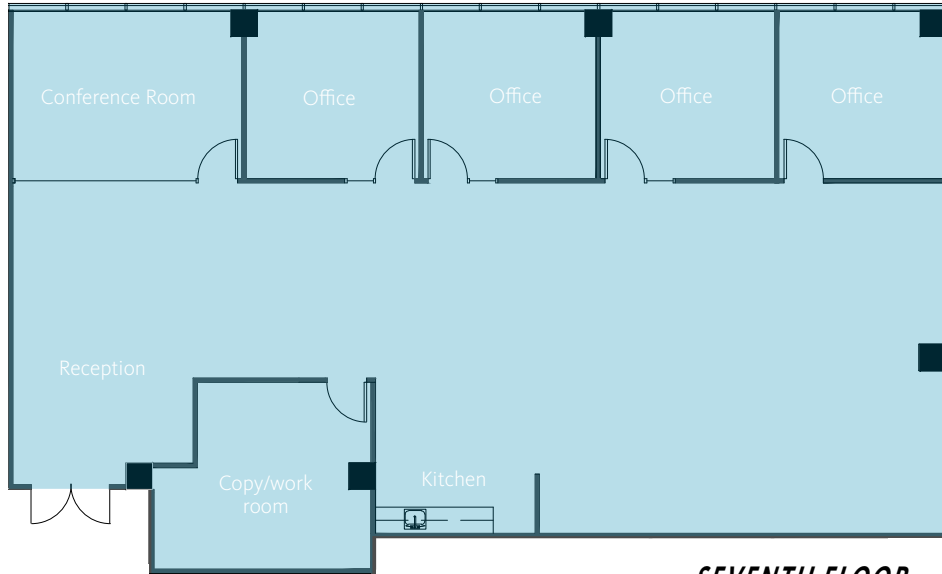
JOHN WAYNE AIRPORT
ORANGE COUNTY

IRVINE

JAMBOREE ROAD

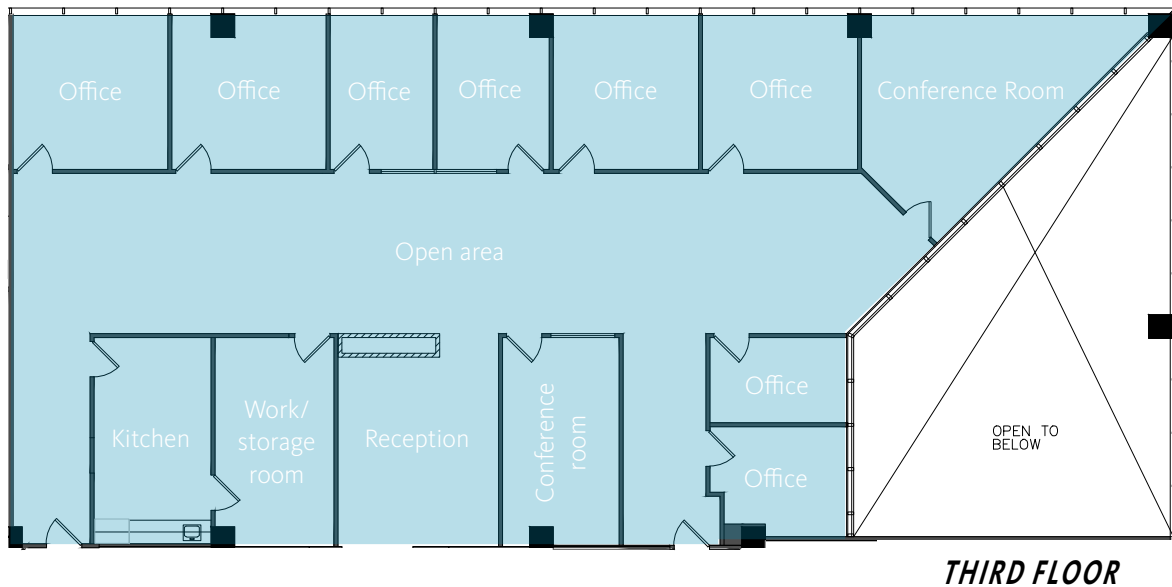
CAMPUS DRIVE

AVAILABILITY



Suite 720 - 3,363 SF

- Move-in-ready spec suite
- Double door entry
- 4 perimeter offices
- Partially open kitchen
- Conference room
- Large open area for workstations
- Copy/work room
- **Available now**



Suite 300 - 4,292 SF

- Double door entry
- 8 offices
- 2 conference rooms
- Reception area
- Kitchen
- Work/storage room
- Open area
- **Available Jan. 1, 2019**



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