



1501 QUAIL  
NEWPORT BEACH  
CALIFORNIA  
92660



WELCOME TO



AVALON

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Break away from the crowd and experience an office environment where you can connect with the outdoors. One where you can breathe. Focus. Relax. Avalon is a place where exceptional architecture offers a fresh new way to work.



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Avalon is new from the inside out, with engaging interior spaces and contemporary common areas. The project is dog-friendly and a friend to the environment, with a new HVAC system, high-tech energy management and an electric vehicle charging station. Avalon has surface and covered parking, easy access to the 73 Freeway, and is within minutes of restaurants, world-class shopping and Southern California's best beaches.

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Acclaimed architect Rapt Studio has designed a Newport Beach office building that is open and alive. This contemporary 46,000 SF building features office suites with operable sliding glass doors that allow breezy access to the warm Southern California climate. An inviting second floor sun deck and outdoor loft is the perfect place to collaborate with co-workers, grab a sandwich with a friend or enjoy a little down time on a warm afternoon.



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# 2ND FLOOR MULTI-TENANT

28,964 RSF



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