



# 3636 Birch Street

Newport Beach, CA 92660

## EXCLUSIVE AGENT

Greg Puccinelli  
Senior Managing Director  
CA RE Lic. #01215693  
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## OFFICE SPACE FOR LEASE

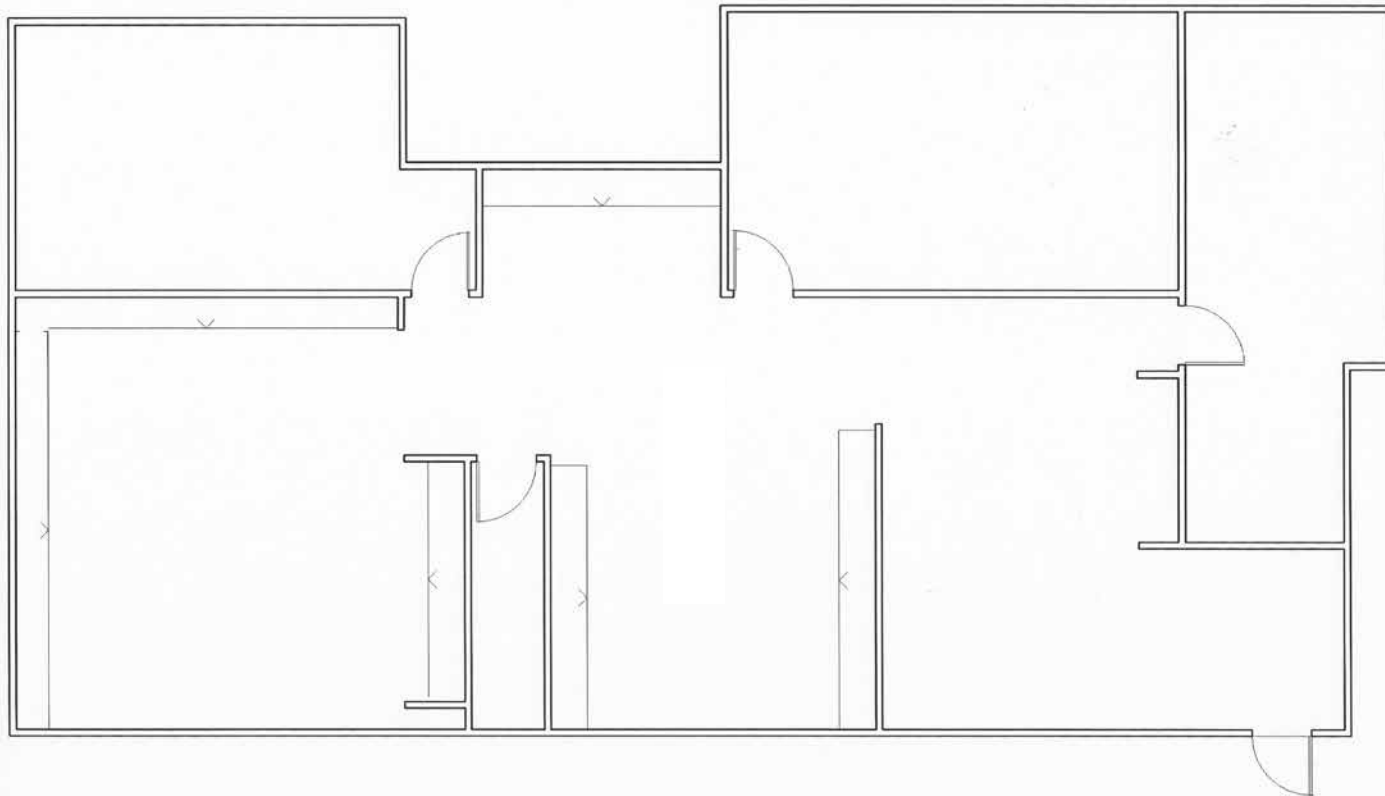
- 2-Story, Class B Office Building (35,490 SF)
- Surface Spaces 4.00/1,000
- On-Site Cafe (POKE OC)
- Courtyard with Fountain
- Fiber Ready
- On-Site Storage
- Signage Available
- Easy Access to the 73, 55 and 405 Freeways



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Suite 120 | 3,051 SF | Available Now



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Suite 260 | 1,904 SF | Available 10.1.19 | Floor Plan Forthcoming

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