

# 20280 SW ACACIA STREET ACACIA ATRIUM

Newport Beach | CA | 92660



±1,926 to 4,042 SF of Office Space for Lease



**Prominent Location in the Heart of Newport Beach**

Giving Your Business the Address It Deserves



**Prominent Location in the Heart of Newport Beach Surface Parking**

Free Surface Parking



**Prominent Location in the Heart of Newport Beach Surface Parking  
Ideal Proximity to Airport and Fwys**

Just Minutes to John Wayne Airport, 55 and 73 Freeways



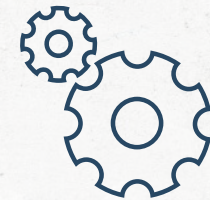
**Feng Shui Designed Class B Office Building**

Love Where You Work



**Walking Distance to Numerous Retail Amenities & Newport Beach Golf Club**

Making It Convenient for Everyone to Visit Your Office

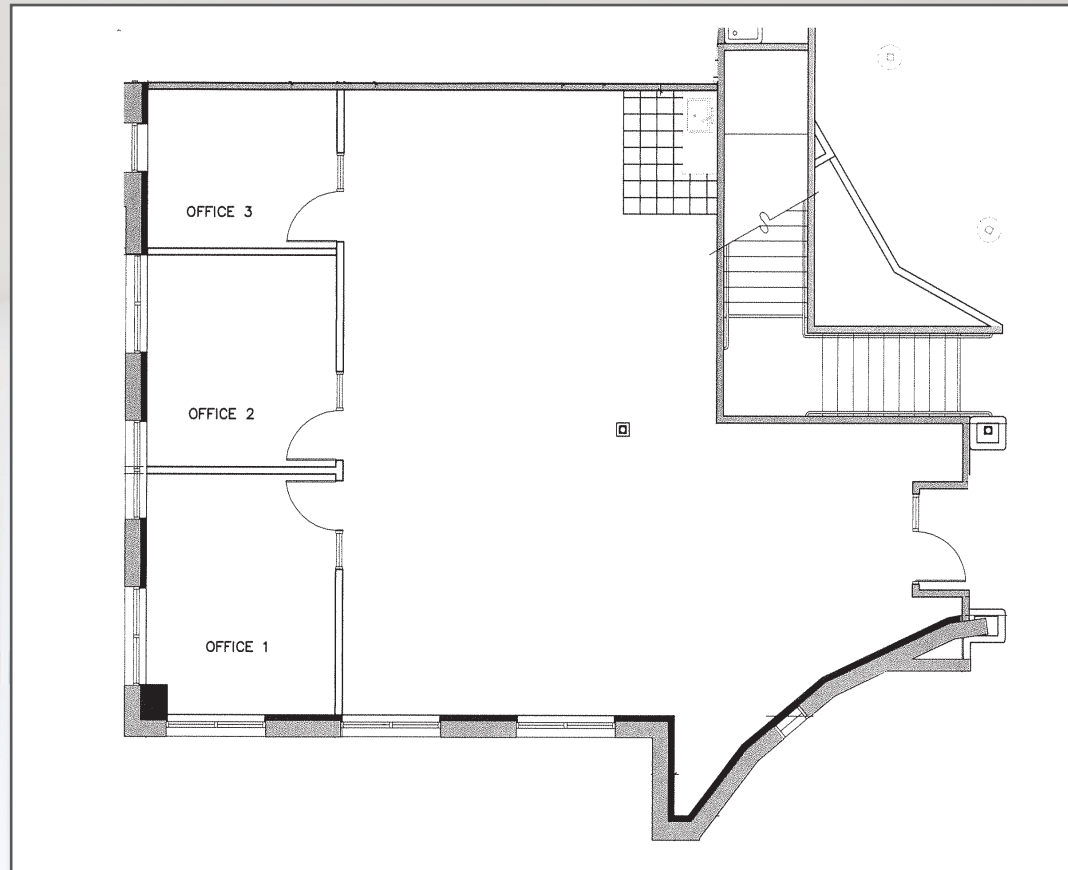


**Ownership & Property Management**

Responsive Ownership & Property Management On-Site

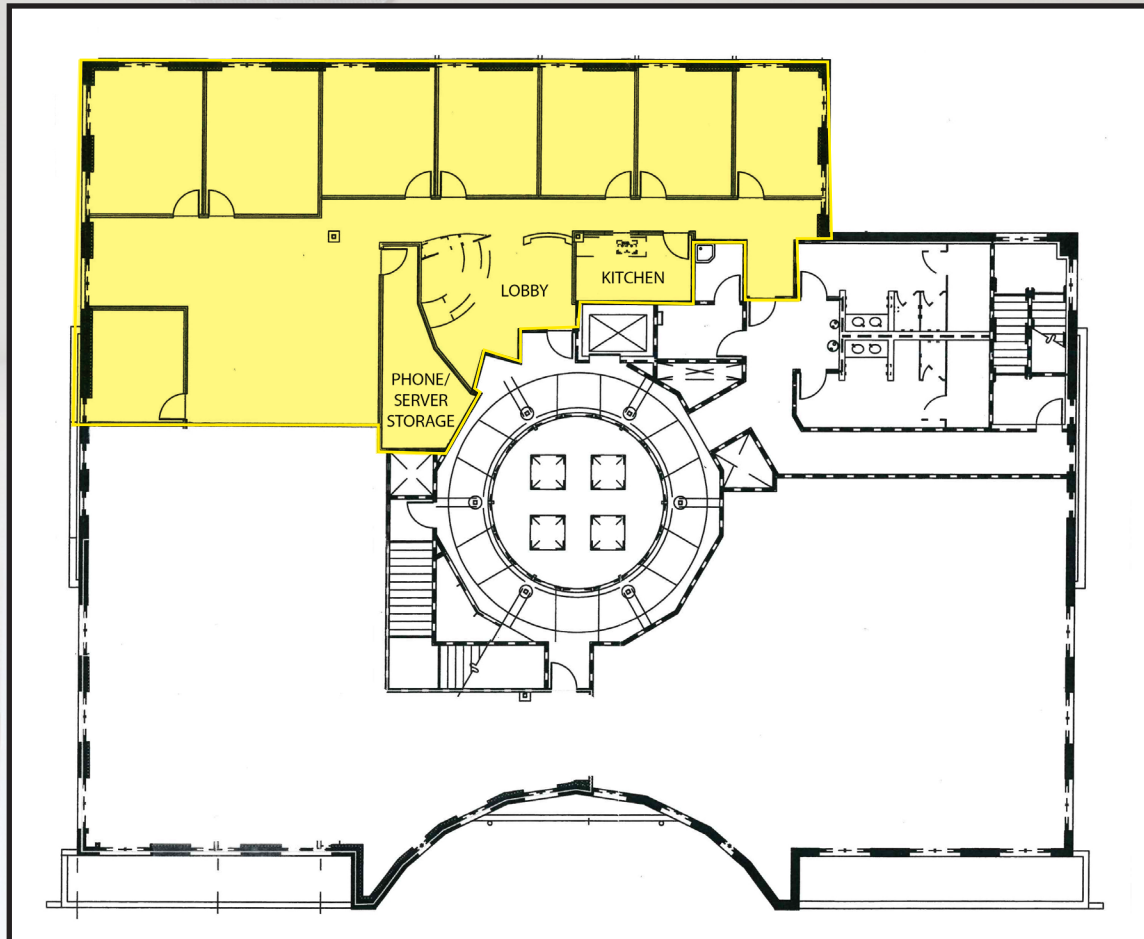


Suite 100 - ±1,926 SF



Rentable SF	Suite	Description	Rate/SF
±1,926 SF	100	3 window offices, open area, kitchen with sink, ground floor lobby entrance.	\$2.25 FSG Year 1 rate, as-is

Suite 300 - ±4,042 SF



Rentable SF	Suite	Description	Rate/SF
±4,042 SF	300	Eight (8) Windowline Offices with Views, Lobby, Kitchen, Phone/Server/Storage Room. Penthouse Space.	\$2.25 FSG Year 1 rate, as-is



COMMERCIAL REAL ESTATE SERVICES  
NEWPORT BEACH

**CARTER HARRINGTON**  
Lic. #01762924  
949.724.4710  
charrington@lee-associates.com



The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.