

Newport Irvine Center

3300 Irvine Avenue, Newport Beach, CA 92660



AMENITIES

- **ASKING RATE: \$2.45 FSG**
- 3-STORY OFFICE BUILDING COMPRISED OF APPROX. 75,109 SF
- ENERGY STAR WINNER 2004
- ELEVATOR SERVED
- 4:1000 FREE SURFACE PARKING; COVERED PARKING AVAILABLE
- CLOSE PROXIMITY TO THE 73 TOLL ROAD AS WELL AS THE 405 AND 55 FREEWAYS
- LOCATED CLOSE TO VARIOUS RETAIL, HOTEL AND BANKING AMENITIES
- CALL TO SHOW; FULL SERVICE COMMISSION AVAILABLE

For information, contact:



GEORGE THOMSON
(949) 885-2975
george.thomson@am.jll.com
Broker ID 00947200
www.joneslanglasalle.com

BOB RIEDEN
(949) 724-4710
brieden@lee-associates.com
Broker ID 01005528
www.lee-associates.com



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES - NEWPORT BEACH, INC.
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PROJECT HIGHLIGHTS

- Strategically located in the heart of the Greater Airport Area of Orange County
- The building is close in proximity to hotels, banks and various retail amenities
- Convenient access to several major freeways, including the (73) Toll Road, San Diego (405) Freeway, Costa Mesa (55) Freeway and the Santa Ana (5) Freeway
- The Property is close to John Wayne Airport, South Coast Plaza, Fashion Island and the University of California, Irvine



Newport Irvine Center is located right off the 73 Toll Road and within an easy distance of John Wayne Airport and various amenities in and around the airport area

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AVAILABILITY

Contiguous Space	Suite	Size	Available	Description
	103	1,380	5/31/2015	2 window offices, reception, open area
	135	703	6/30/2015	Reception, 2 window offices, storage
	245	726	Now	Reception and two (2) window office
	275	1,779	Now	2 window offices, reception, open area
	330	1,344	8/31/2015	Reception, conference room, one (1) office, storage/ kitchen with water

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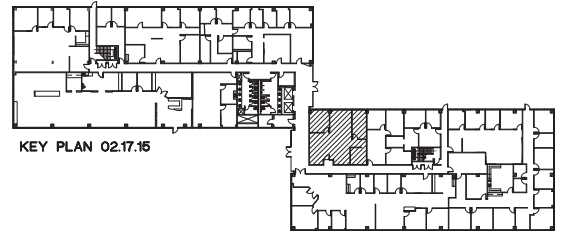
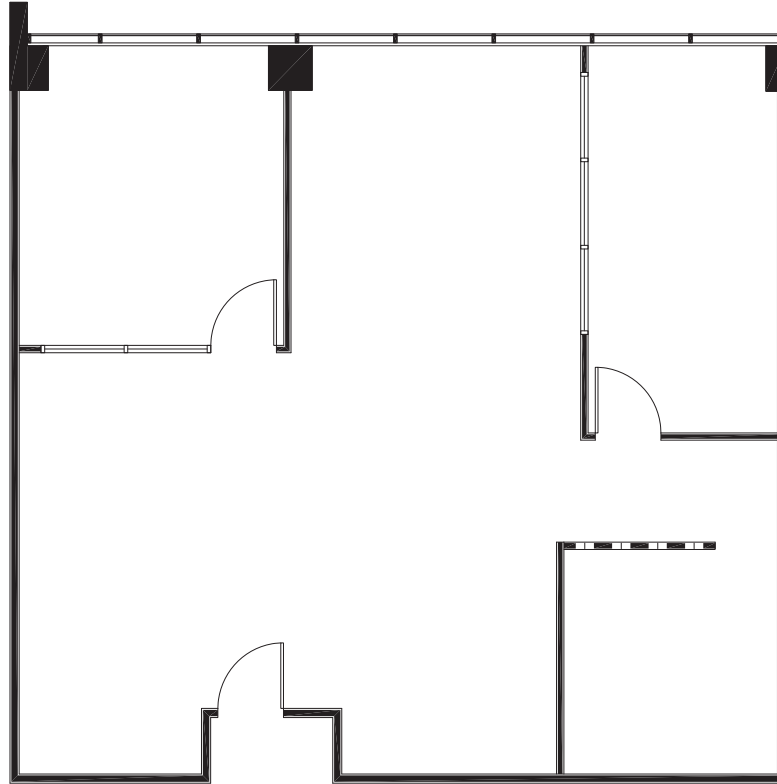
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First Floor ---Suite 103
1,380 Rentable Square Feet



KEY PLAN 02.17.15

For information, contact:

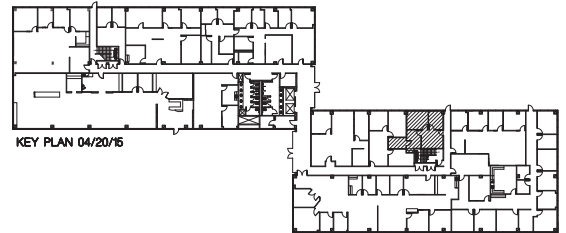
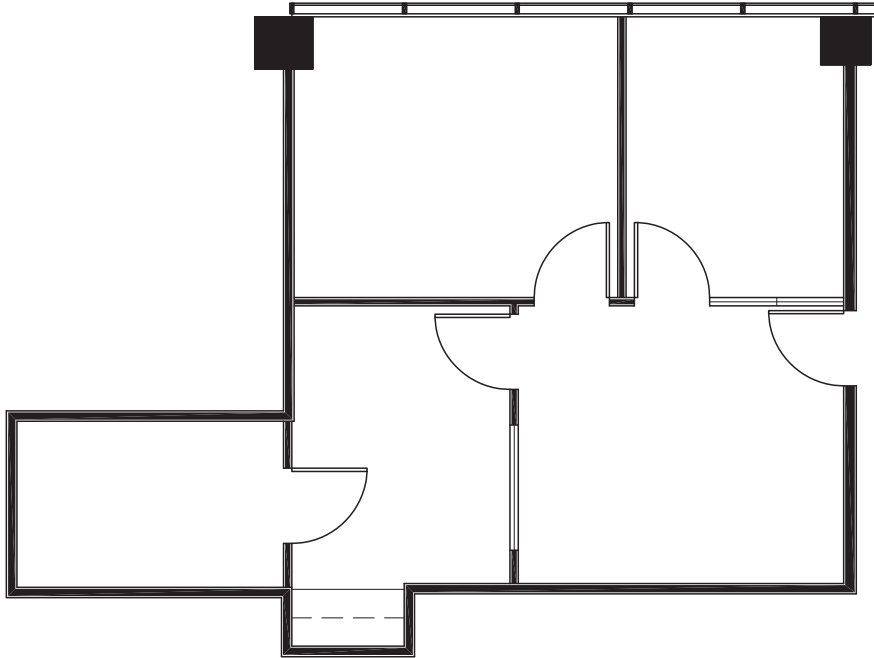


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First Floor ---Suite 135
703 Rentable Square Feet



For information, contact:

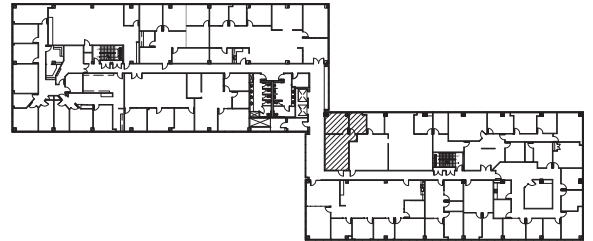
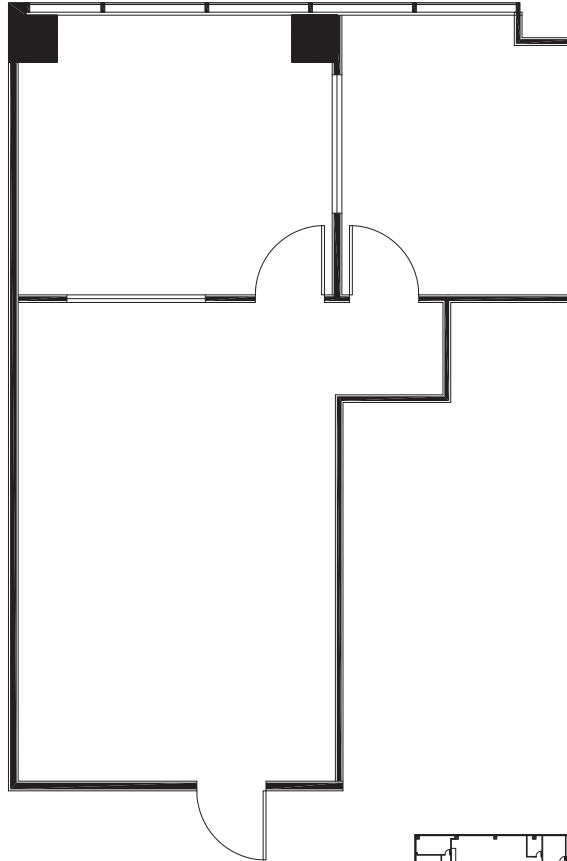


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Second Floor ---Suite 245
726 Rentable Square Feet



For information, contact:



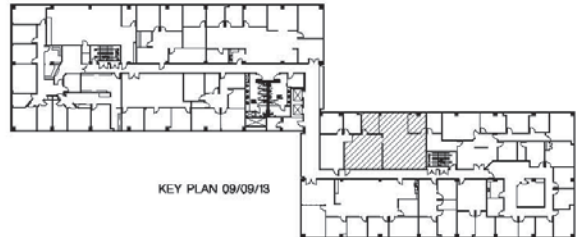
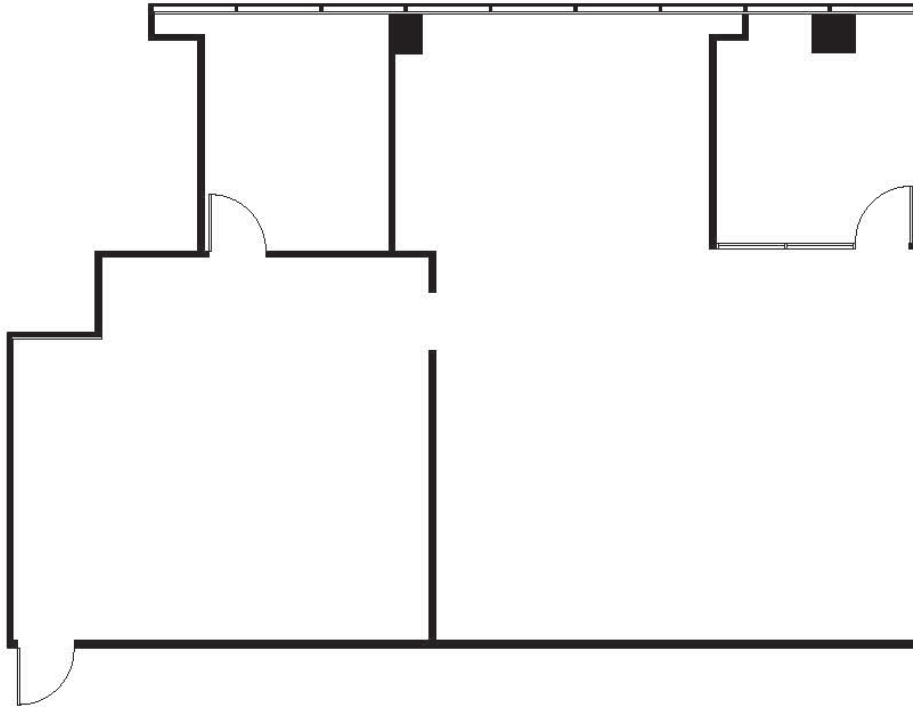
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Second Floor ---Suite 275
1,779 Rentable Square Feet



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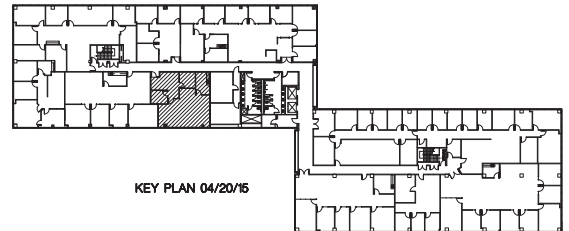
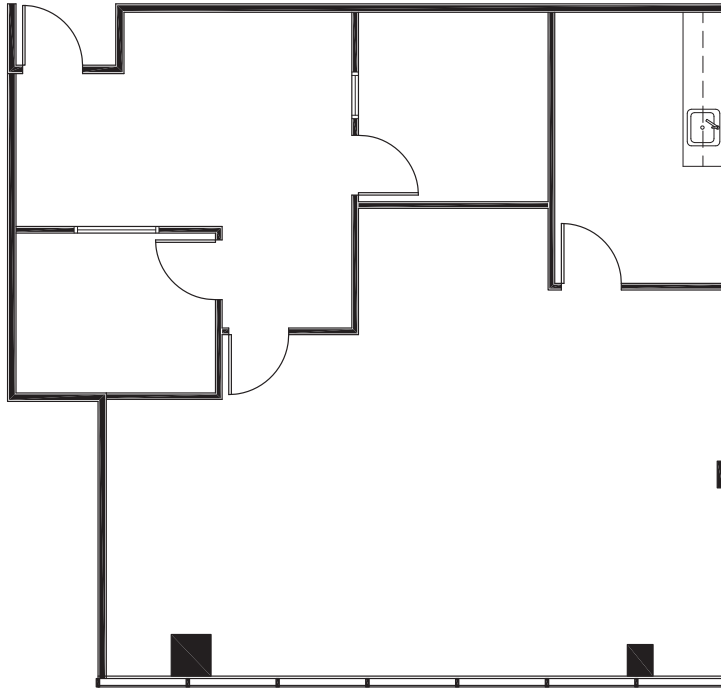
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Third Floor ---Suite 330
1,344 Rentable Square Feet



KEY PLAN 04/20/15

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