

FOR LEASE



1901 NEWPORT PLAZA

COSTA MESA, CA

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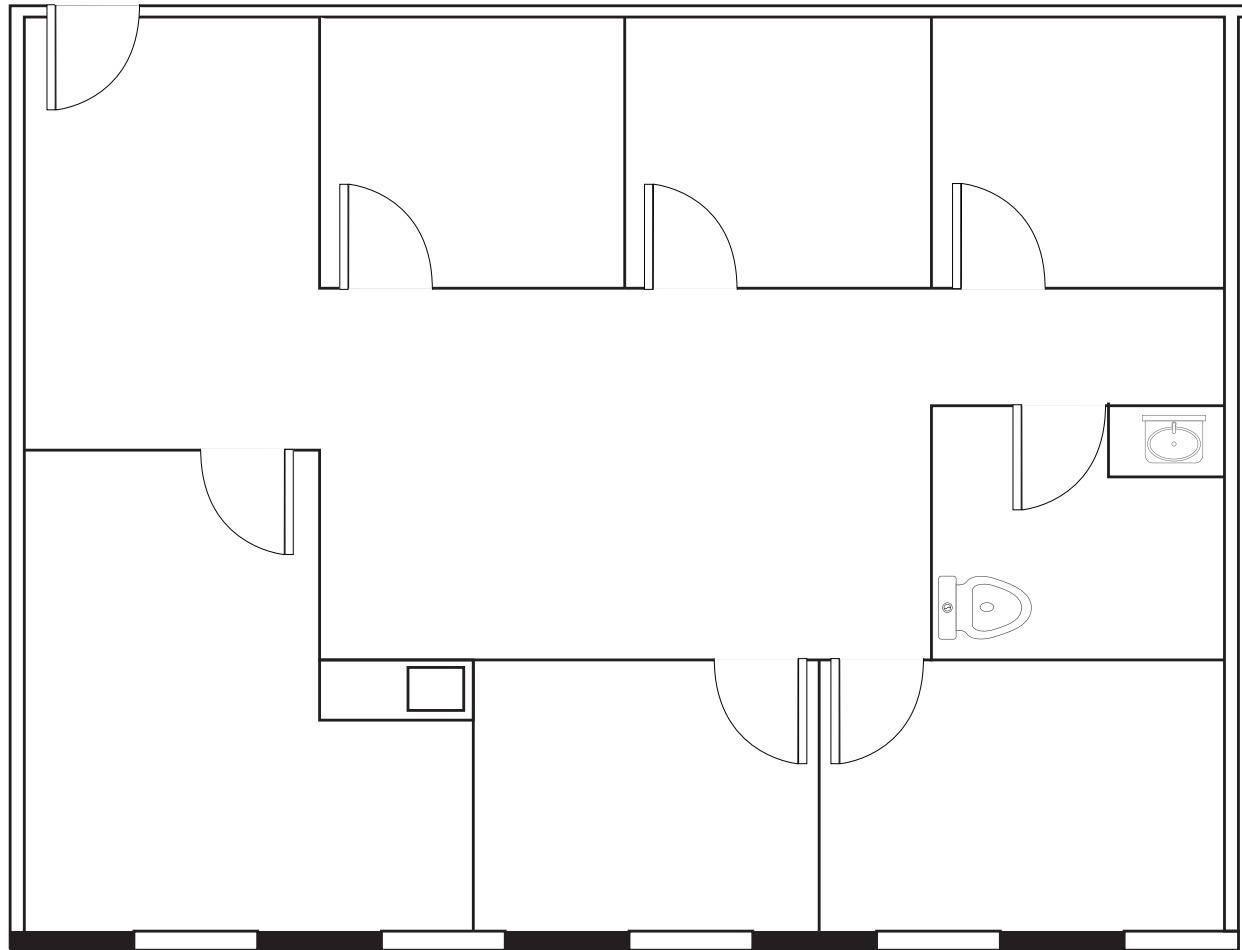


AVAILABILITY:	SQ FT:	DESCRIPTION:
Suite 156	1,647	5 Private Offices, Conference Room & In-Suite Restroom
Suite 176	1,855	Reception, 2 Offices, Conference Room, Storage Room & Private Balcony
Suite 156/176	3,502	Reception, Multiple Private Offices, Conference Room & Fountain Views
Suite 179	1,348	Reception, 2 Private Offices, Break Room & Conference Room
Suite 180	6,635	Former Spa Space. Lobby, Reception, 2 Large Group Rooms, 14 Treatment Rooms, 2 Private Offices, Restroom, Kitchen & Locker Room
Suite 200	2,461	Reception, 1 Private Office, Admin Room, Lab, Kitchen & 3 Exam Rooms
Suite 204	2,586	Open Area, 4 Private Offices & Patio Break Area
Suite 210	2,894	Large Open Area, 5 Private Offices & Private Patio
Suite 225	2,091	Reception, 1 Private Office, Admin Room, Lab, Kitchen & 3 Exam Rooms
Suite 271	4,825	Flexible Office Layout with Walk Out Patios
Suite 272	661	Private Window Office & Front Open Reception Area
Suite 274	578	Large Open Window Office
Suite 272/274	1,239	Suites Can Be Combined
Suite 278	1,540	Professional Medical Office - 4 Exam Rooms, Reception, Waiting Area & Bathroom
Suite 284	1,991	5 Private Offices, Conference Room, Break Room & Storage
Suite 290	3,322	3 Large Offices, Large Conference Room with Fireplace, Kitchen, 2 Storage Areas & Reception/Waiting Area
Suite 330	6,424	Creative Space. Conference Room, Video Conference Room & Large Open Space
Suite 350	17,411	54 Offices, Large Executive Conference Room, Copy/Mail Room, Large Kitchen & Break Room, & Formal Reception off the Main Lobby

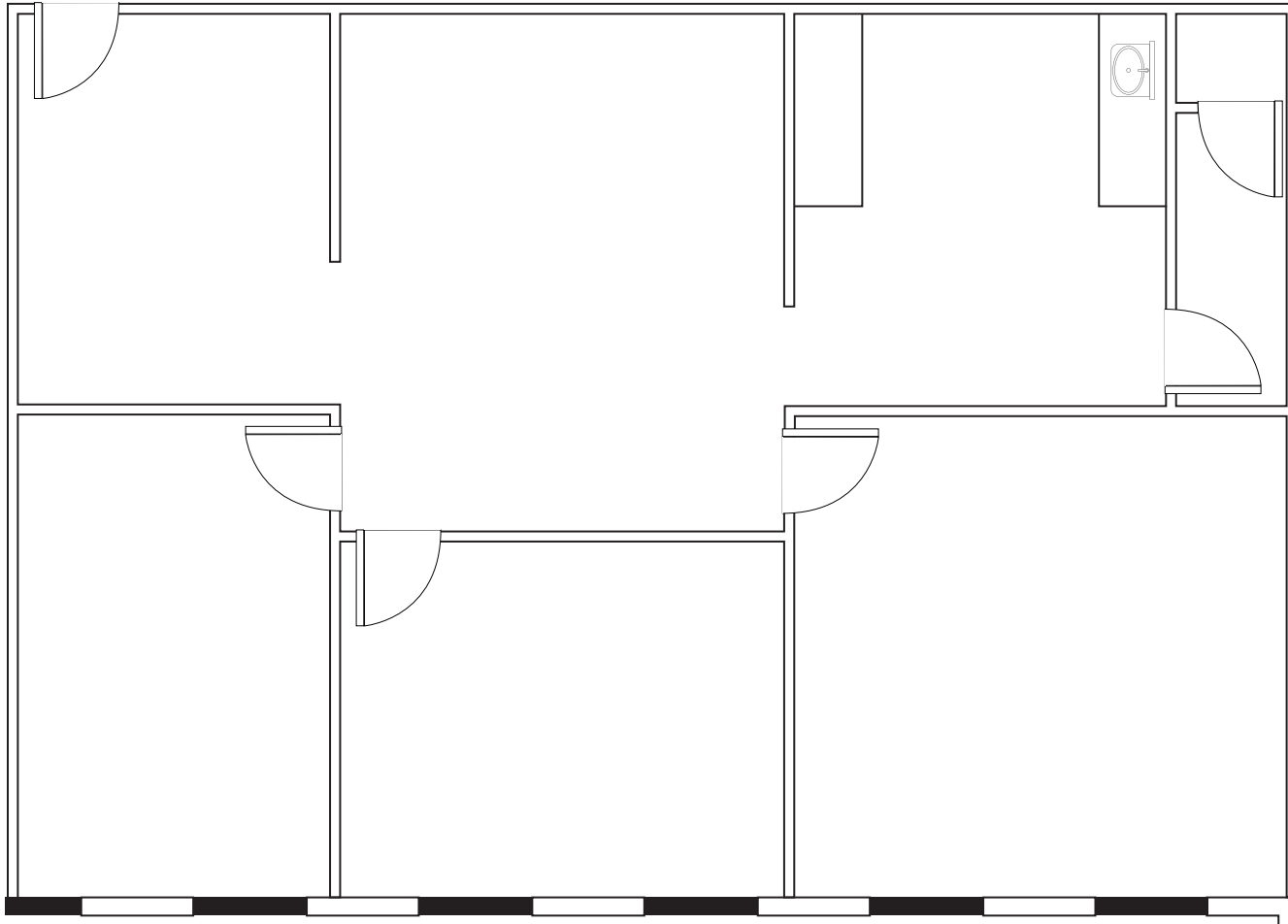
FEATURES

- FLEXIBLE SIZES AND LAYOUTS. ALL SUITES CAN BE CONVERTED TO MEDICAL
- DRAMATIC 3-STORY ATRIUM WITH BALCONIES, CUSTOM MARBLE FLOORS, BEVELED GLASS, WROUGHT IRON APPOINTMENTS AND INTERIOR TEAK MILLWORK
- MANY SUITES OFFER UNPARALLELED BALCONIES, CREATIVE FINISHES AND NATURAL LIGHT
- RENOWNED ARCHITECTURE WITH BEAUTIFUL COURTYARDS AND TRANQUIL FOUNTAINS
- FREE STRUCTURE PARKING
- ADJACENT TO THE TRIANGLE WITH BRAND NEW RESTAURANTS, SHOPPING AND BANKS
- CLOSE PROXIMITY TO PCH AND THE 55, 405 AND 73 FREEWAYS
- **OFFICE RATE: \$2.75 FULL SERVICE GROSS**
- **MEDICAL RATE: \$3.75 FULL SERVICE GROSS**

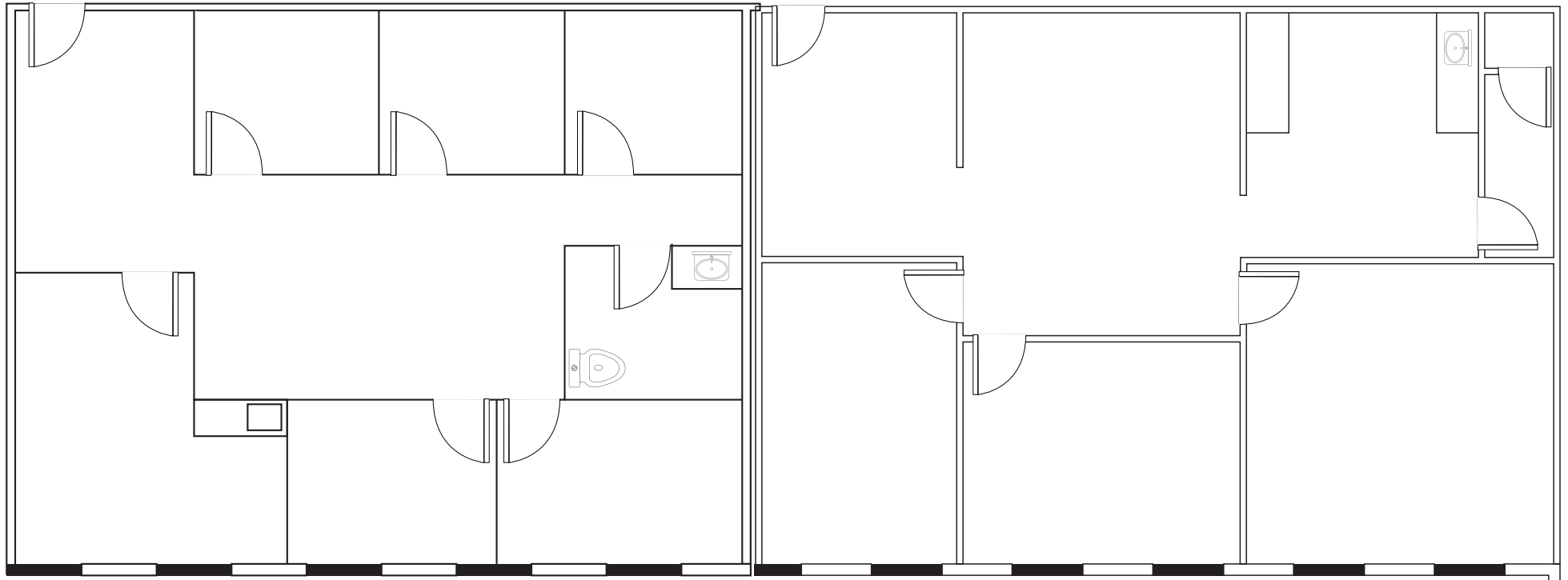
SUITE 156
2,095 SF



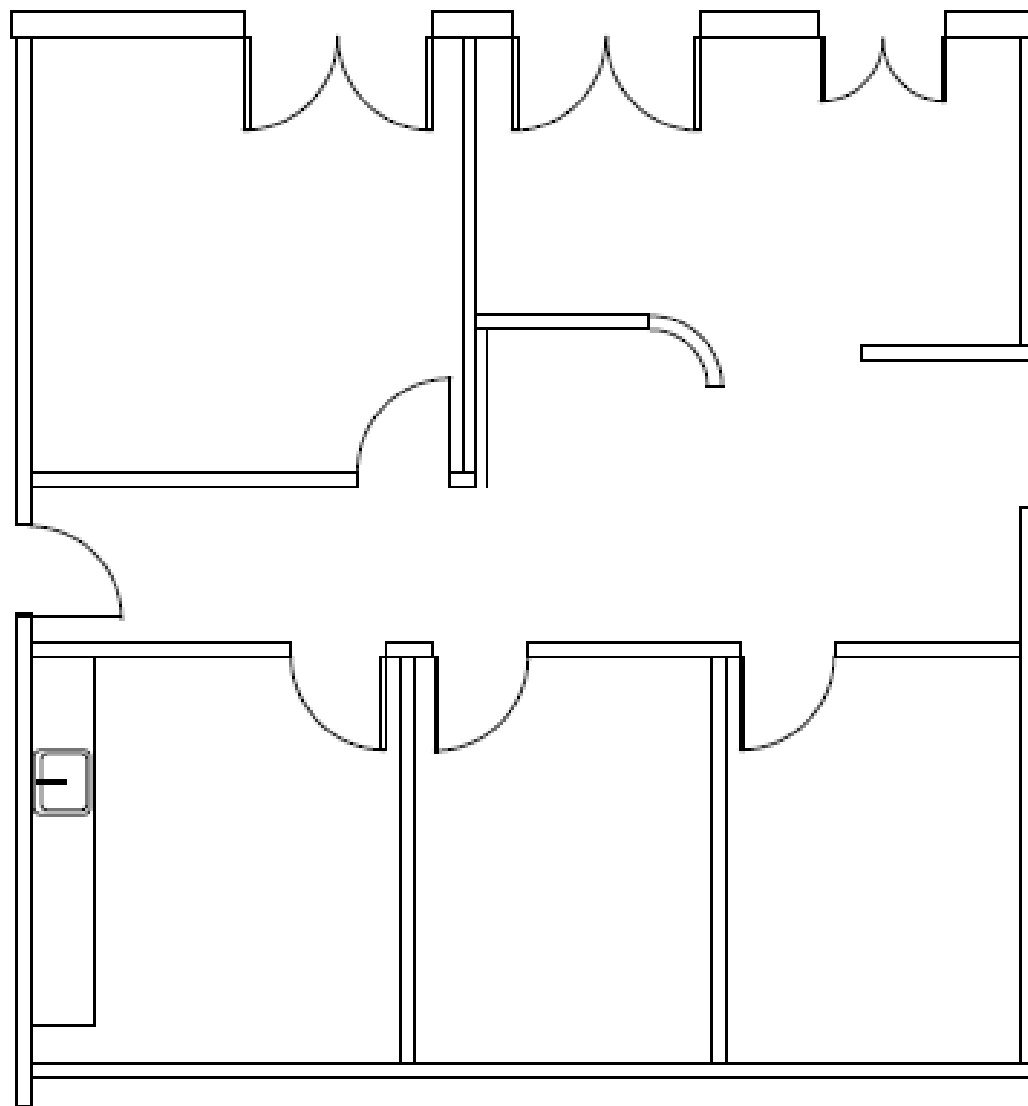
SUITE 176
2,192 SF



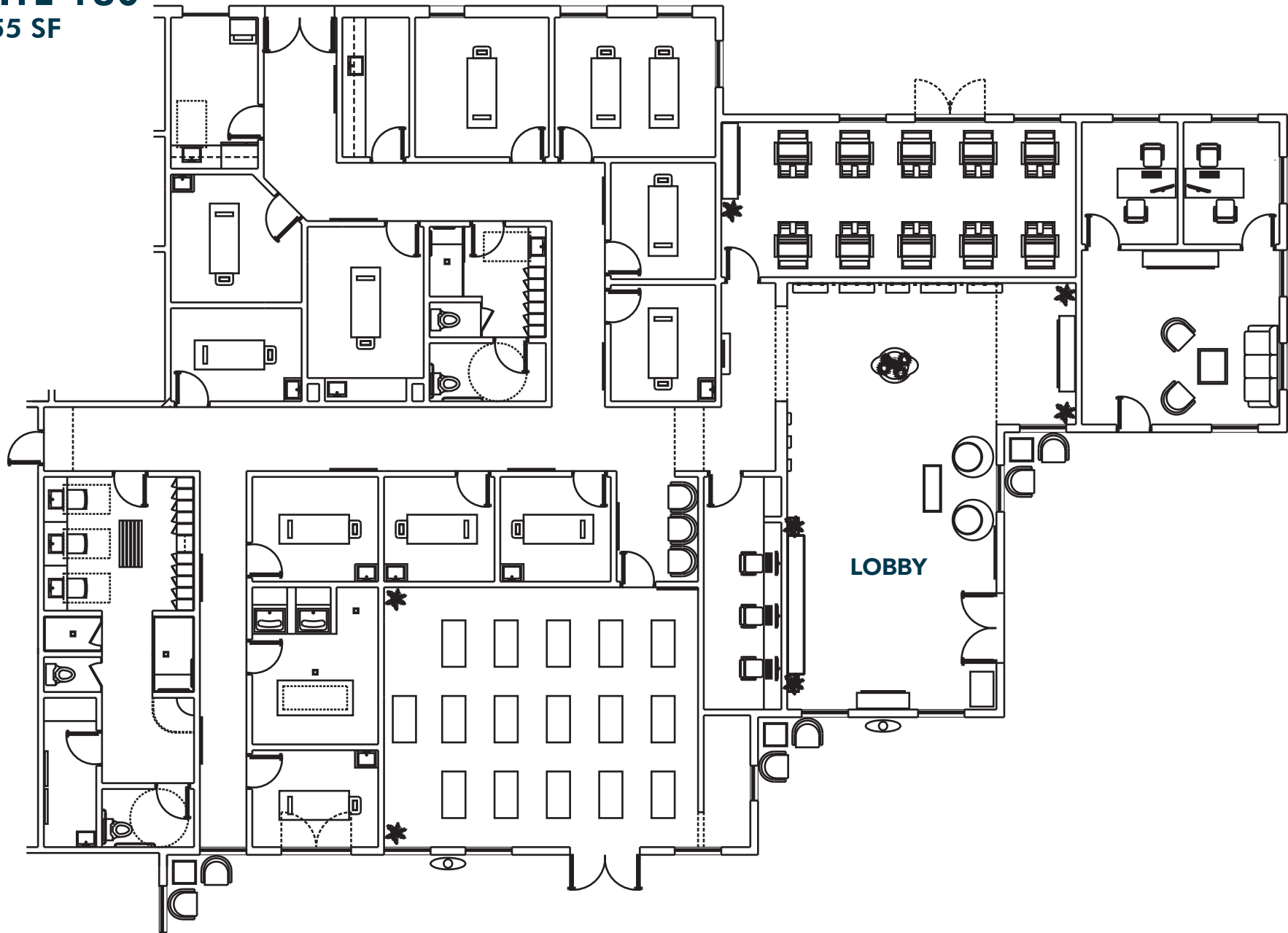
SUITE 156 / 176
4,287 SF



SUITE 179
1,342 SF



SUITE 180
7,855 SF

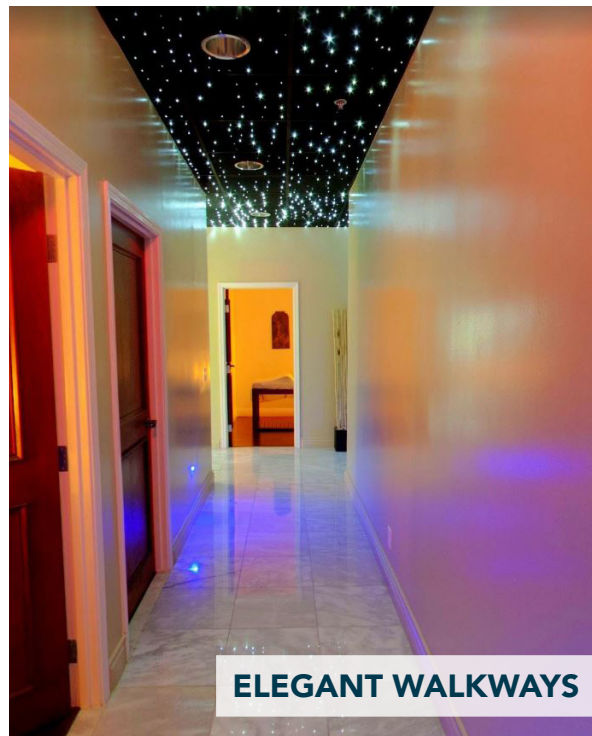




FORMAL LOBBY



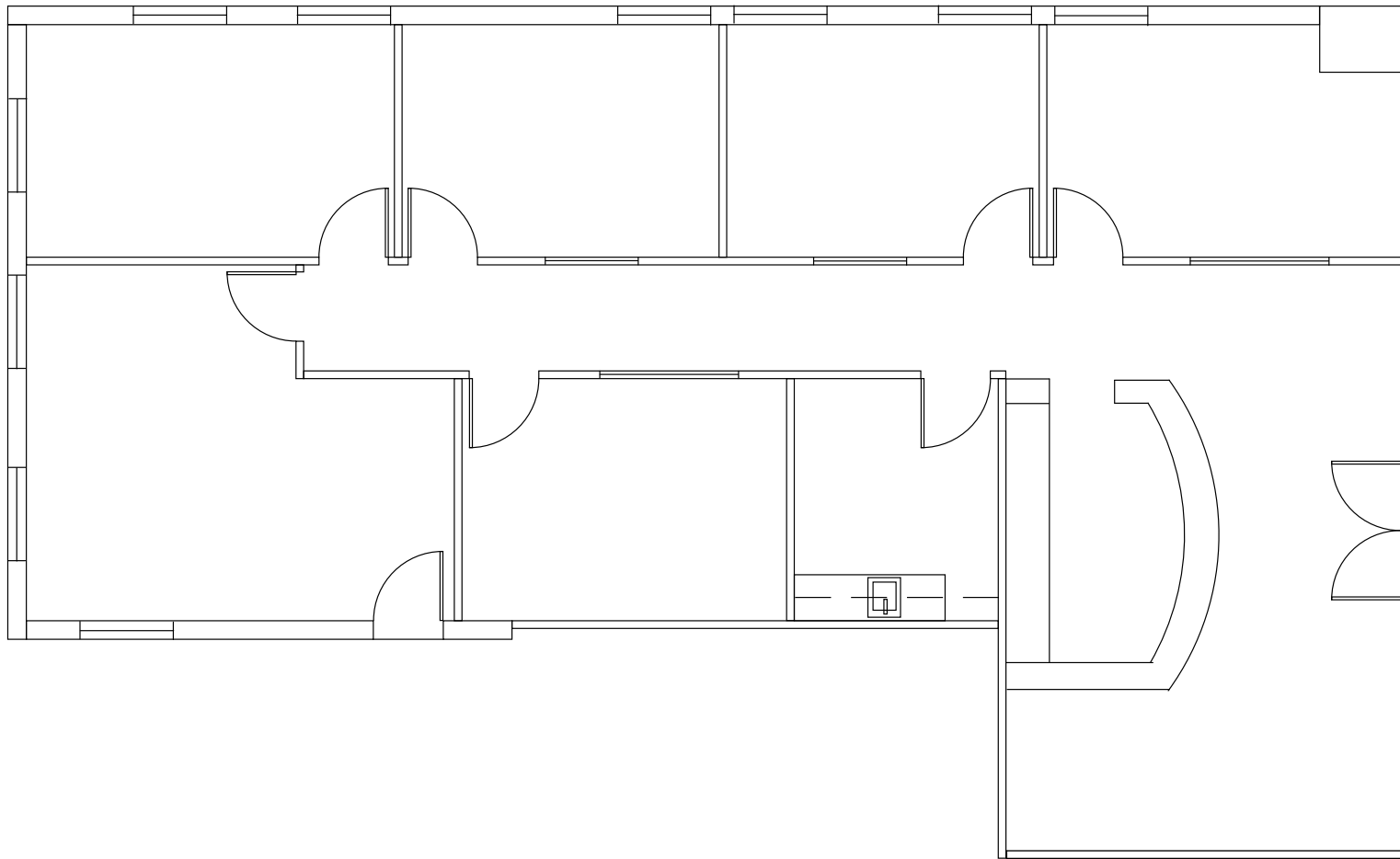
GROUP ROOMS



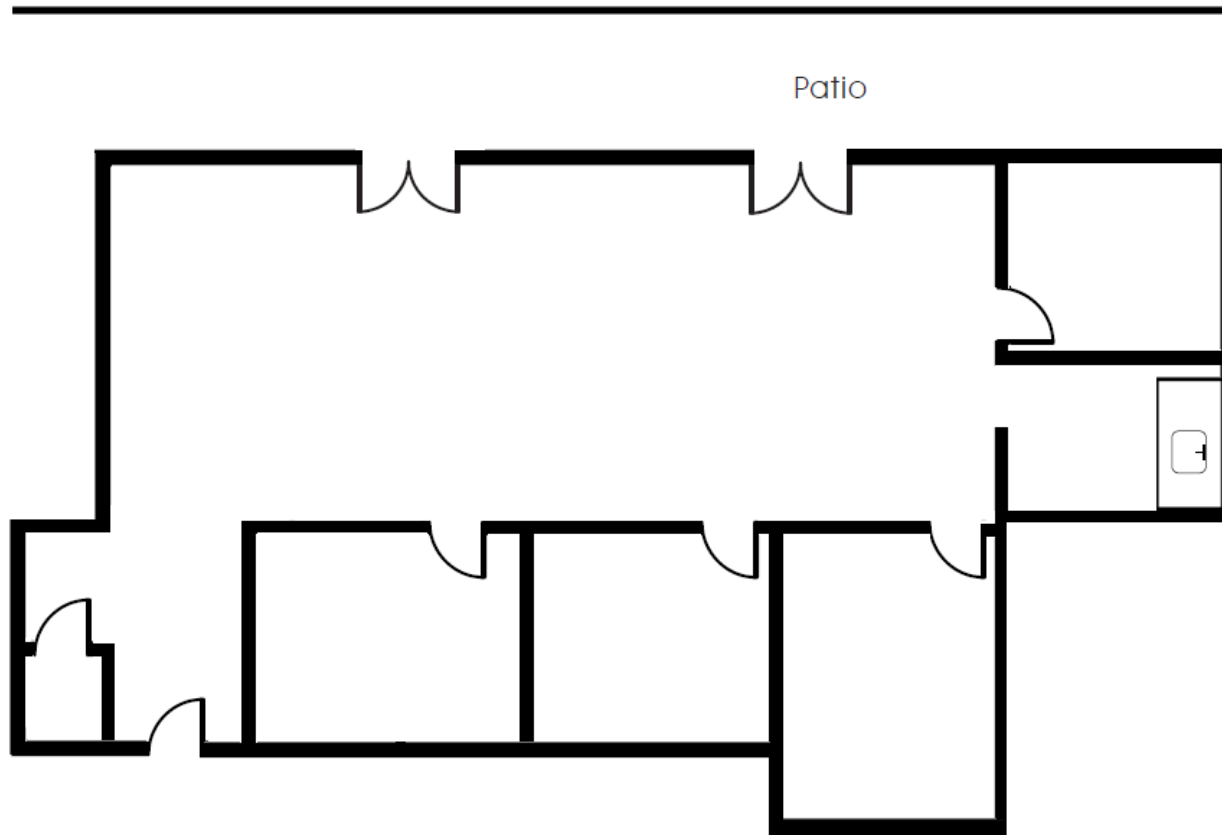
ELEGANT WALKWAYS



SUITE 200
2,558 SF



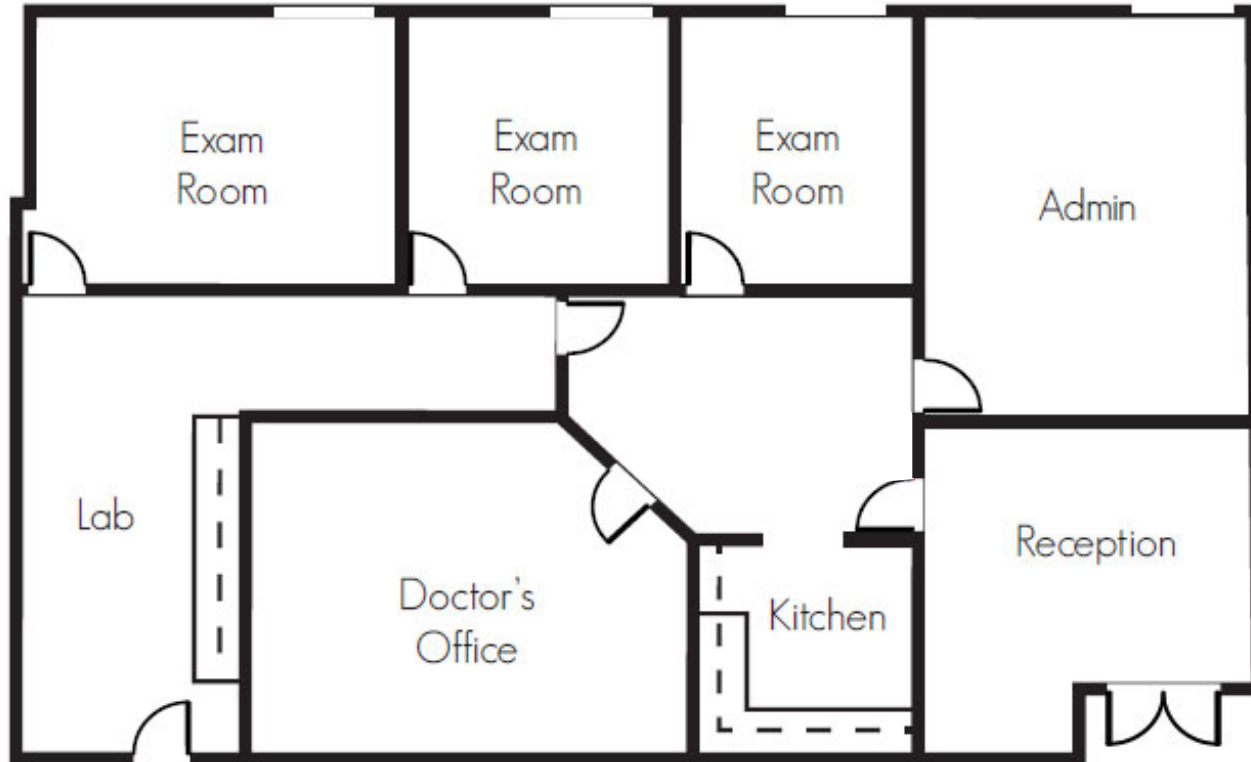
SUITE 204
2,603 SF



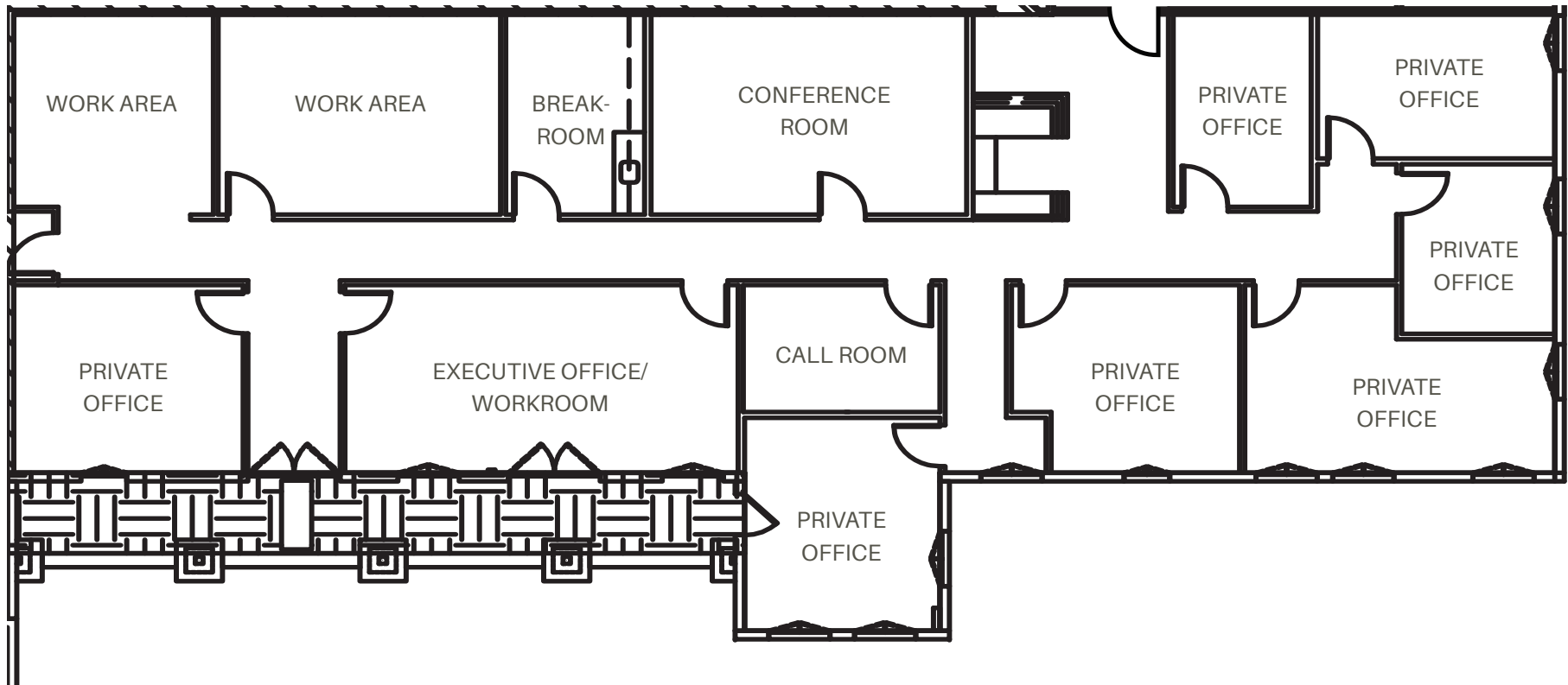
SUITE 210
2,892 SF



SUITE 225
2,019 SF

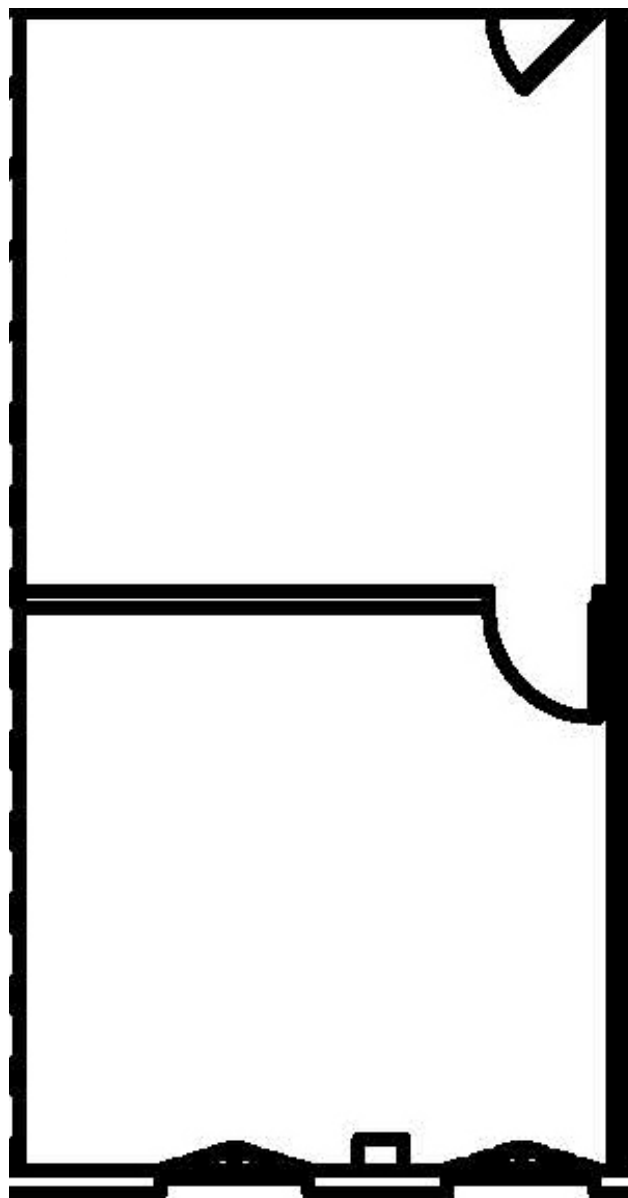


SUITE 271
4,944 SF

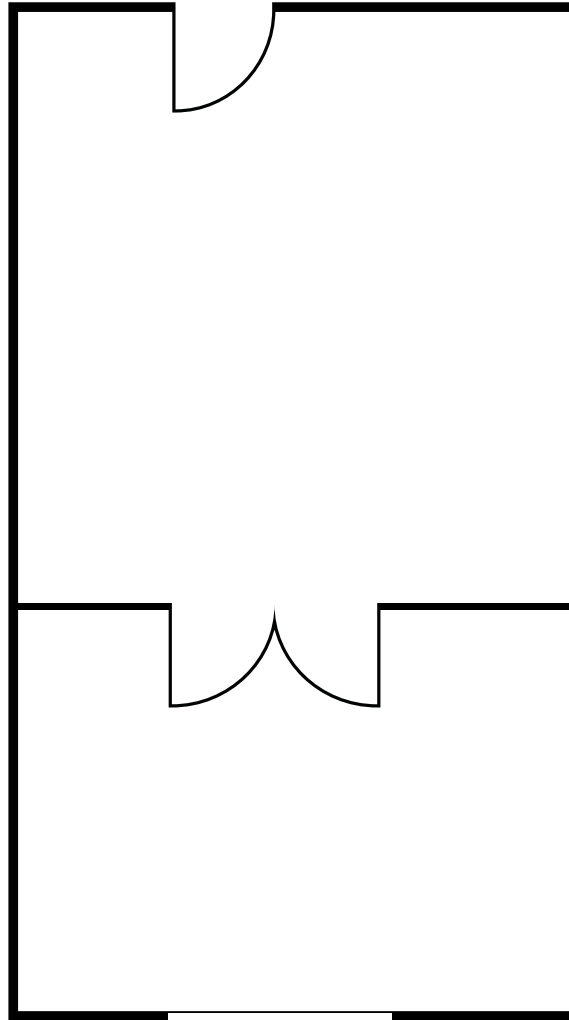


SUITE 272

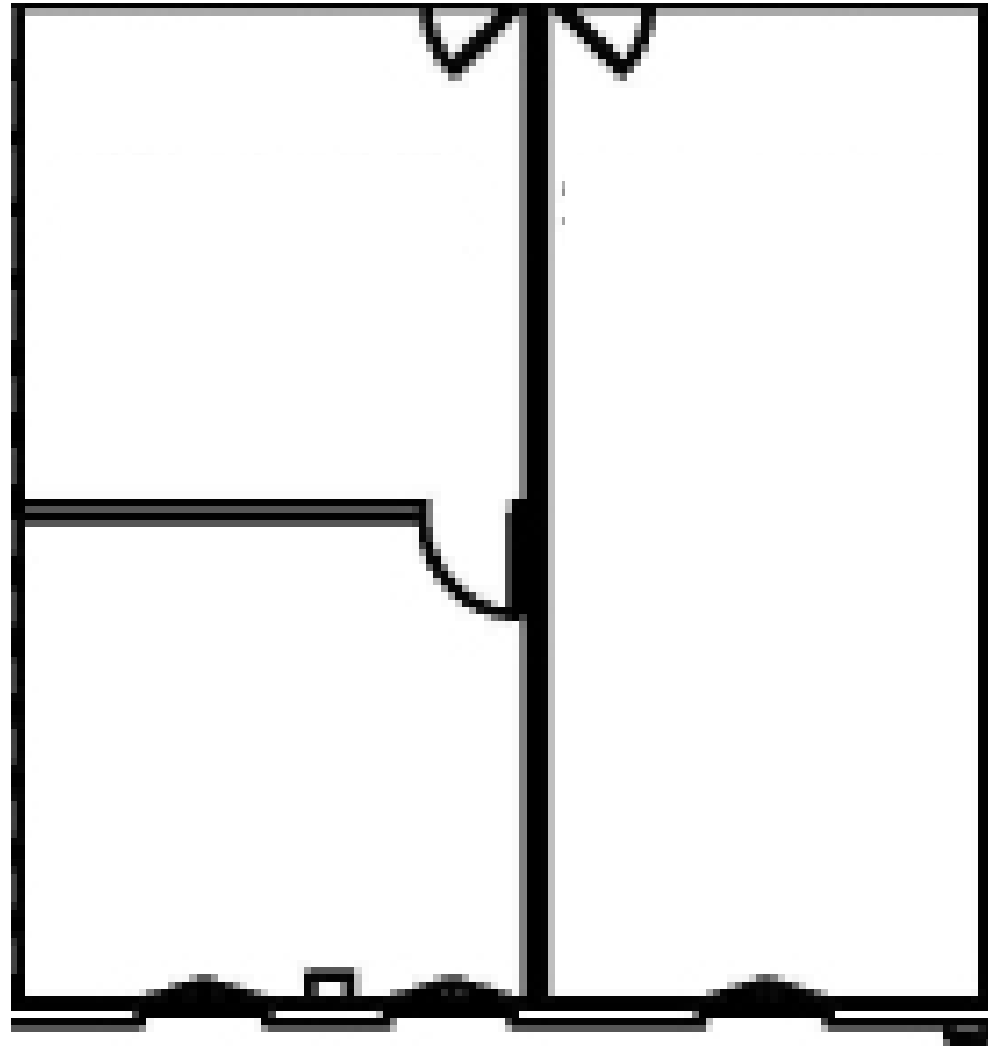
622 SF



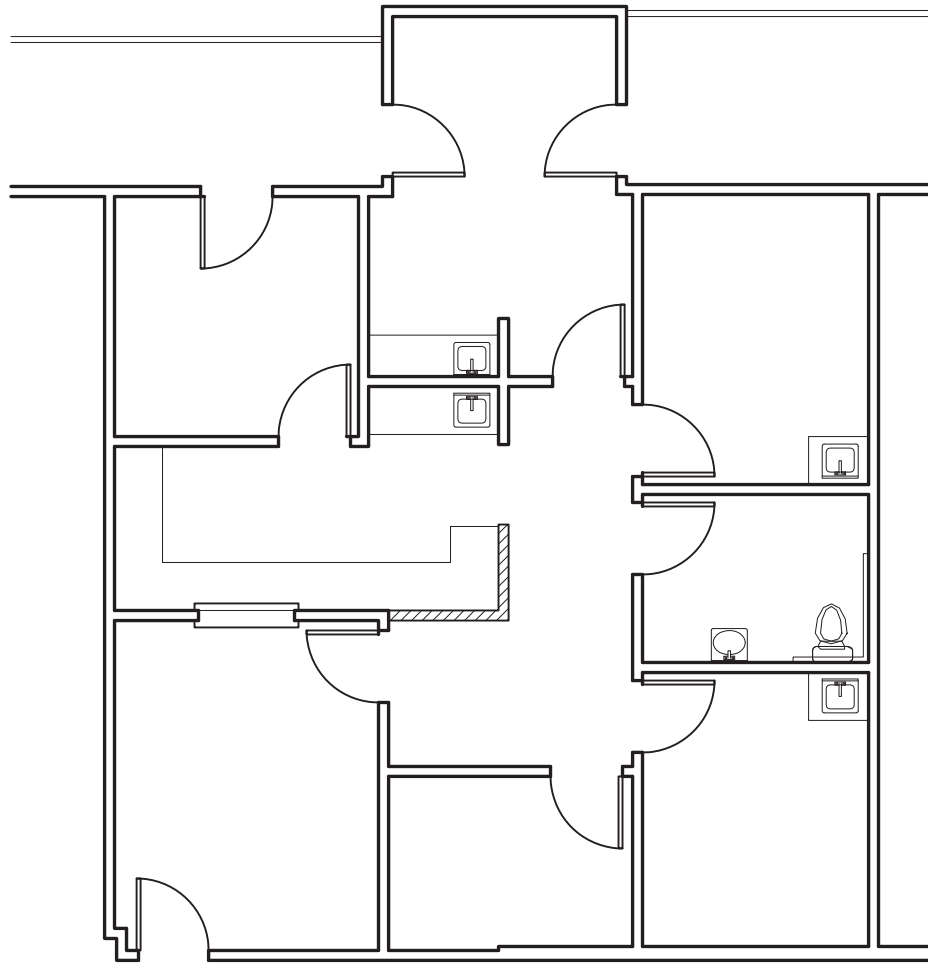
SUITE 274
729 SF



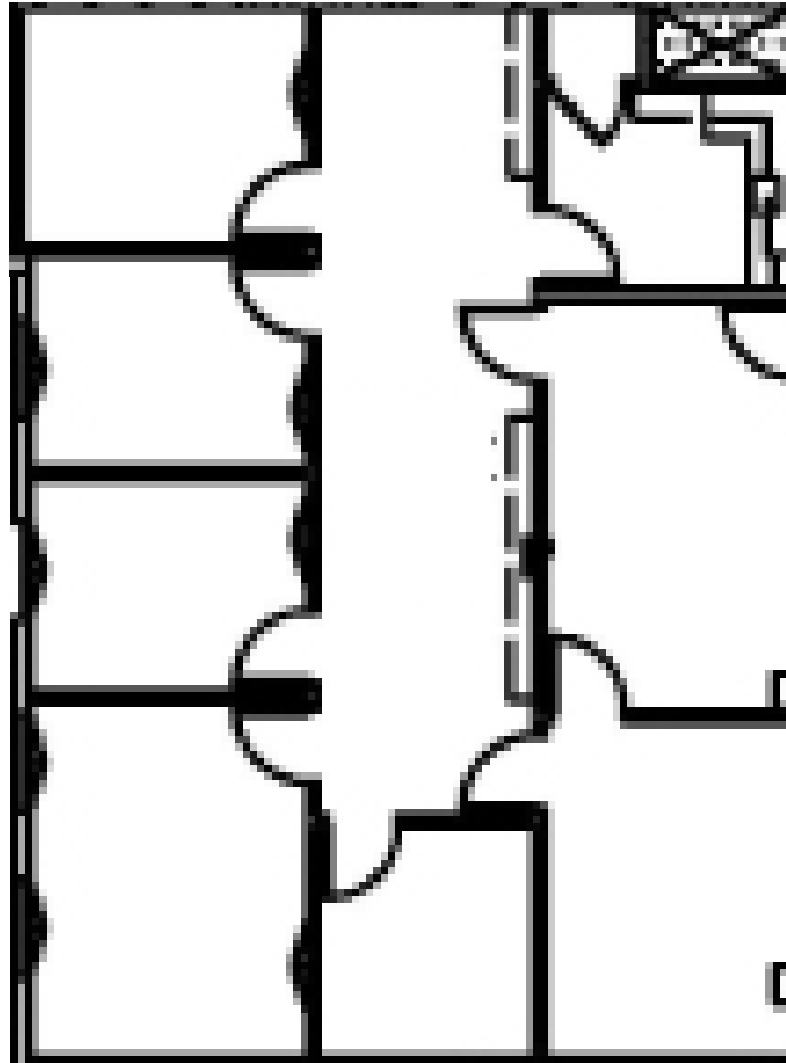
COMBINED SUITES
SUITE 272/274
±1,351 SF



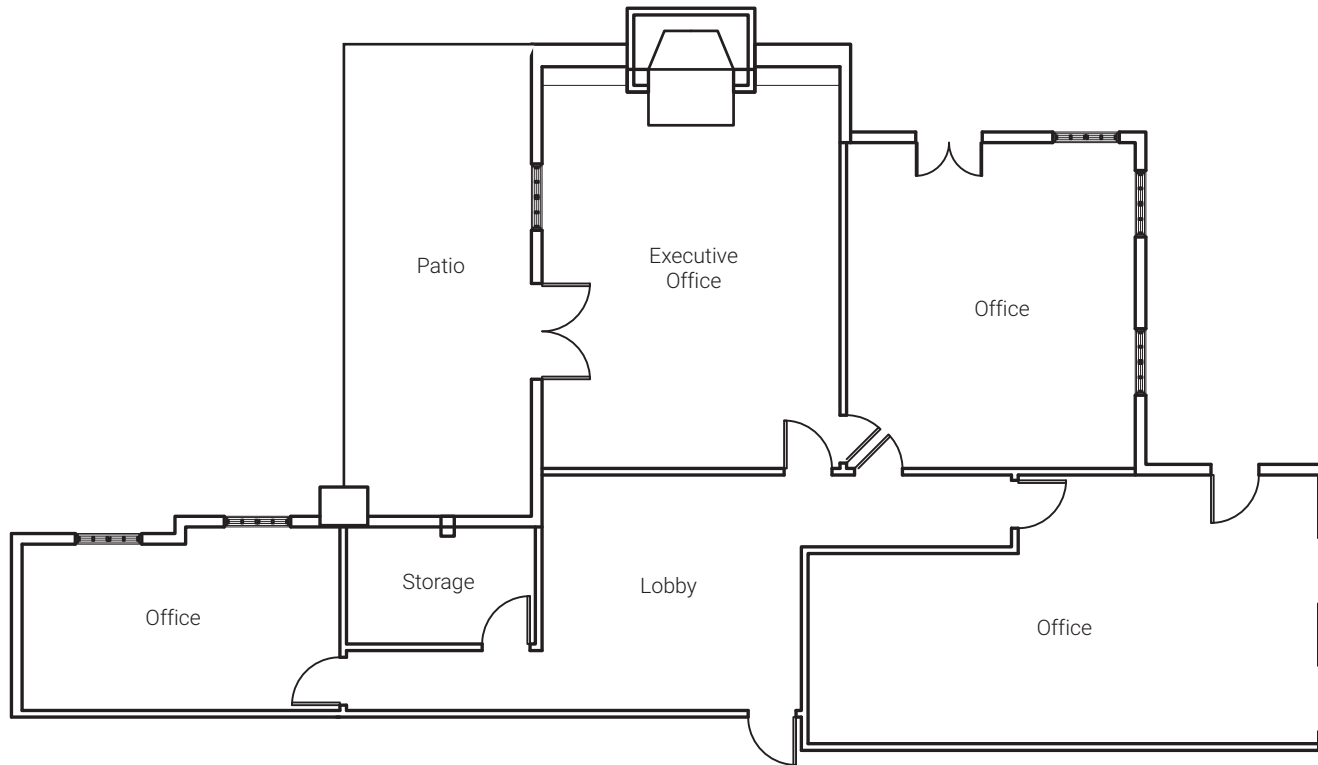
SUITE 278
1,353 SF



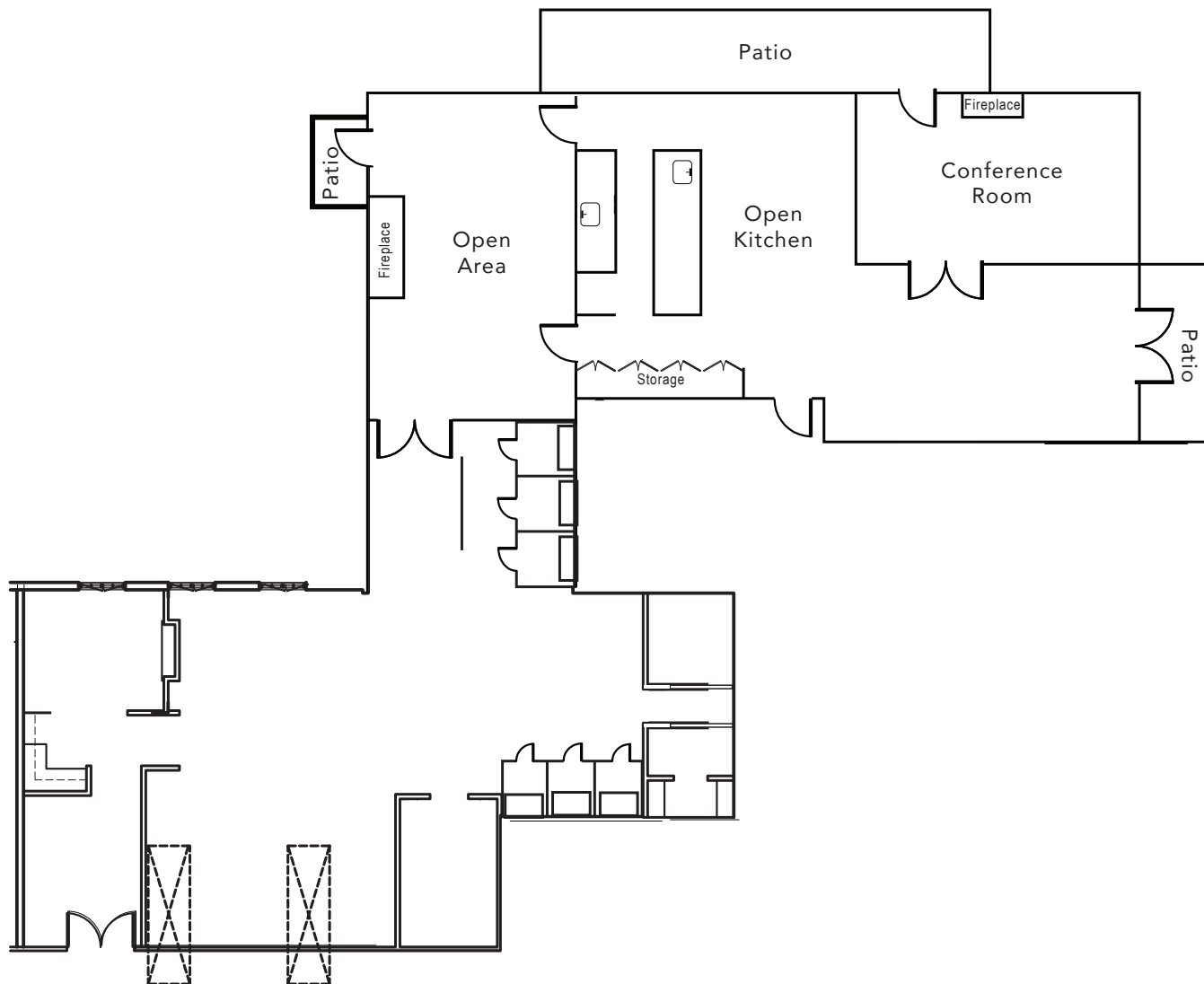
SUITE 284
1,983 SF



SUITE 290
3,691 SF



SUITE 330
6,297 SF



SUITE 350
18,134 SF

