

orange county
OFFICE | GROUP

LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

**PATIENTS PARK AT
SUITE ENTRANCE!**

4301

4301 & 4321

BIRCH ST

NEWPORT BEACH, CALIFORNIA

DESIGN YOUR SUITE TODAY

LEASE
FOR



FOR LEASE

4301 & 4321 BIRCH ST

PROPERTY FEATURES

- Medical suites ranging from ±1,887 to 23,708 SF
 - Common area lounge courtyard
 - High identification signage
 - Patient parking at suite's front door
 - Great natural light
 - High end Newport Beach address
 - Retail amenities nearby
 - Nearby access to the 405,55, and 73 freeways
 - Lease rate: \$3.45 NNN
 - Low NNN: \$0.37 PSF
- Ownership will Custom Design and Build Your Suite**



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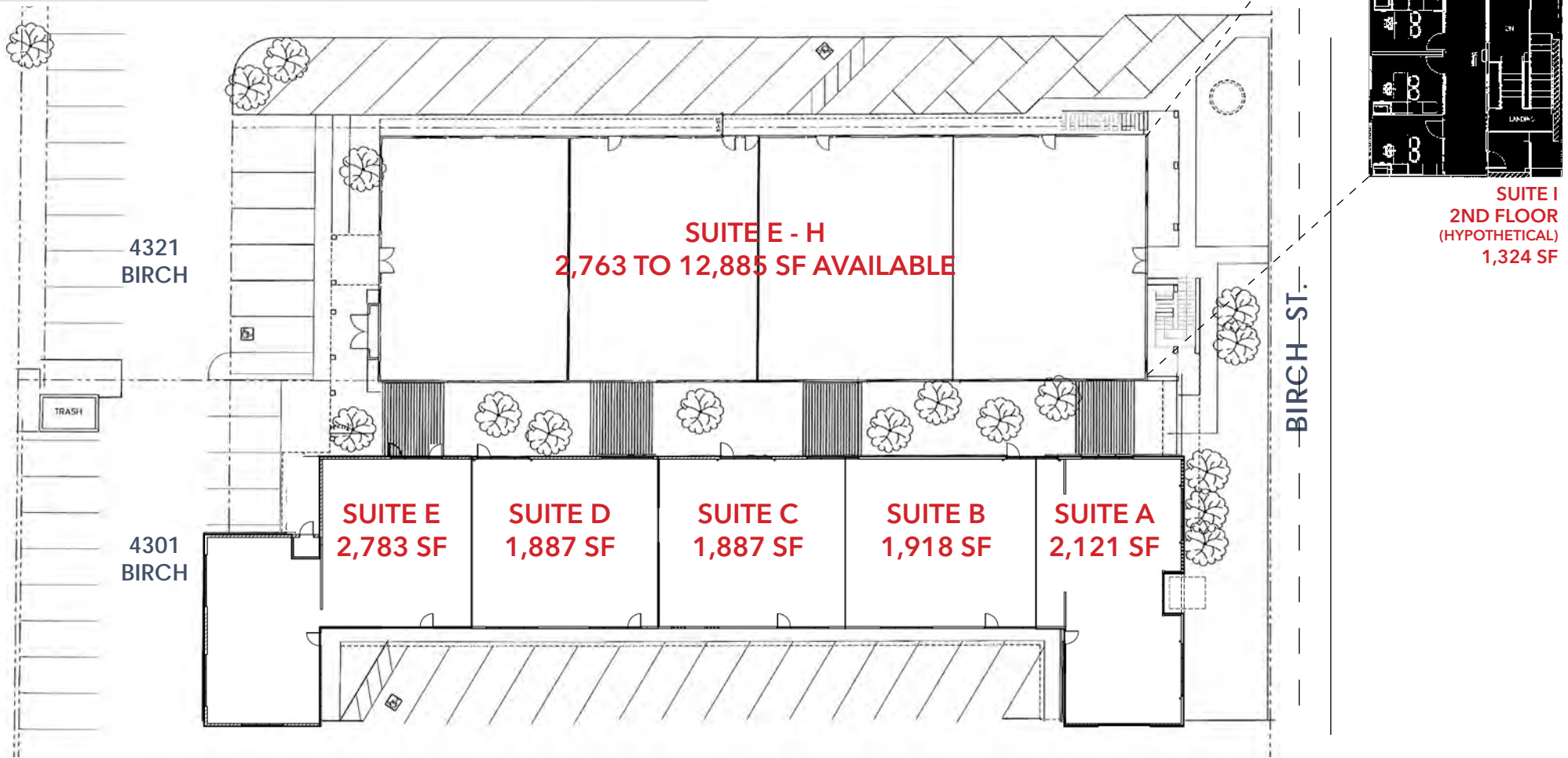
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FOR LEASE

FIRST FLOOR

4301 & 4321 BIRCH ST



HYPOTHETICAL DIVISIBLE LAYOUTS

FOR LEASE

4301 & 4321 BIRCH ST

RENOVATIONS ARE COMPLETE. READY FOR LEASES!



COMMON AREA COURTYARD



DIRECT ACCESS



READY NOW, WARM SHELL



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