

FOR LEASE



# 1901 NEWPORT PLAZA

COSTA MESA, CA

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## INTERIOR PHOTOS



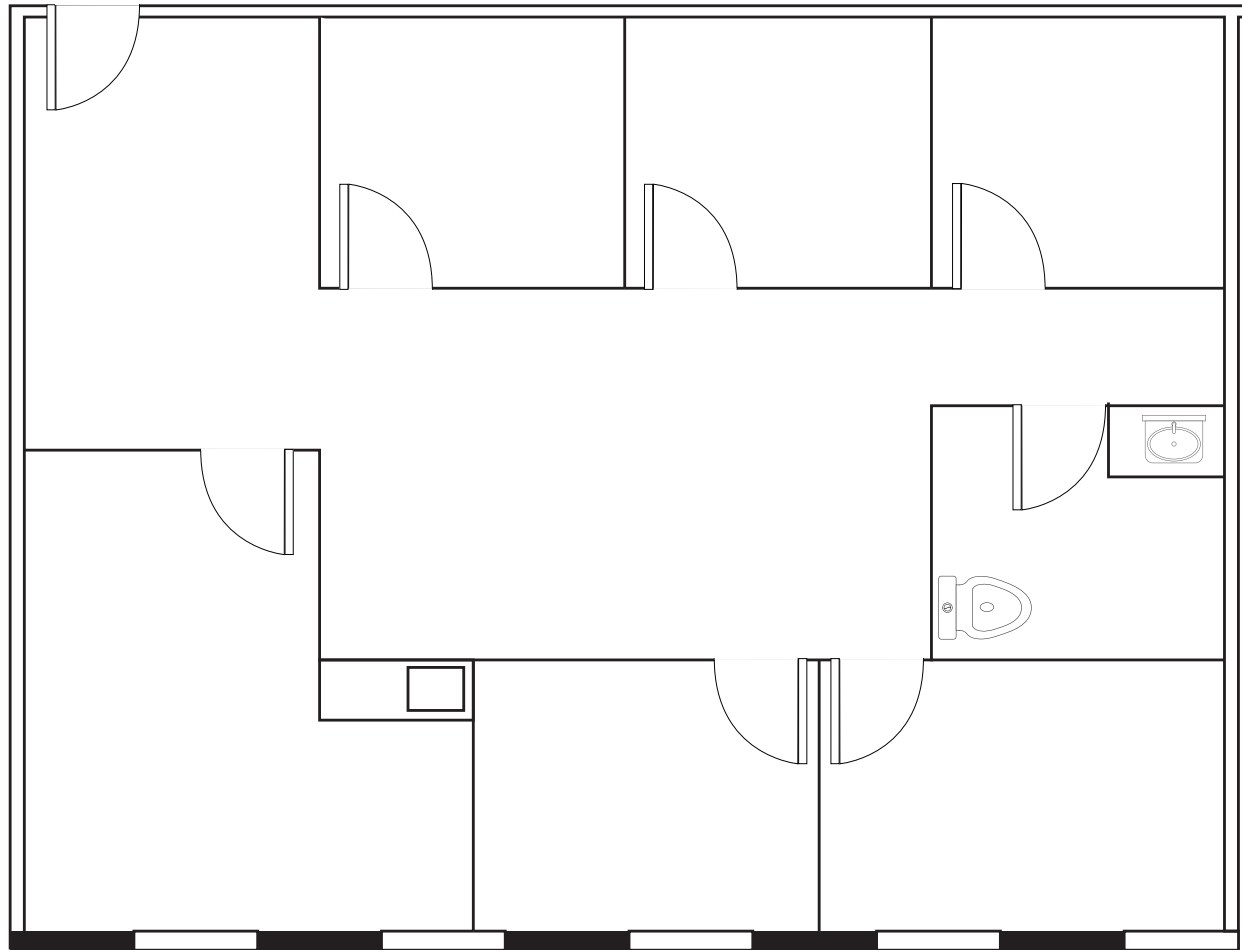
## FEATURES

- 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**

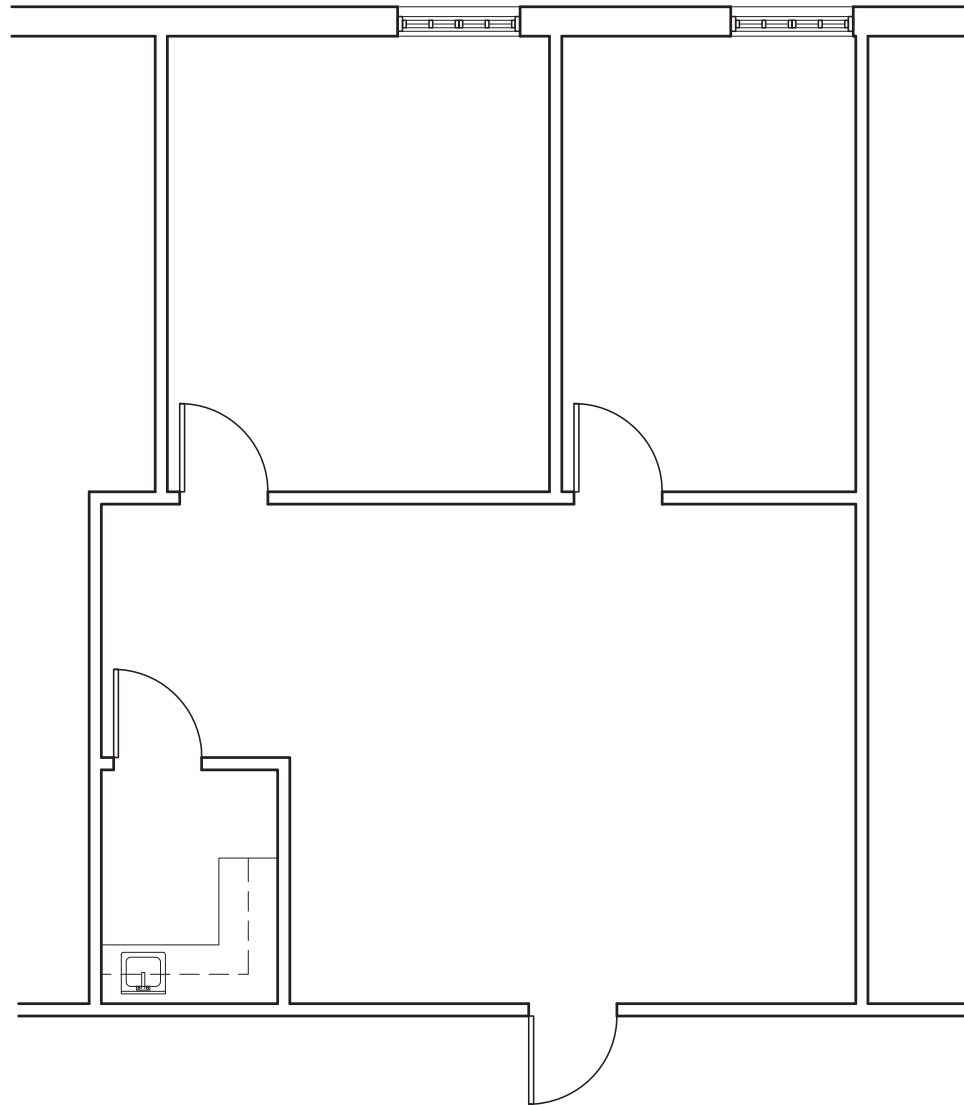
## AVAILABILITY

Suite 156	2,059	5 PRIVATE OFFICES, CONFERENCE ROOM, IN-SUITE RESTROOM
Suite 165	951	RECEPTION, 2 PRIVATE OFFICES, SINK
Suite 176	2,192	RECEPTION, 2 OFFICES, CONFERENCE ROOM, STORAGE ROOM, PRIVATE BALCONY
Suite 156 / 176	4,287	RECEPTION, MULTIPLE PRIVATE OFFICES, CONFERENCE ROOM, FOUNTAIN VIEWS
Suite 200	2,558	RECEPTION, 1 OFFICE, ADMIN ROOM, LAB, KITCHEN, 3 EXAM ROOMS
Suite 225	2,109	RECEPTION, 1 OFFICE, ADMIN ROOM, LAB, KITCHEN, 3 EXAM ROOMS
Suite 271	4,944	FLEXIBLE OFFICE LAYOUT WITH WALK OUT PATIOS
Suite 290	3,691	EAST WING, 3 LARGE OFFICES, LARGE CONFERENCE ROOM WITH FIREPLACE, KITCHEN, 2 STORAGE AREAS, AND RECEPTION/ WAITING AREA
Suite 350	18,134	WEST WING, 54 OFFICES, LARGE EXECUTIVE CONFERENCE ROOM, COPY/MAIL ROOM, LARGE KITCHEN AND BREAK ROOM, AND FORMAL RECEPTION OFF THE MAIN LOBBY
School House	2,370	OPEN CEILINGS, FREE STANDING OPEN OFFICE SPACE

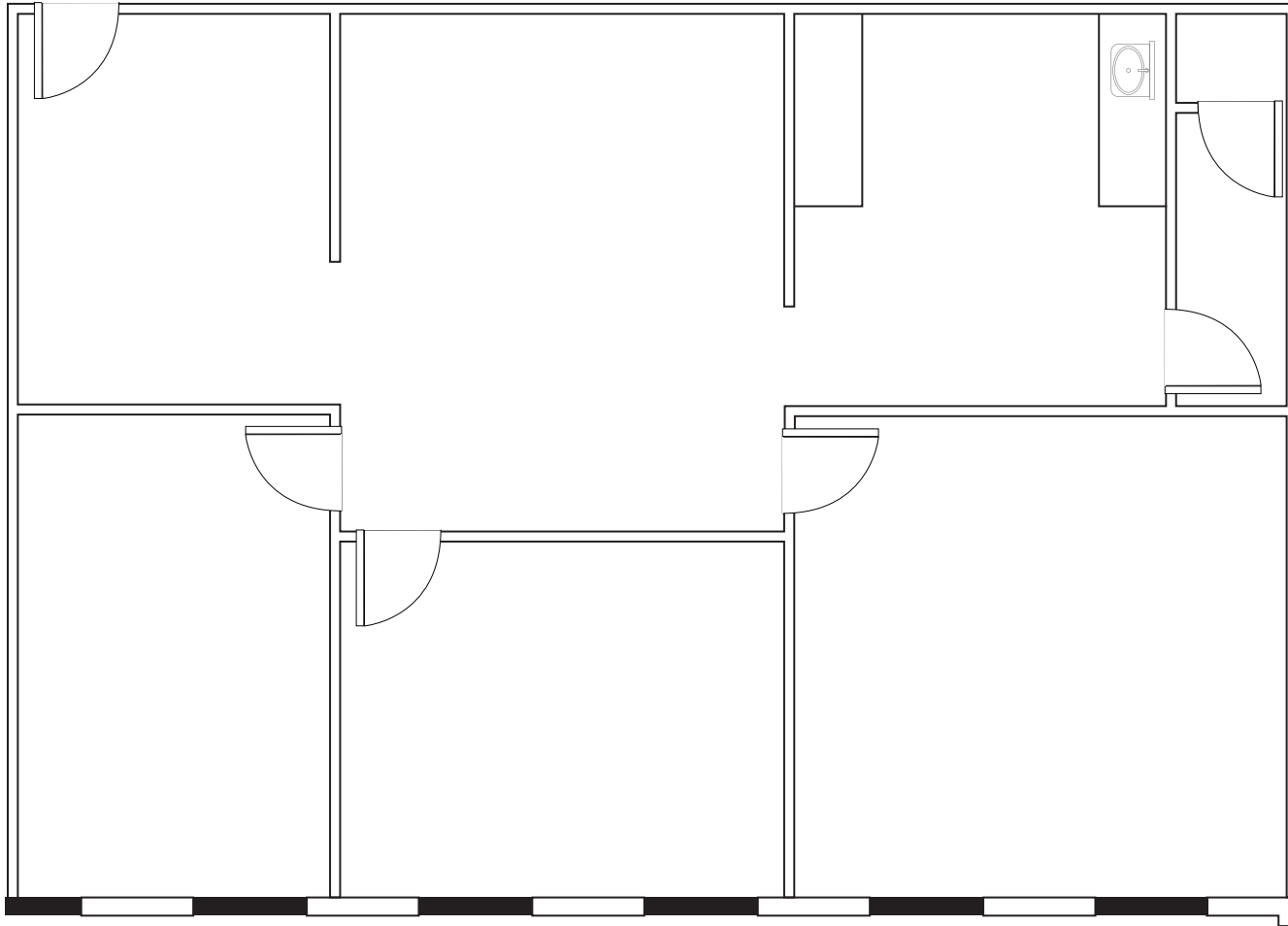
**SUITE 156**  
2,095 SF



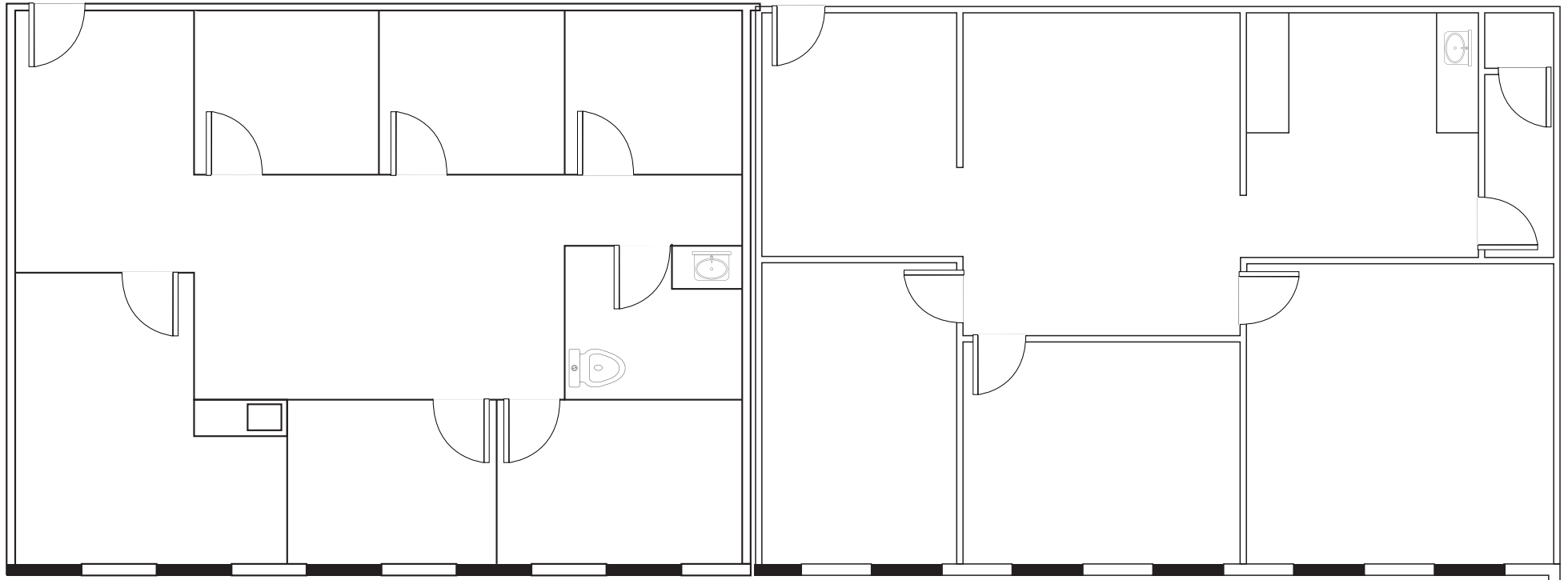
**SUITE 165**  
951 SF



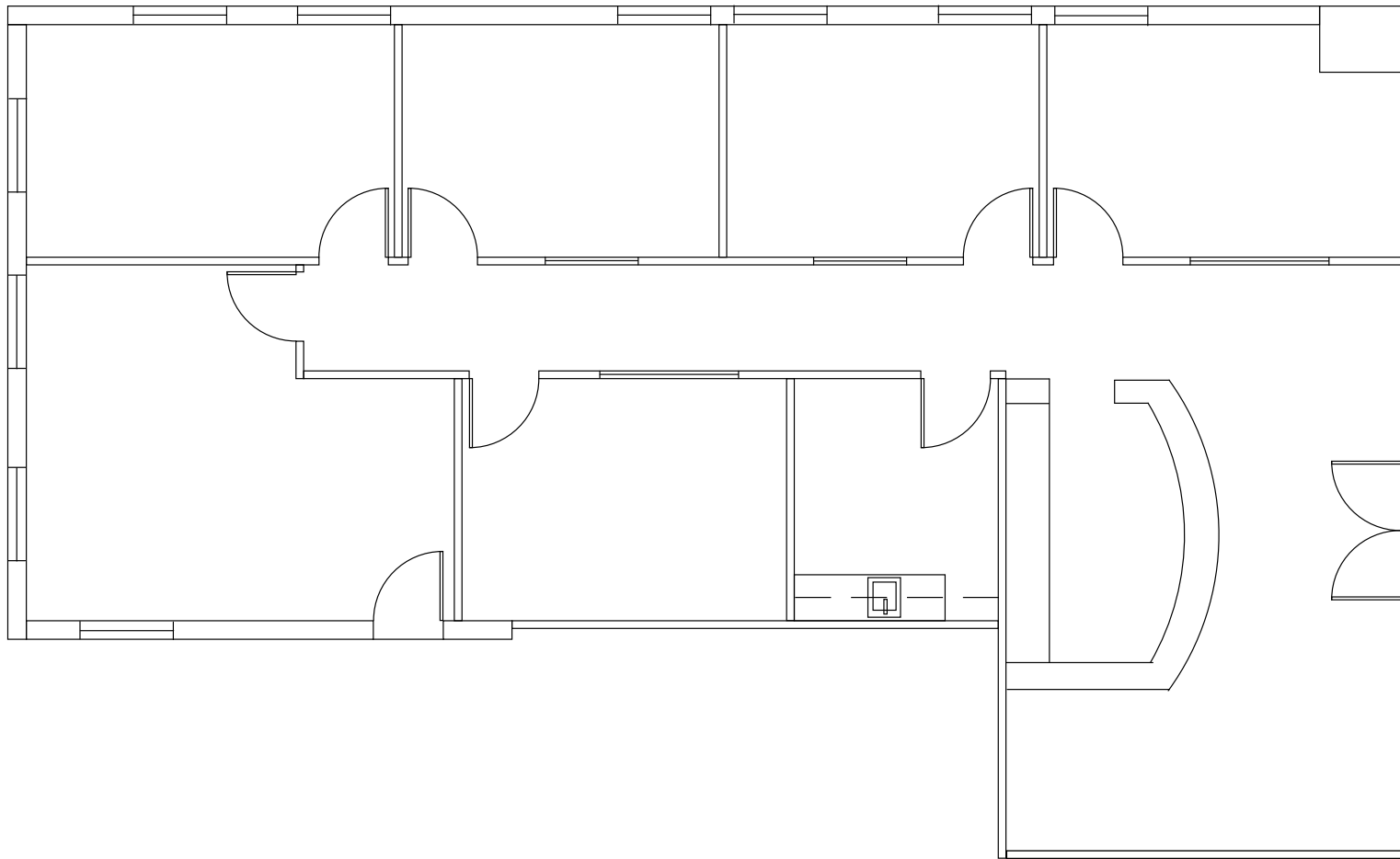
**SUITE 176**  
2,192 SF



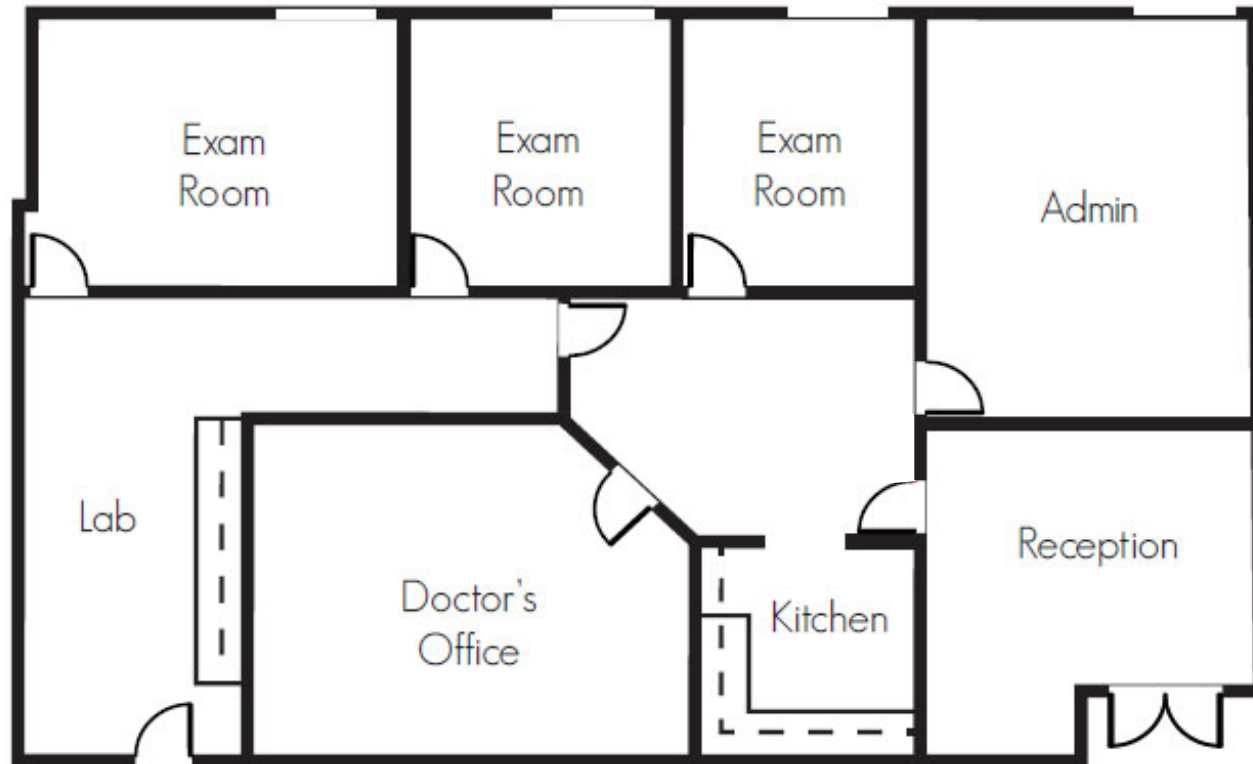
**SUITE 156 / 176**  
4,287 SF



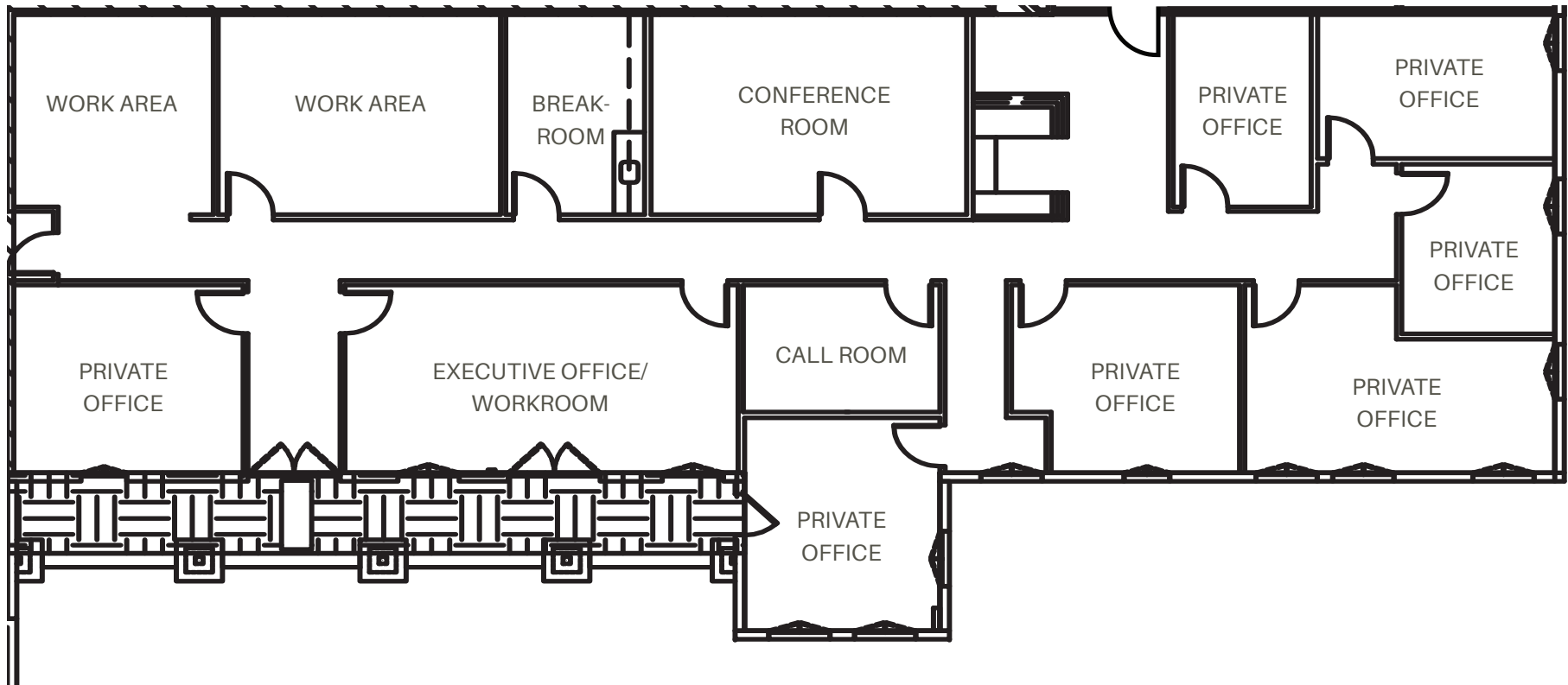
**SUITE 200**  
2,558 SF



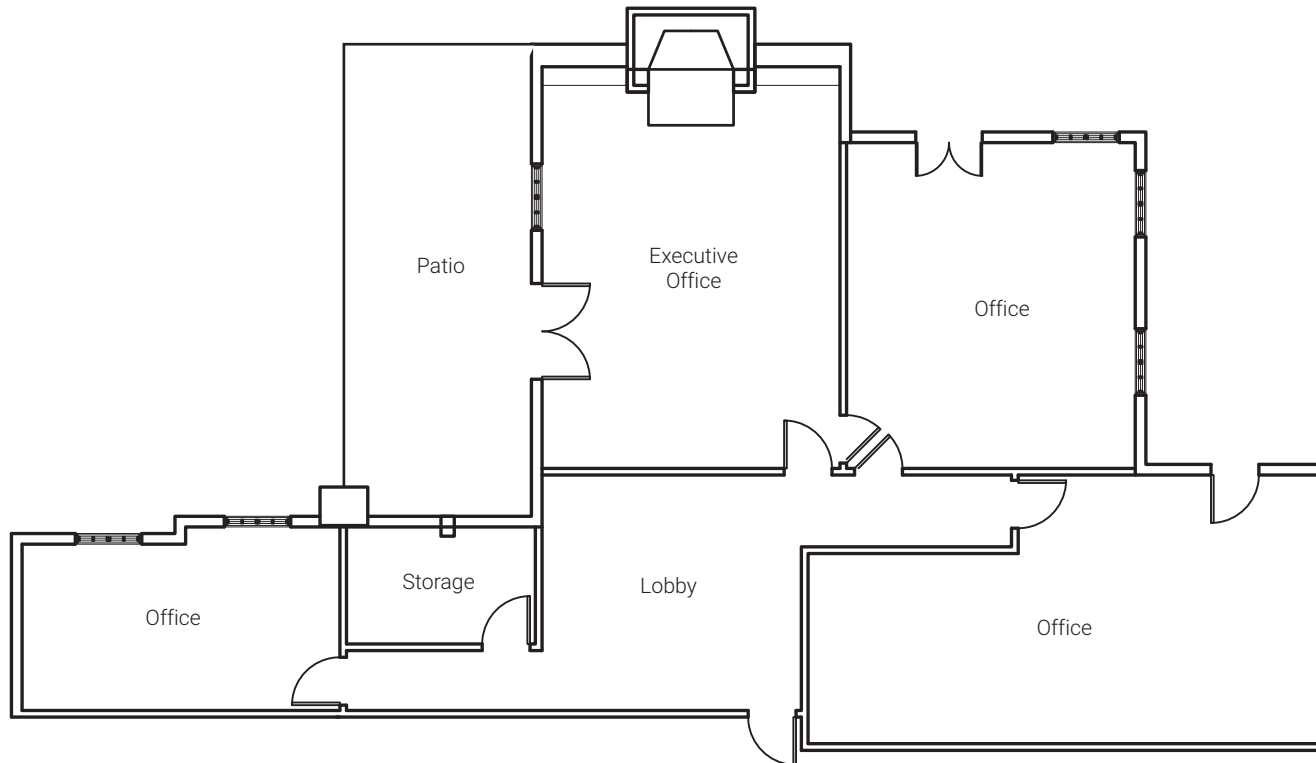
**SUITE 225**  
2,019 SF



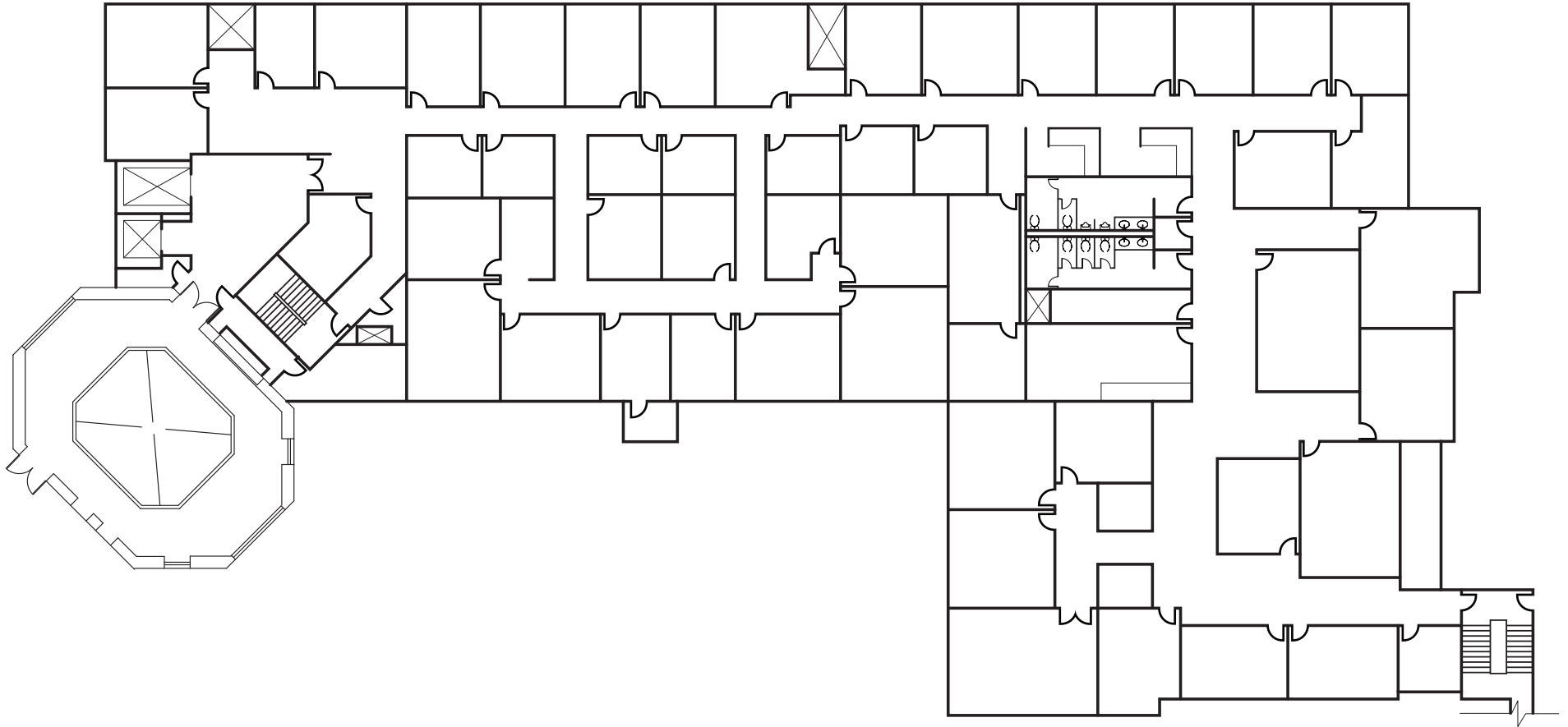
**SUITE 271**  
4,944 SF



**SUITE 290**  
3,691 SF



**SUITE 350**  
18,134 SF



# SCHOOL HOUSE

2,370 SF

