

FOR LEASE



20162 SW BIRCH

NEWPORT BEACH, CALIFORNIA

±1,428 - 8,333 MEDICAL/OFFICE SPACE AVAILABLE

orange county
OFFICE | GROUP

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

PROPERTY FEATURES

- High Image, 3-story Medical and Office Building
- Flexible Sizes and Layouts
- Free Surface Parking
- Immediate Access to The 73 & 55 Freeways and PCH
- Tenant Improvements Available
- Minutes Away From Fashion Island
- Asking \$3.75 FSG for Medical Space
- Asking \$2.60 FSG for Office Space
- Available NOW

AVAILABILITIES

SUITE	SIZE	USE
125	±1,428 SF	Medical
240	±2,139 SF	Medical/Office
260	±2,289 SF	Medical/Office
300	±6,213 SF	Medical/Office
325	±2,120 SF	Medical/Office
300/325	±8,333 SF	Medical/Office



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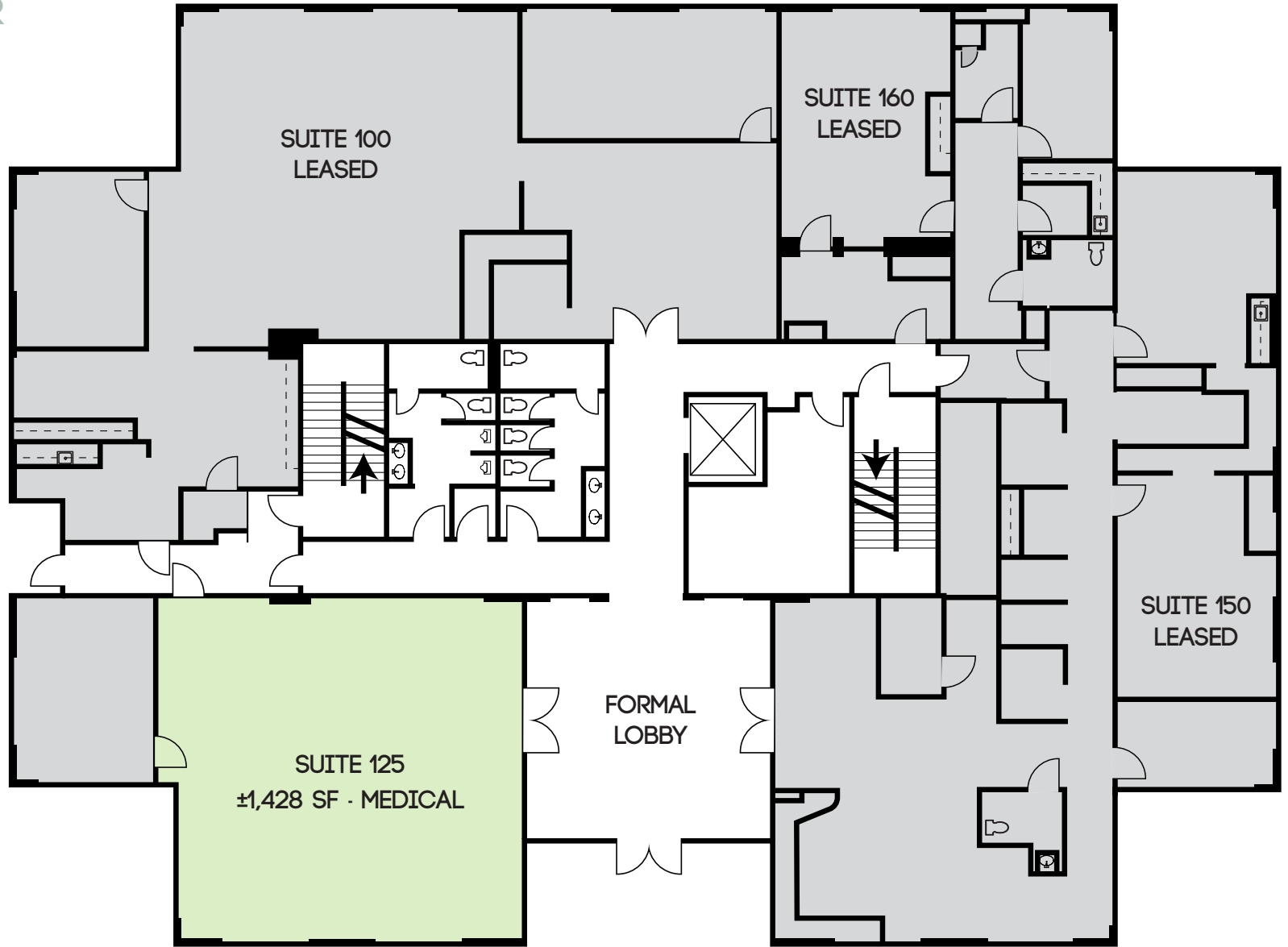
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20162 SW BIRCH

NEWPORT BEACH, CALIFORNIA

FIRST FLOOR



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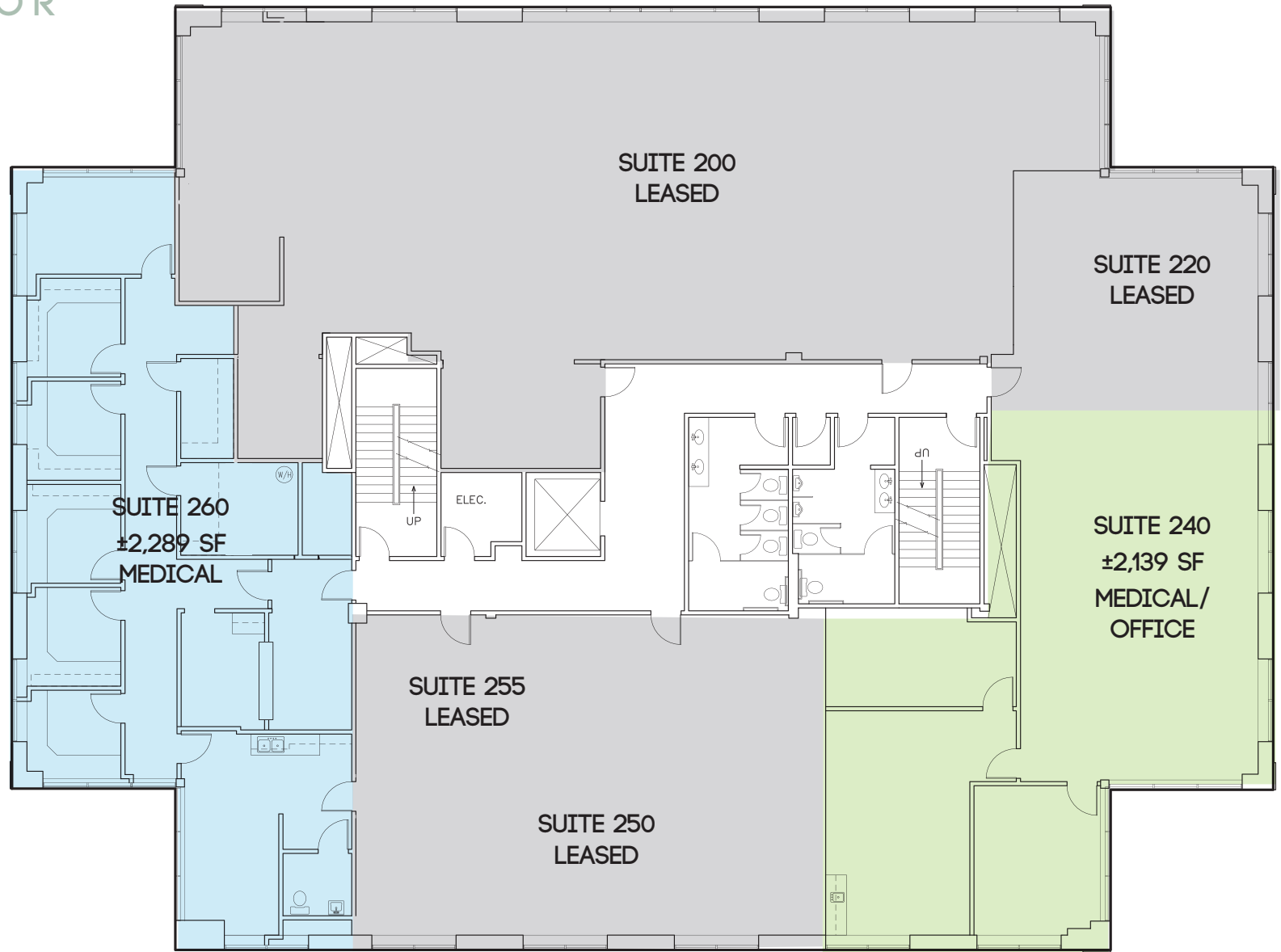
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20162 SW BIRCH

NEWPORT BEACH, CALIFORNIA

SECOND FLOOR



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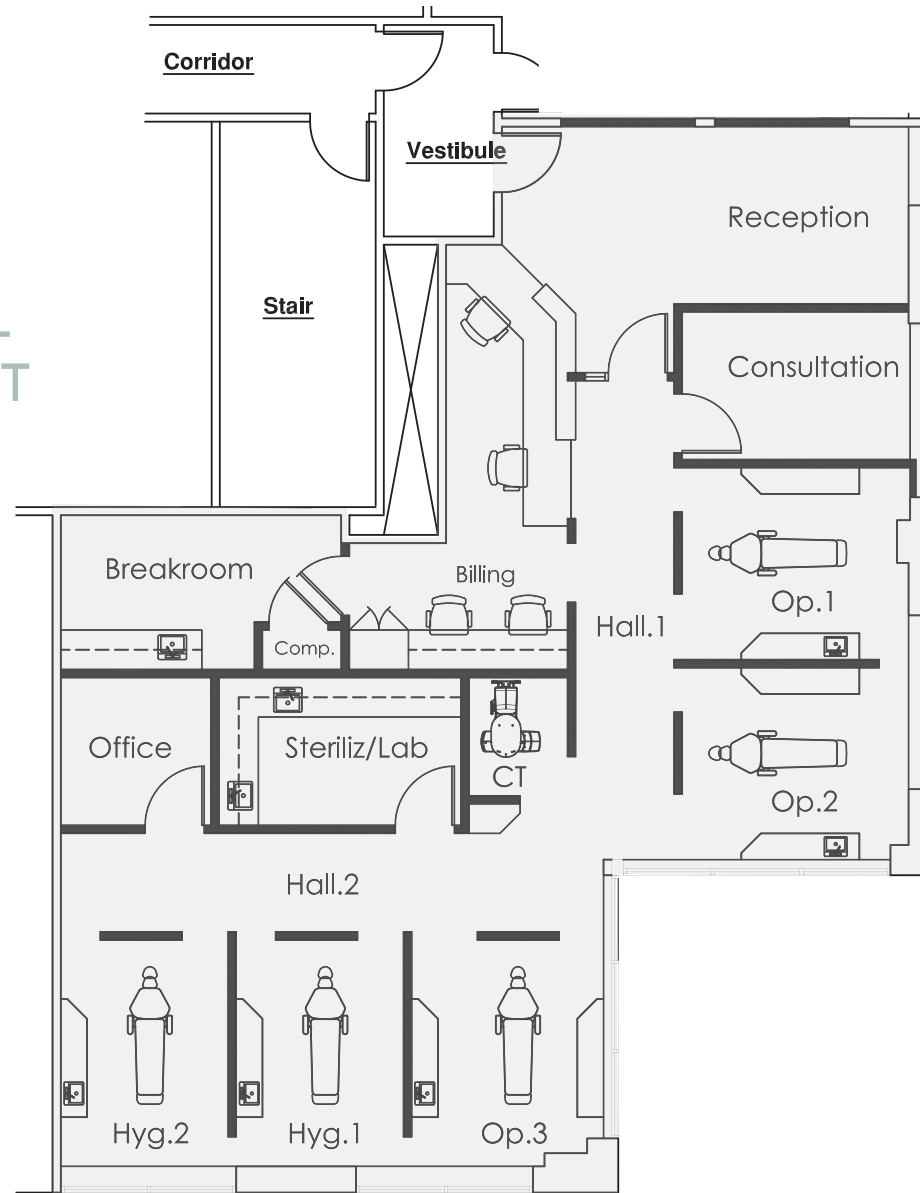
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NEWPORT BEACH, CALIFORNIA

SECOND FLOOR

SUITE 240 HYPOTHETICAL DENTAL LAYOUT



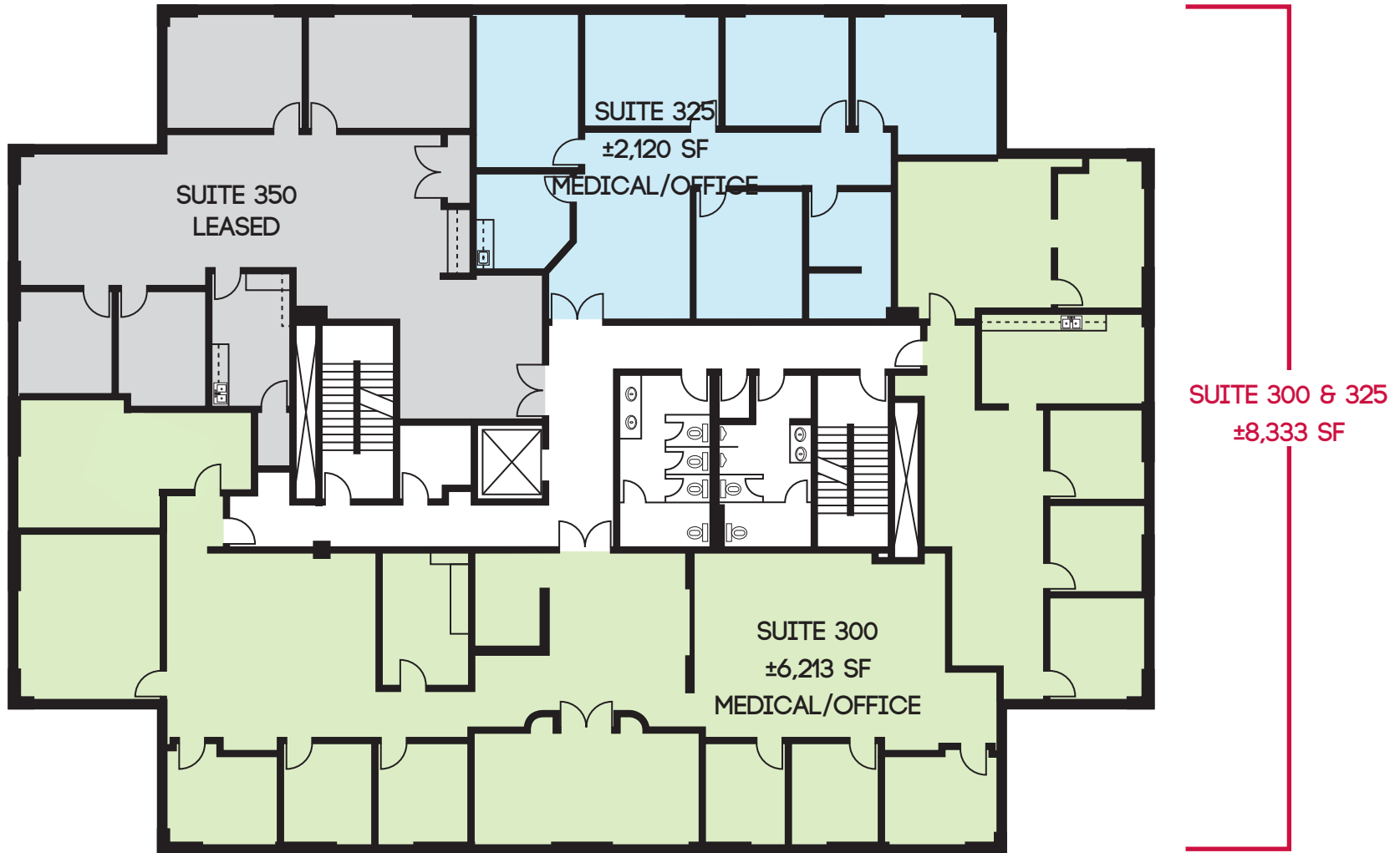
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20162 SW BIRCH
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THIRD FLOOR



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