



*Karen Sunday*

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**KAREN SUNDAY**  
& ASSOCIATES, INC.  
LIFE IS FULL OF LEASING. I NEGOTIATE WELL!

**FOR SALE OWNER USER BLDG: 5160 Campus Drive , NEWPORT BEACH, CA  
MEDICAL/OFFICE BUILDING APPROXIMATELY 4,806 RENTABLE SQ. FT.**



**Size: 4,802 rentable sq. ft.      Call to show and tour**

**- Karen Sunday, Karen A. Sunday & Associates, Inc., Broker CA DRE 01883124      -  
Jewel Box building**

**For Sale: \$2.850,000.00 —Contact Broker- Seller will provide Seller Financing- - Great opportunity to not pay points or fees and obtain a loan- Owners are solid and have owned the building for many years. HOA: Monthly dues: \$640.00 (owner to maintain the HVAC and the roof).**

To view additional listings visit [www.KarenSunday.com](http://www.KarenSunday.com)

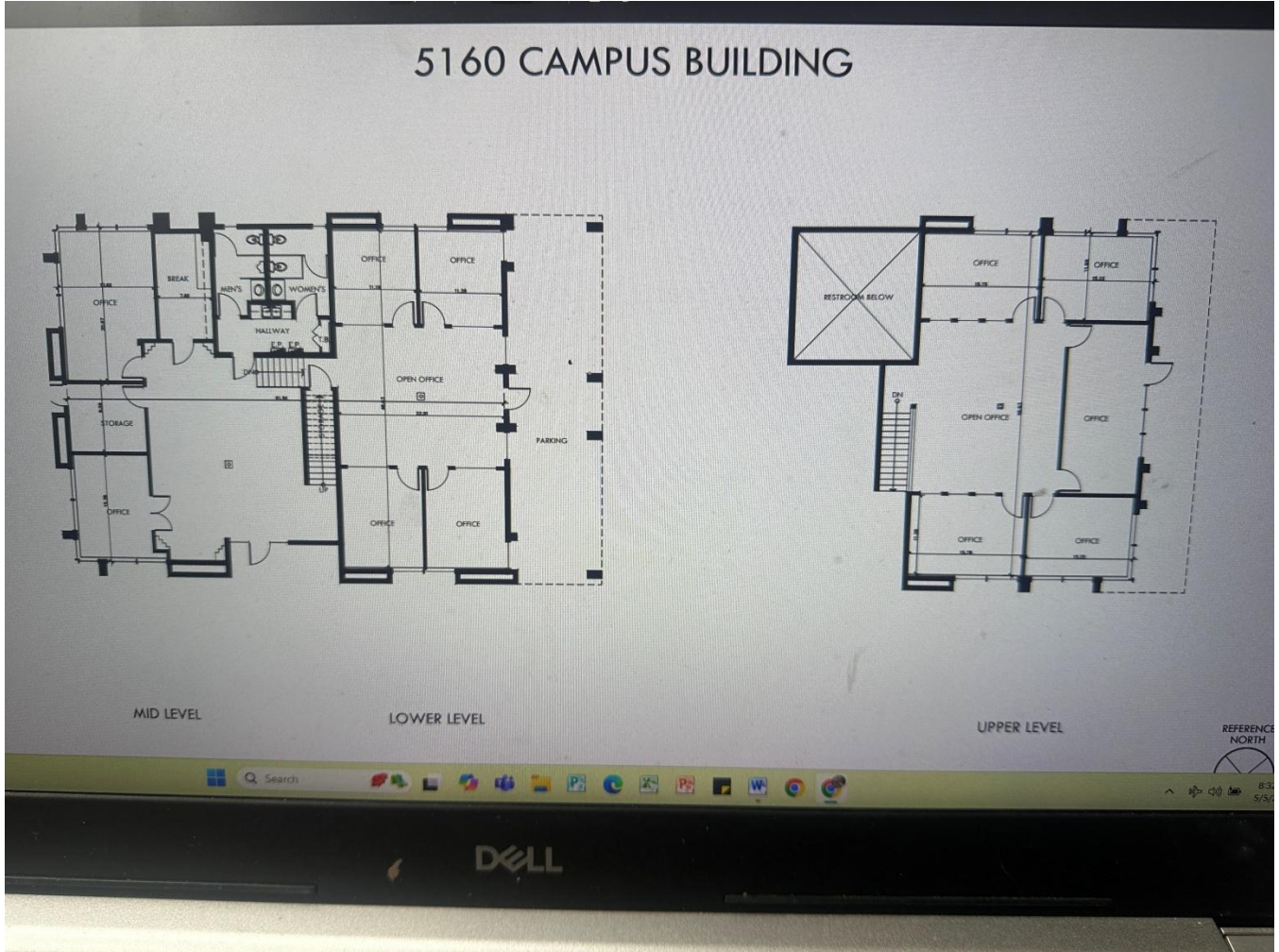
**Great opportunity to purchase a free standing condo in Newport Beach- Building will be vacant at COE**

**Parking: Free parking- ample parking in the surface parking lot Signage: Building signage facing Campus close to the corner of Jamboree across from**

**Configuration: 9 -10 window offices, large open areas, 10-20 cubicles, restrooms, kitchen storage, large balcony area can sit outside - Three levels- ramp to the main level outside and lower level enter from the backside of the building.**

**Tri level bldg. w access ADA from 2 two levels – - Ground floor access from the back of the bldg. from a large Man door to the outside parking lot. Mid-level has a ramp—mid level has stairs on the interior to the 2<sup>nd</sup> level. Building has several windows offices currently a lab with ample electric and plumbing.**





Newport Beach Demographics:

<https://www.census.gov/quickfacts/newportbeachcitycalifornia>