

# 20322 ACACIA

NEWPORT BEACH, CA

**±13,283 SF  
FOR SALE OR  
FOR LEASE**

**4,900 SF AVAILABLE  
FOR OCCUPANCY**

#### EXCLUSIVELY LISTED BY:

LEE & ASSOCIATES - NEWPORT BEACH  
100 BAYVIEW CIRCLE, SUITE 600  
NEWPORT BEACH, CA 92660  
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DRE #: 01343033

MCARDELL  
OWNER-USER  ADVISORS  
COMMERCIAL REAL ESTATE SERVICES

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ASSOCIATES  
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# PROPERTY HIGHLIGHTS

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ACACIA

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- Income in place
- Seller will lease back full second floor
- Future expansion with 1st floor tenant space
- Elevator served medical grade gurney size

**// ASKING PRICE FOR SALE: \$495 /SF**

- Medical Use Potential
- Excellent Professional Services buildout
- Incredible Glass Line
- High end finishes
- In suite bathrooms
- Electric Charging Station on site

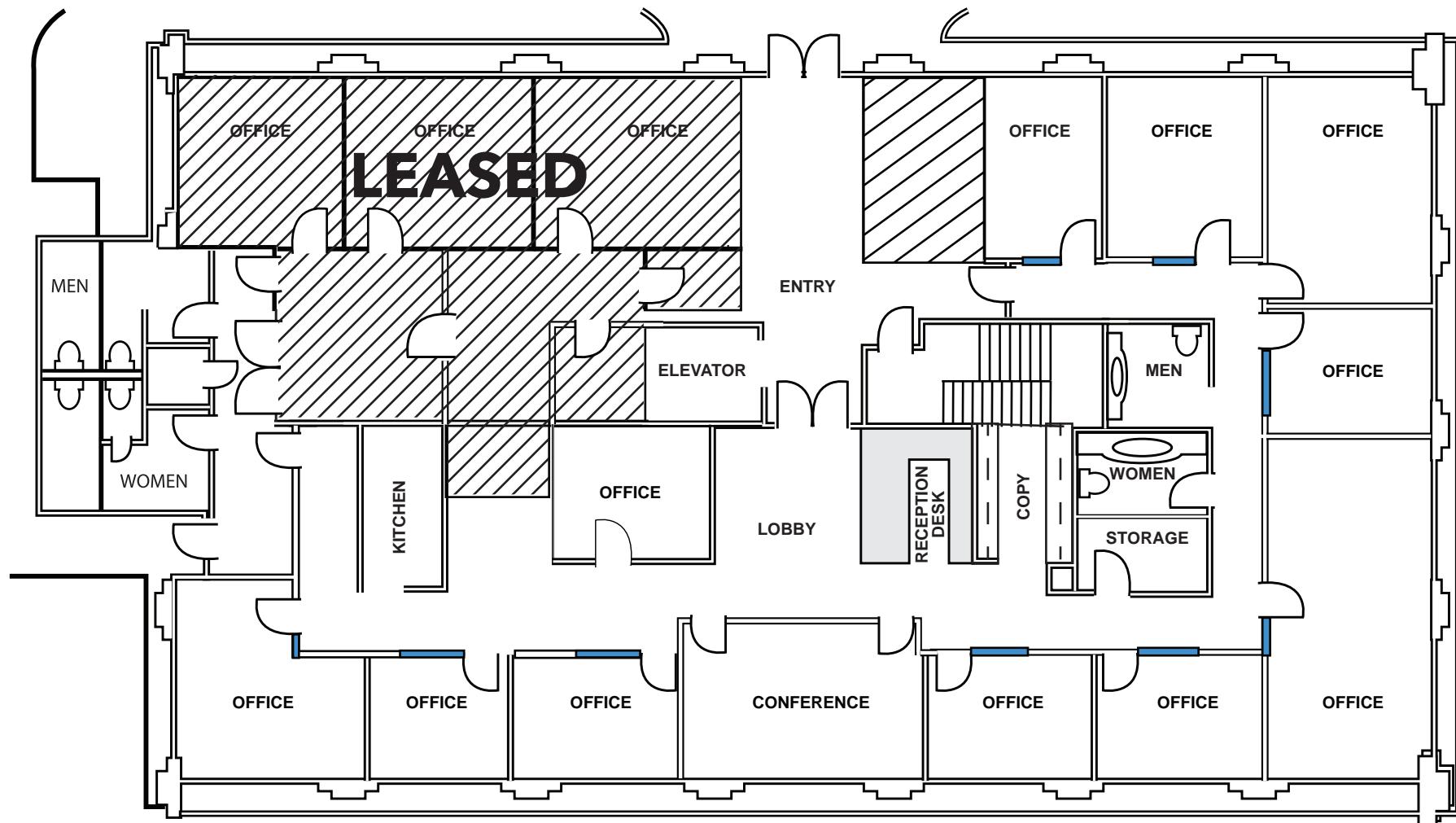
**// ASKING LEASE RATE: \$2.80 FSG**

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# FLOOR PLAN

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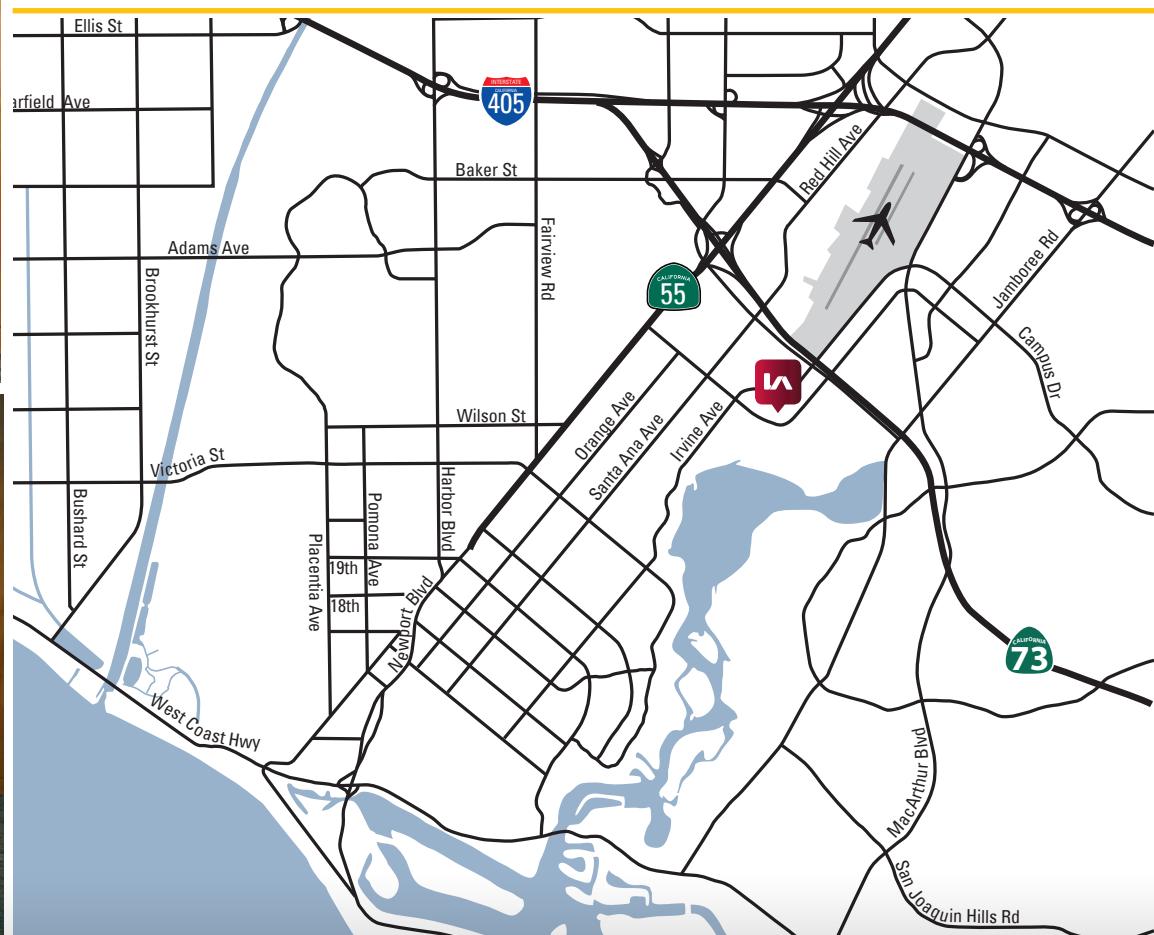
NEWPORT BEACH, CA

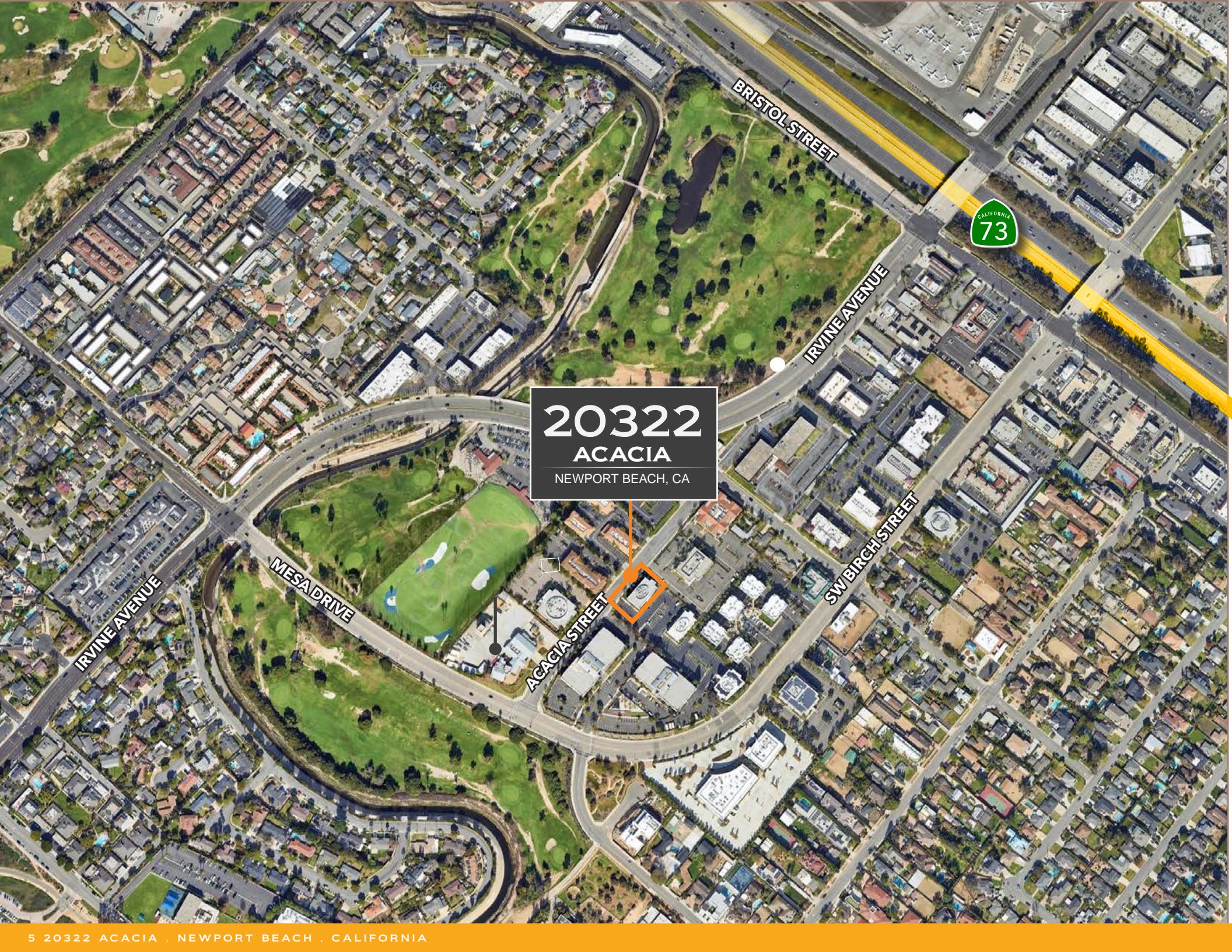


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**FOR SALE**





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