

NEWPORT IRVINE MEDICAL CENTER

MEDICAL OFFICE FOR LEASE



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NEWPORT IRVINE MEDICAL CENTER

Premier practices warrant premiere real estate. The Newport Irvine Medical Center is poised to emerge as one of Orange County's leading medical office buildings. This state-of-the-art facility has been meticulously designed to meet the expectations of the area's affluent consumer groups, offering a unique and superior experience for both patients and medical professionals.

The building is being transformed to offer a rare opportunity to lease new Class A construction, including large medical office spaces, in the highly sought-after Newport Beach submarket. Newport Irvine Medical Center welcomes a range of users from solo providers and large group practices, to new ambulatory surgery and imaging centers.

PROPERTY FEATURES

DESIGN FEATURES

- Grand entrance with new 3 story atrium
- Floor to ceiling glass lines to allow a continuous flow of natural light throughout the building
- Centralized stairwells creating a wellness focused environment and limiting reliance on elevators
- High quality finishes with subtle accents for an elevated aesthetic

PROMINENT LOCATION & ACCESSIBILITY

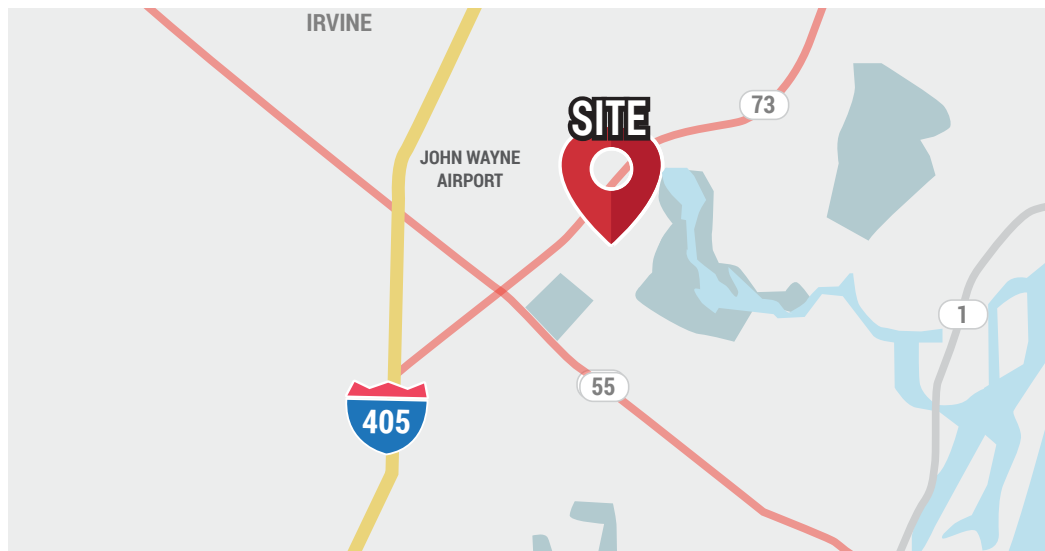
Located in a proven successful medical market with high growth, the site offers excellent accessibility from 3 major thoroughfares:

- Laguna Freeway (SR-133)
- State Route 55 (SR-55)
- San Diego Freeway (I-405)
- Minutes from John Wayne Airport, ideal for destination medicine

IDEAL MARKET AND SITE LOCATION

The location is able to conveniently serve a population of 1.3 million and growing (within a 15 minute drive time) due to the quality of the roads, major thoroughfares, accessibility of the site, and unparalleled quality of life.

The service is expected to grow by 20,000 people per year.



PROPERTY FEATURES

SIGNAGE OPPORTUNITIES

Building top, eyebrow, and monument signage are available with certain suite requirements and restrictions.

FLEXIBLE SUITE OPPORTUNITIES

Efficient, large open floor plates able to accommodate many specialized medical uses.

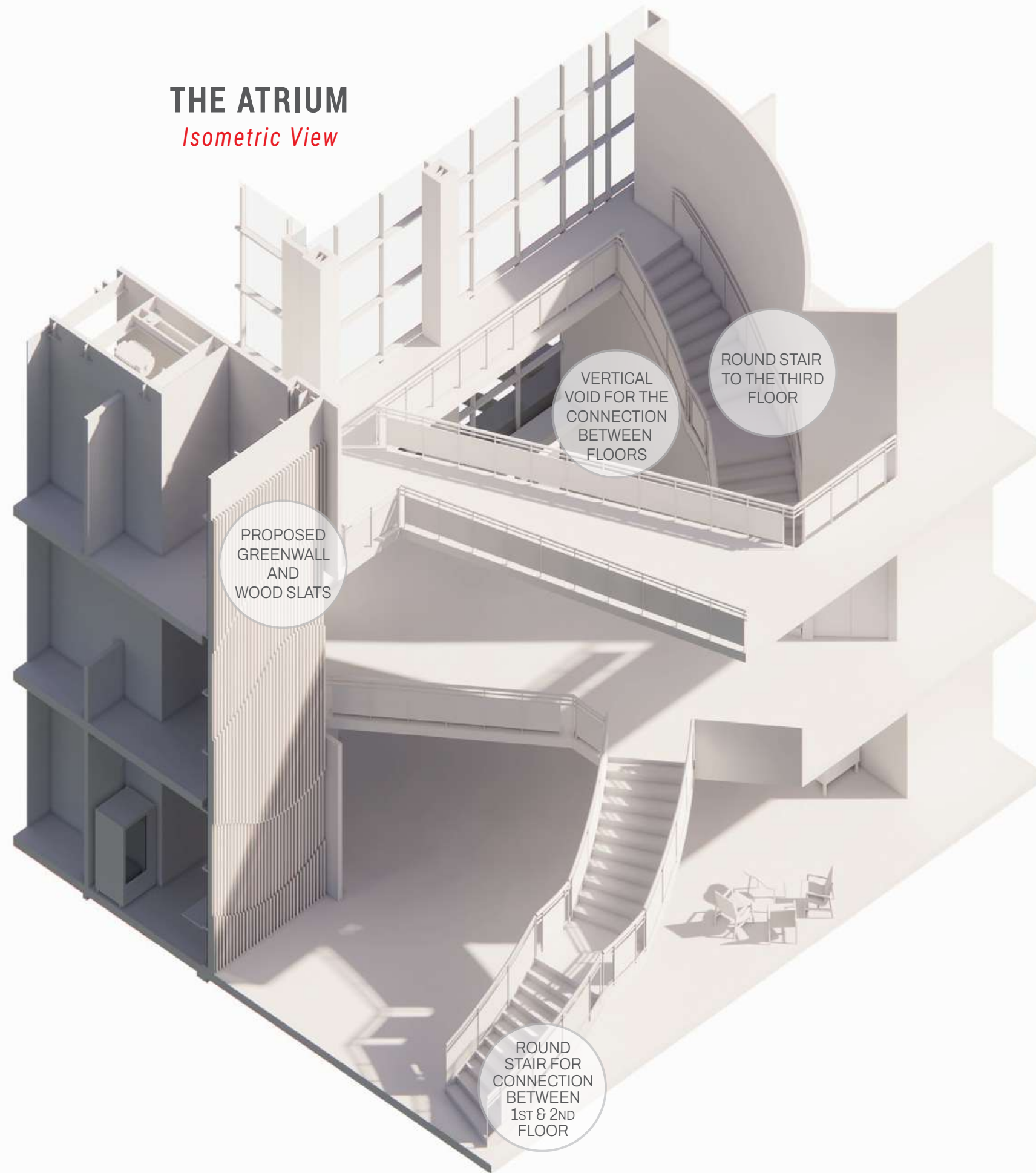
- Suites ranging from 10,000 to 75,000 RSF
- Potential to deliver 25,000 SF HCAI compliant ground floor
- Full floor opportunities available
- Ground floor availability

Renovations scheduled to be completed Summer 2025



THE ATRIUM

Isometric View



PROPERTY FEATURES



Main Lobby



Sitting Area

DEMOGRAPHICS & DRIVETIME

DEMOGRAPHICS

Estimate 15 Min Drive



| | |
|--------------------------|--------------|
| POPULATION ESTIMATES | 1,400,000 |
| AVERAGE HOUSEHOLD INCOME | \$147,700.00 |

POPULATION

Estimate 15 Min Drive



| | |
|-------|---------|
| >17 | 295,030 |
| 18-44 | 557,489 |
| 45-64 | 357,082 |
| 65+ | 207,656 |

Data Source: Placer.ai

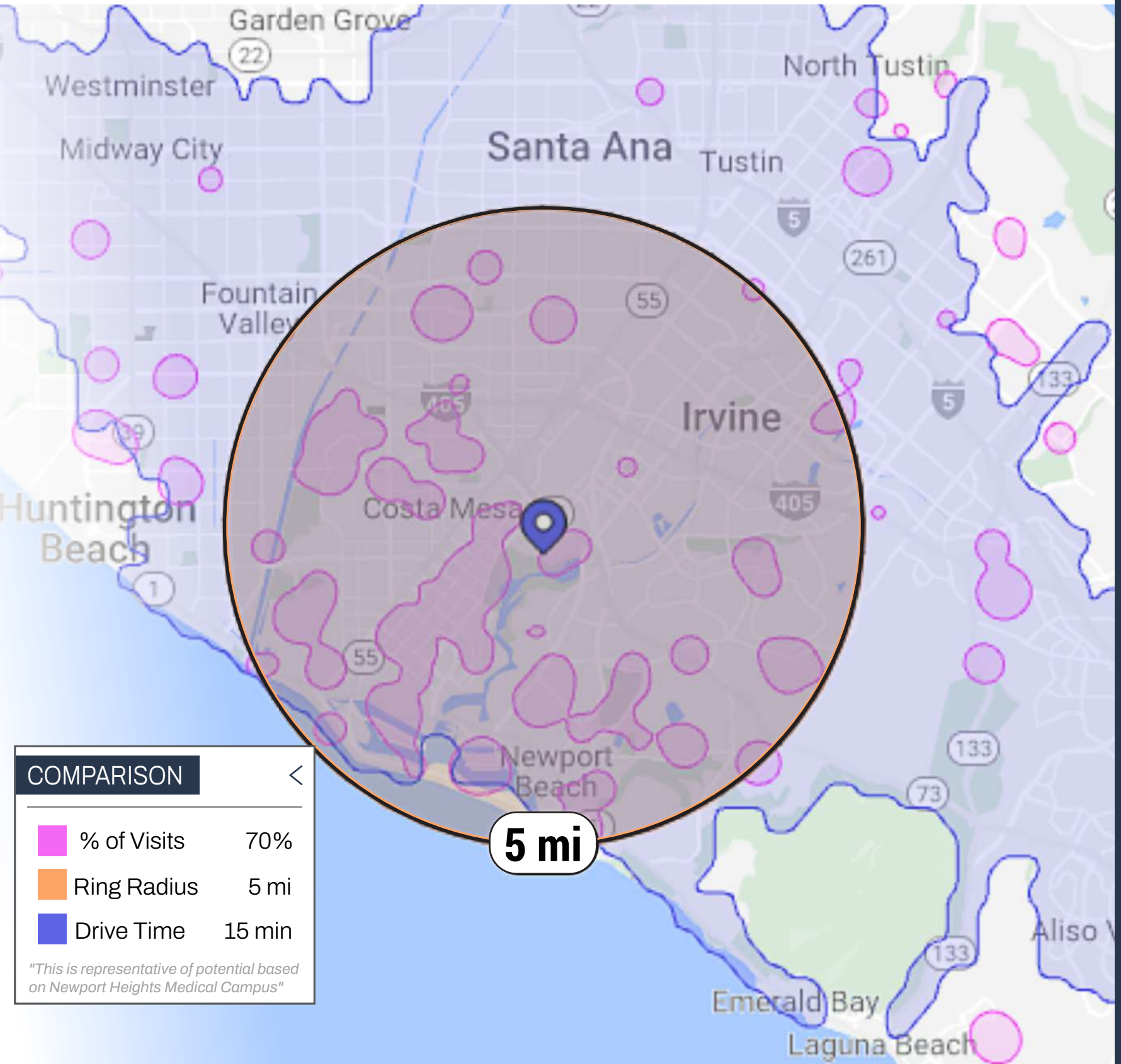
PAYOR MIX

Within 5 Mile Radius



| | |
|----------------|-------|
| COMMERCIAL | 11.9% |
| EMPLOYER BASED | 52.2% |
| GOVERNMENT | 21.4% |
| MULTIPLE | 14.5% |

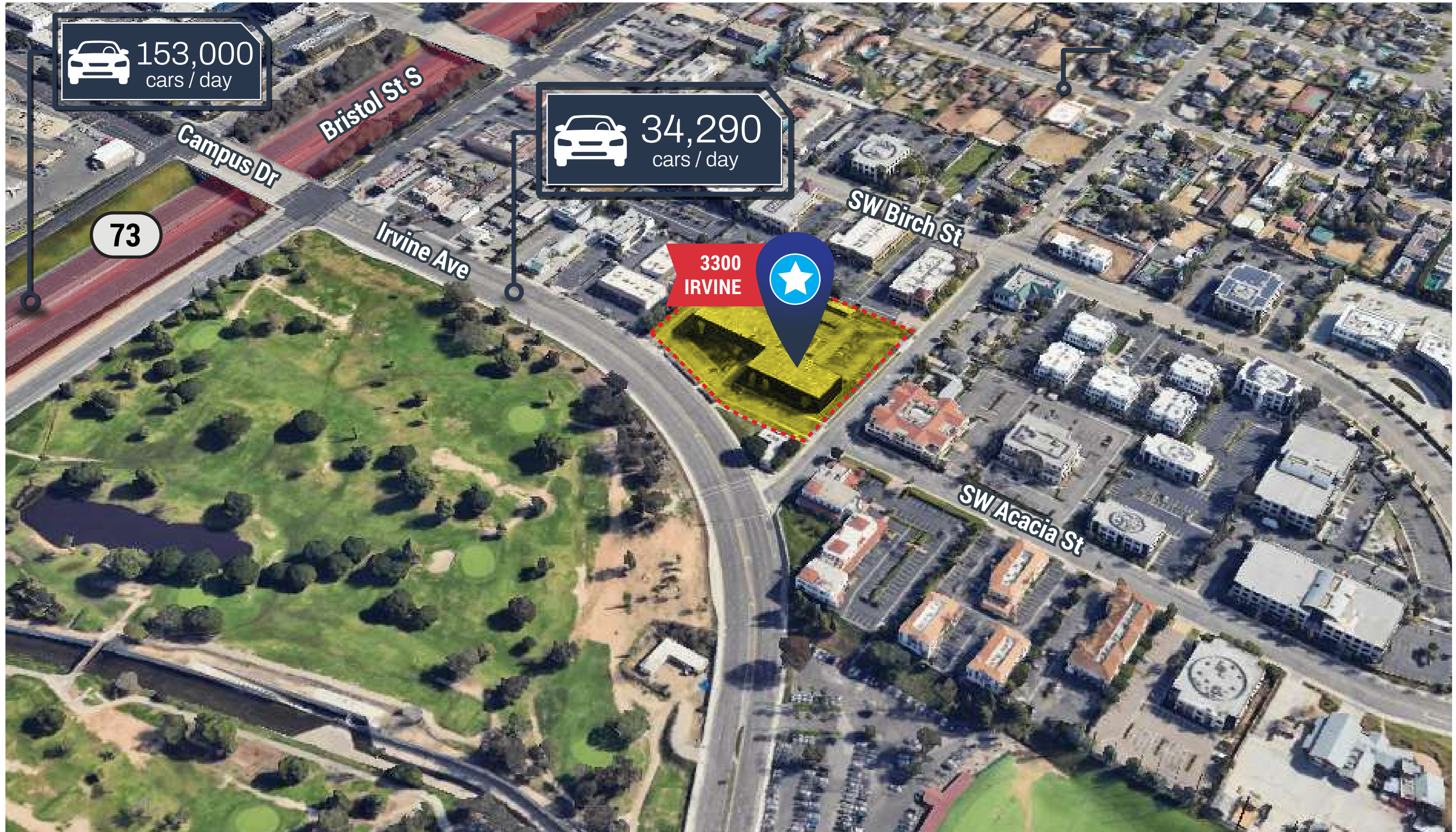
Data Source: revista med



COMPARISON

| | |
|-------------|--------|
| % of Visits | 70% |
| Ring Radius | 5 mi |
| Drive Time | 15 min |

"This is representative of potential based on Newport Heights Medical Campus"



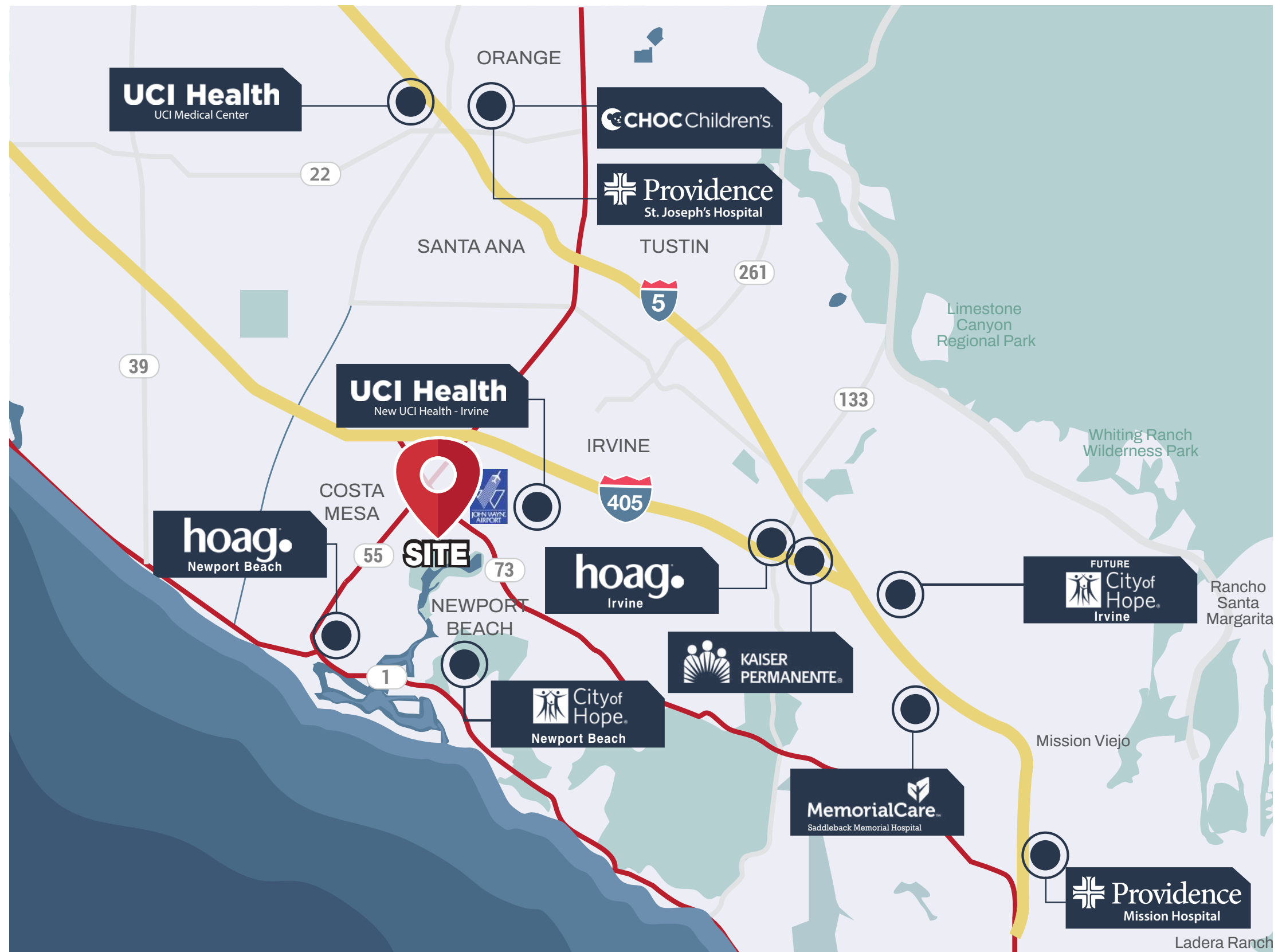
MAJOR HIGHWAYS, AMENITIES & SITE PLAN



MAJOR HIGHWAYS / AMENITIES

LOCAL HOSPITAL DISTANCE MAP

| IRVINE & SOUTH ORANGE COUNTY | |
|---|--------|
|  KAISER PERMANENTE® | 16 min |
|  City of Hope | 16 min |
|  UCI Health New UCI Health - Irvine | 6 min |
|  hoag. | 17 min |
|  MemorialCare™ Saddleback Memorial Hospital | 21 min |
|  Providence Mission Hospital | 23 min |
| ORANGE | |
|  UCI Health UCI Medical Center | 17 min |
|  Providence St. Joseph's Hospital | 18 min |
|  CHOC Children's | 16 min |
| NEWPORT BEACH | |
|  City of Hope | 11 min |
|  hoag. | 14 min |





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