

A photograph of a modern, multi-story glass skyscraper is the background of the page. The building's facade is composed of a grid of dark, rectangular glass panels. The perspective is from a low angle, looking up at the building, which creates a sense of height and scale. The sky is a clear, pale blue. A semi-transparent dark blue rectangular area is overlaid on the lower half of the building, serving as a background for the text.

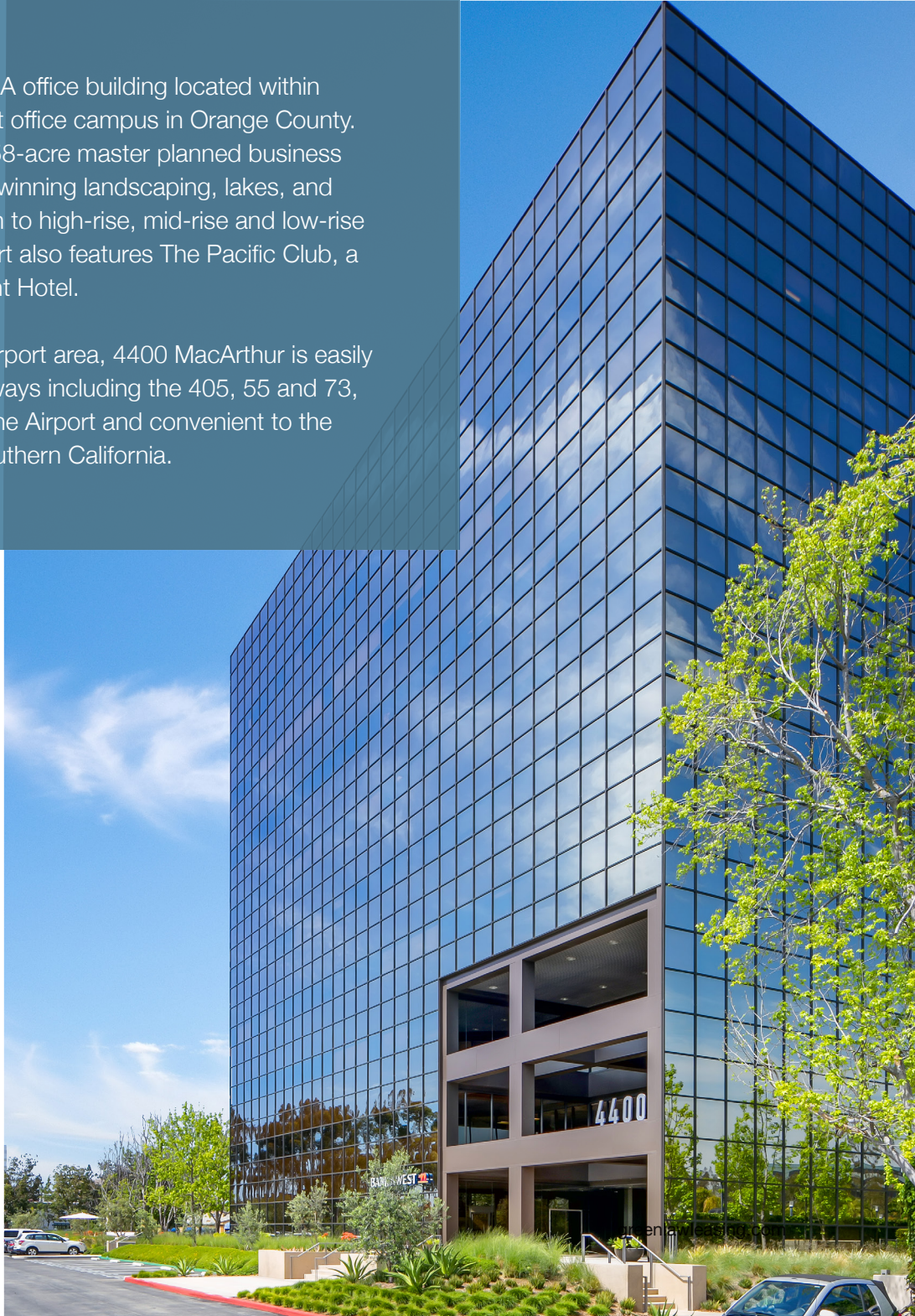
LOCALLY OWNED RELATIONSHIP FOCUSED

4400 | MacArthur

ELEGANTLY EFFICIENT

4400 MacArthur is a 9-story, Class A office building located within the prestigious Koll Center Newport office campus in Orange County. Koll Center Newport is a pristine 158-acre master planned business campus that encompasses award-winning landscaping, lakes, and signature water features. In addition to high-rise, mid-rise and low-rise office buildings, Koll Center Newport also features The Pacific Club, a private social club, and the Fairmont Hotel.

A premier location within the OC Airport area, 4400 MacArthur is easily accessible to the area's major freeways including the 405, 55 and 73, within close proximity to John Wayne Airport and convenient to the beach communities throughout Southern California.



Prime Location



BEST-IN-CLASS

156,310 SF, 9-story
Class-A Office



ACCESSIBLE

Immediate access to John Wayne
Airport, I-405, SR-55 and SR-73



PROMINENT

Located in the prestigious
Koll Center Newport Office Campus



MODERN AMENITIES

Includes top onsite amenities and
adjacent fitness and food options



AMPLE PARKING

4.00 : 1,000 USF





South Coast Plaza



CENTRALLY LOCATED

4400 MacArthur offers excellent visibility and immediate access to San Diego via the I-405 Freeway. Convenient connections to Newport Beach and Costa Mesa via the SR-55 Freeway and San Joaquin Hills via the SR-73 Freeway make the commute a breeze. It's only a half-mile away from John Wayne Airport.





NEARBY AMENITIES

4400 MacArthur is ideally positioned within the prestigious Koll Center Newport Office Campus with many attractive amenities including:

FITNESS FACILITIES

- ① Equinox Sports Club - Irvine

HOTELS

- ② Hyatt Hotel
- ③ Marriott - Newport Beach
- ④ Renaissance Hotel

FOOD & DRINKS

- ⑤ Avocado Cafe Irvine
- ⑥ Benihana
- ⑦ Classic Q
- ⑧ El Pollo Loco
- ⑨ Flame Broiler
- ⑩ Ike's Sandwiches
- ⑪ Jamba Juice
- ⑫ Kalveras
- ⑬ Mario's Butcher Shop
- ⑭ Moulin
- ⑮ Nan San
- ⑯ Phans Kitchen Bar
- ⑰ Poke OC
- ⑱ Sgt. Pepperoni's Pizza
- ⑲ Solstice Seasonal Kitchen
- ⑳ Starbucks (4 Locations)
- ㉑ Subway
- ㉒ The Lost Bean Coffee
- ㉓ Taco Bell

TRANSPORTATION

- ⑳ John Wayne Airport





AVAILABLE SPACE

Suite	Size (RSF)	Space Details
150	7,026	Available August 2026. 9 offices, 1 conference room, kitchen and restroom.
350	4,104	Spec suite available June 2026. 7 offices, 1 conference room, and a break room.
400	18,339	43 perimeter offices, 3 conference rooms, kitchen and break room
570	5,868	6 offices, storage space and kitchenette.





QUALITY FIT & FINISH

Our class-A work environments elevate your companies image and game. Giving you an edge with recruitment, culture and retention.





GREENLAW
LEASING

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County

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