

# *Build to suit opportunity in great location*



5160 Birch St Suite 100  
Newport Beach, CA  
92660

Perfect for a business that  
works with UCI health or  
Harbor Justice Center  
(Approx. 5,000 Sqft)

**\$5,000 Bonus in Amex gift cards**

## Property Details

- Build to suit opportunity in a great location.
- Free surface parking.
- Across the street from UCI Health center
- Across the street from Harbor Justice Center
- Close proximity to lots of food options.

Asking \$3.25 FSG

- First floor office space





*Directly across the street from Harbor Justice Center and UCI Health.*

*Perfect for any business that works with hospitals or the Harbor Justice Center.*



*Build to suit  
opportunity in  
desirable airport  
area*

*Please call or email for further information  
and information on touring*



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949-585-9866



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**MIKE SALMON**

*PARTNER*

