

Newport Irvine Medical Center

✚ MEDICAL OFFICE FOR LEASE



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**3300 Irvine Avenue
Newport Beach, CA 92660**



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.

**Concept renderings. Not final design*



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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 stairwell 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



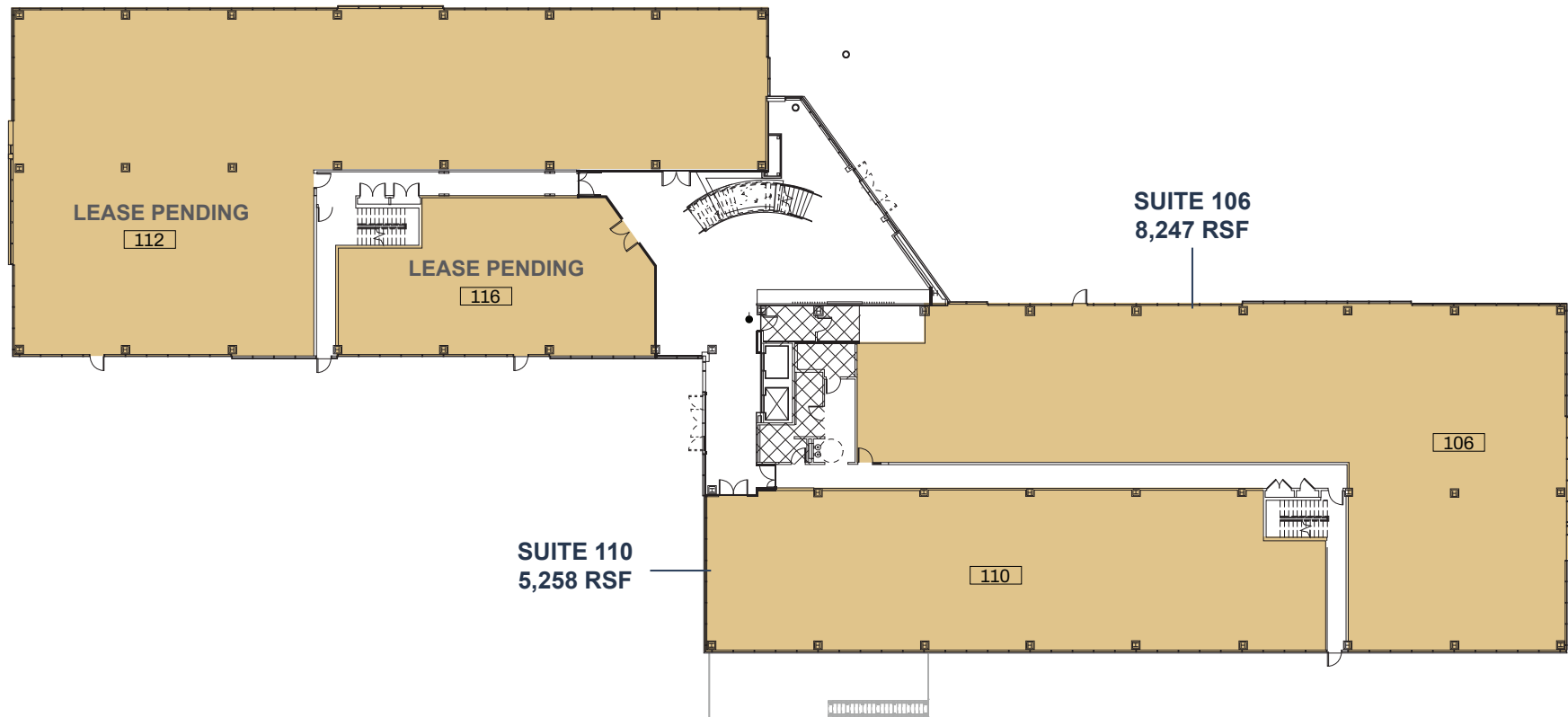
IDEAL MARKET & SITE LOCATION

- 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 population is expected to grow by 20,000 people per year.

Renovations Projected to Commence July 2026



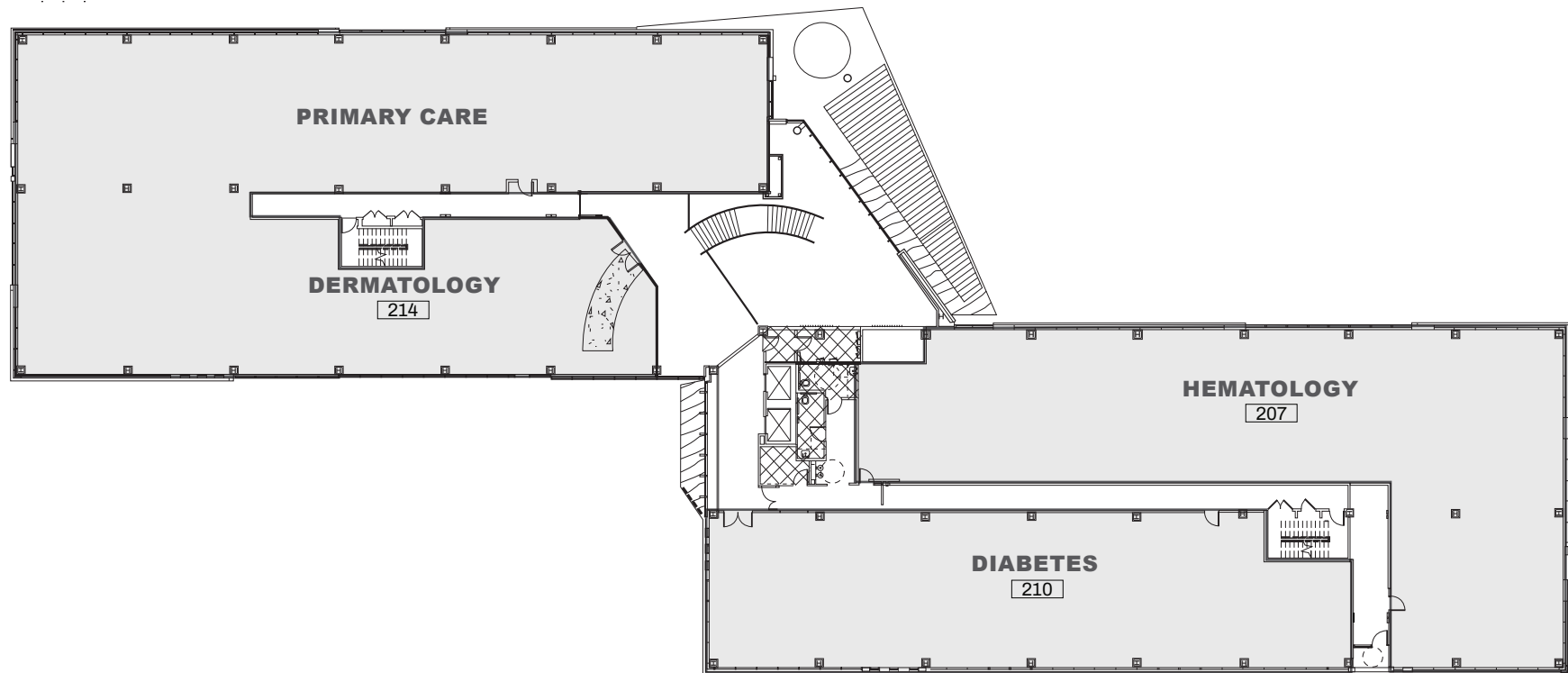
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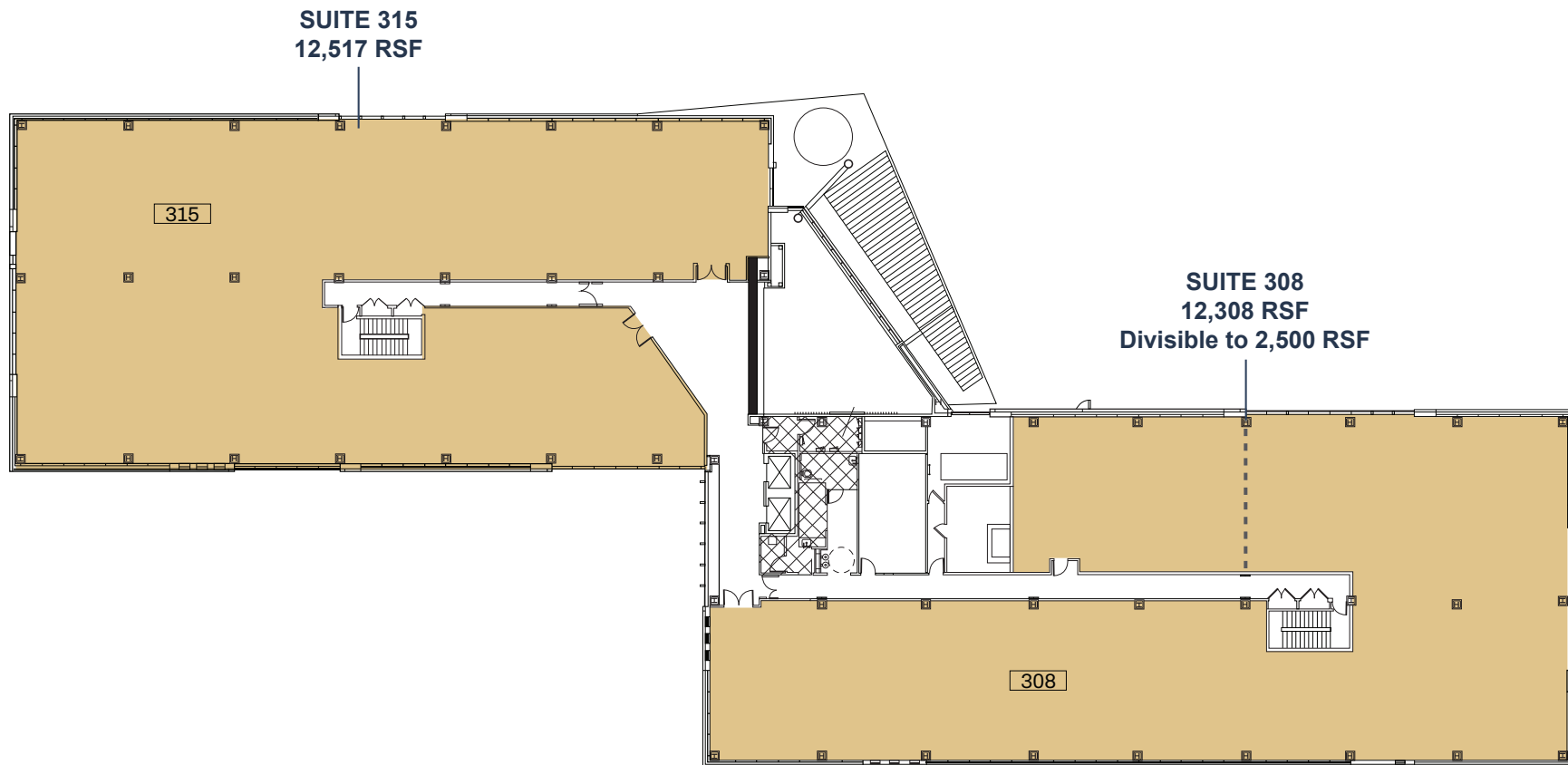


AVAILABLE SUITES

SUITE	RSF	LEASE RATE
106*	8,247	
110*	5,258	\$4.95 NNN
112	9,682	
116	2,430	\$5.25 NNN

*Contiguous up to 13,505 RSF





AVAILABLE SUITES

SUITE	RSF	LEASE RATE
308*	12,308	\$4.95 NNN
315	12,517	\$4.80 NNN

*Divisible to 2,500 RSF

Estimate 15 Min Drive

POPULATION ESTIMATES

1,400,000

>17 295,030

18-44 557,489

AVERAGE HOUSEHOLD INCOME

\$147,700.00

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%

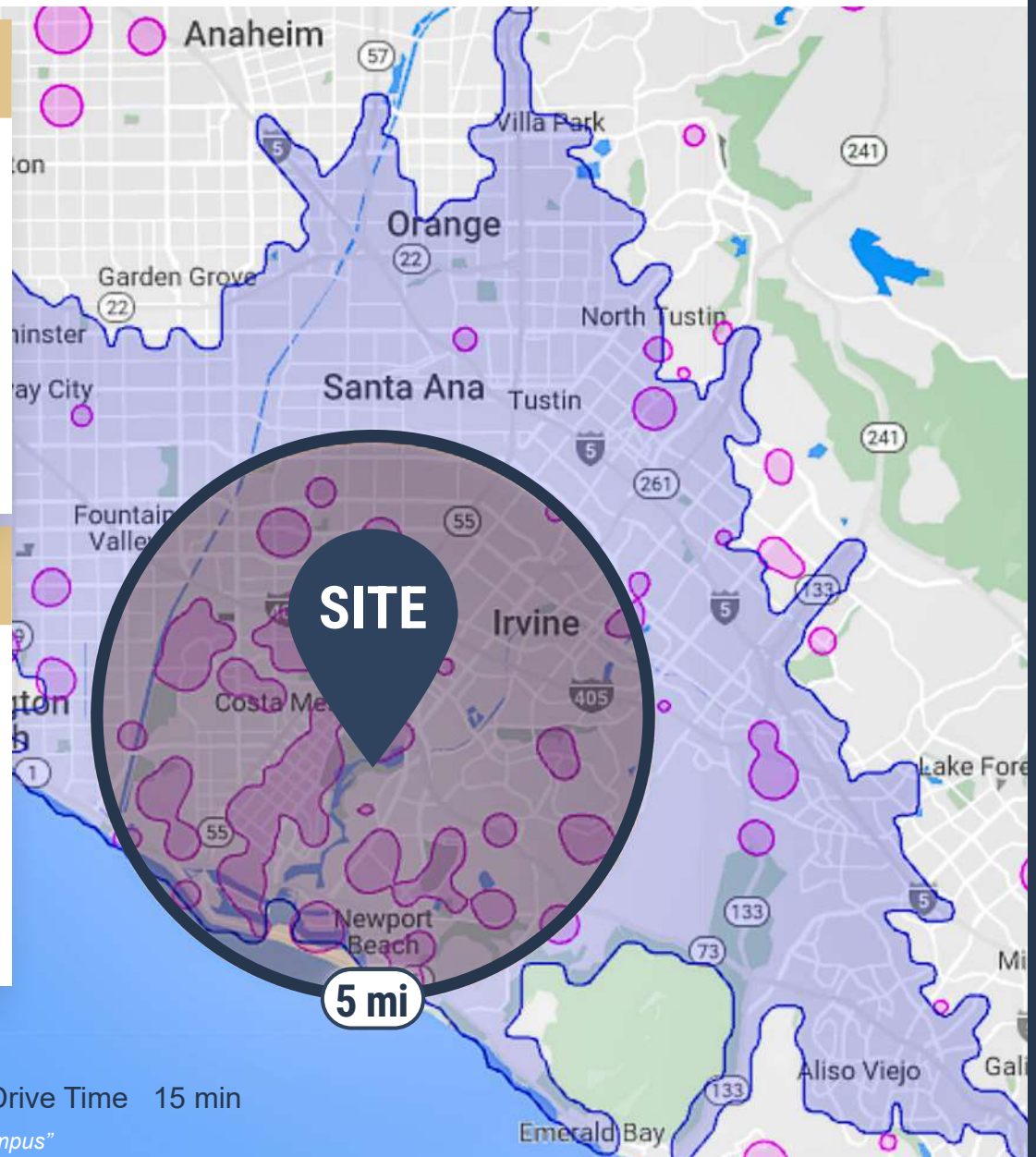
MULTIPLE 14.5%

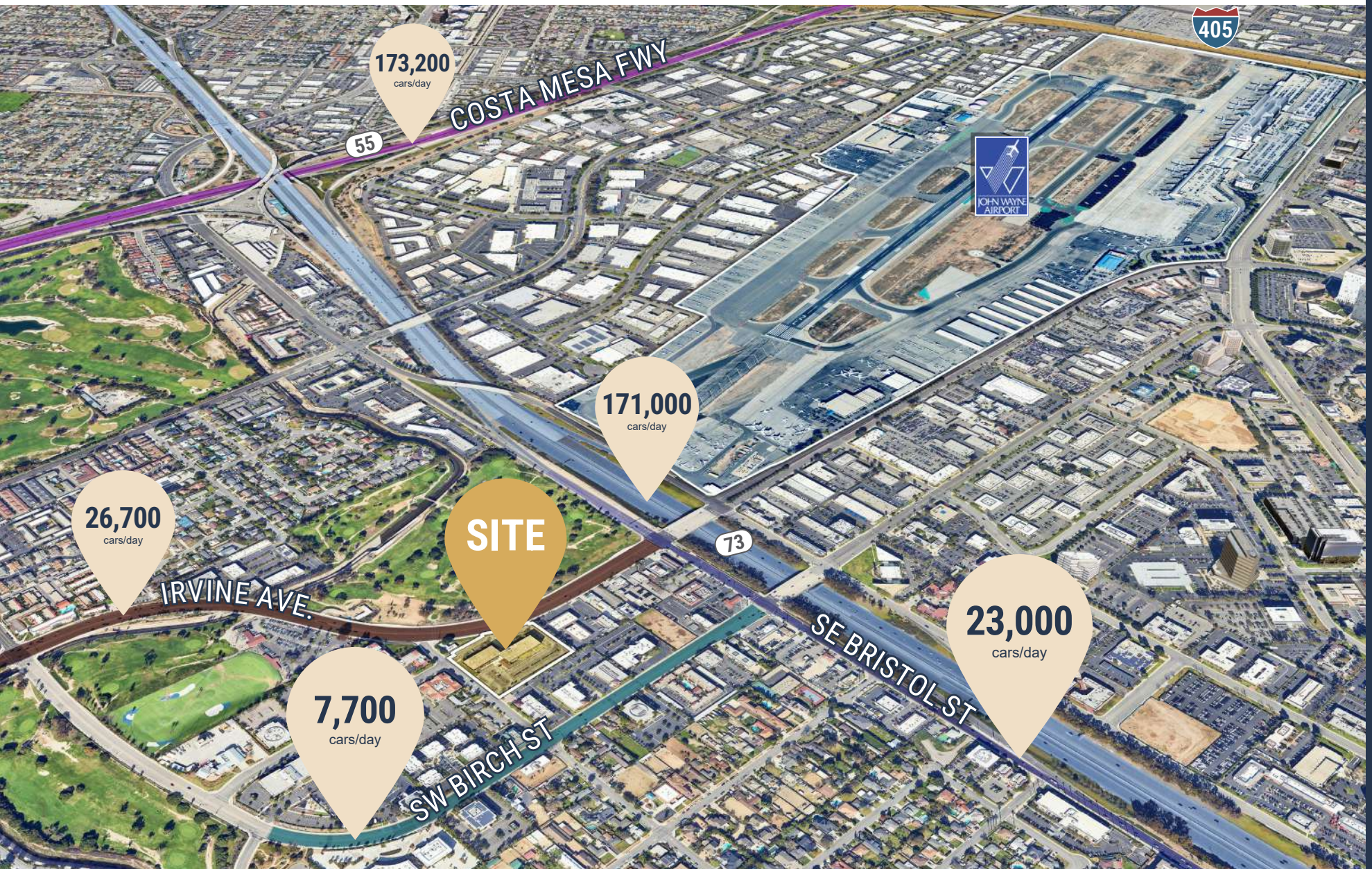
Data Source:  **Placer.ai**

Comparison

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

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







LOCAL HOSPITAL DISTANCE MAP

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