

20071 SW BIRCH STREET
NEWPORT BEACH, CA



NEWPORT BIRCH MEDICAL PLAZA

Pre-Leasing Medical Office Suites
from 1,750-23,000 Rentable Sq. Ft.



ASKING RATE & PROPERTY FEATURES

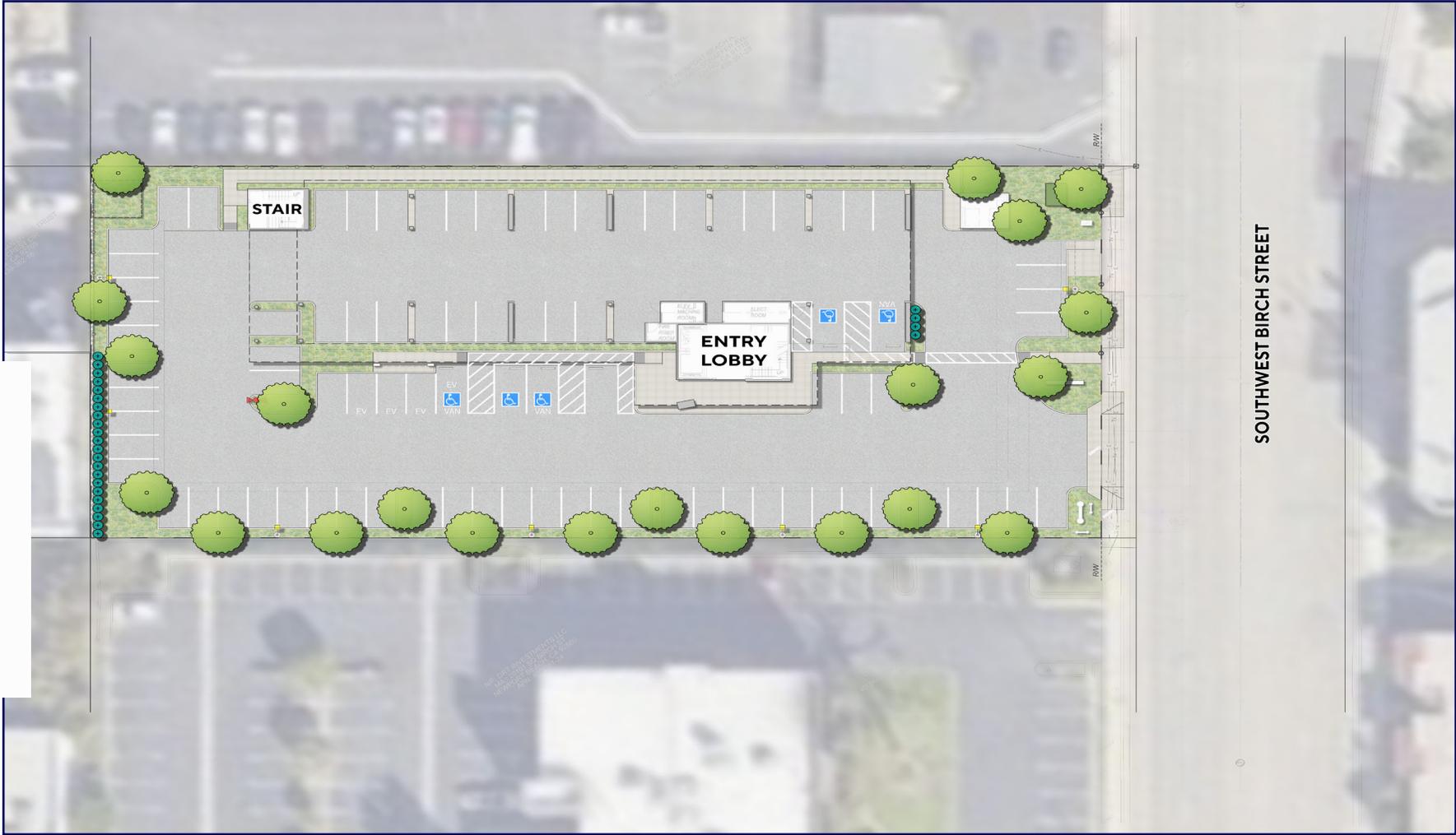
ASKING RATE:	\$4.95 psf/NNN
LEASE TERM:	Ten (10) Years
TENANT IMPROVEMENTS:	\$100.00 PSF
OCCUPANCY:	Early 2027

- » New Class "A" Construction
- » Type II Building Construction- Non-combustible & sprinklered
- » Ideal fit for Surgical Center uses
- » Medical suites from 1,750-23,000 Rentable Sq. Ft.
- » Open contiguous floor plans
- » Free surface and covered parking
- » Two-story building over on-grade parking
- » Served with two (2) elevators
- » Near new UCI Medical Center and Hoag Hospital Campus
- » Views to the south including the Back Bay
- » Walking distance to Newport Back Bay
- » Direct access to 73, 55, and 405 freeway
- » Another project by ACS Development Group, Inc.

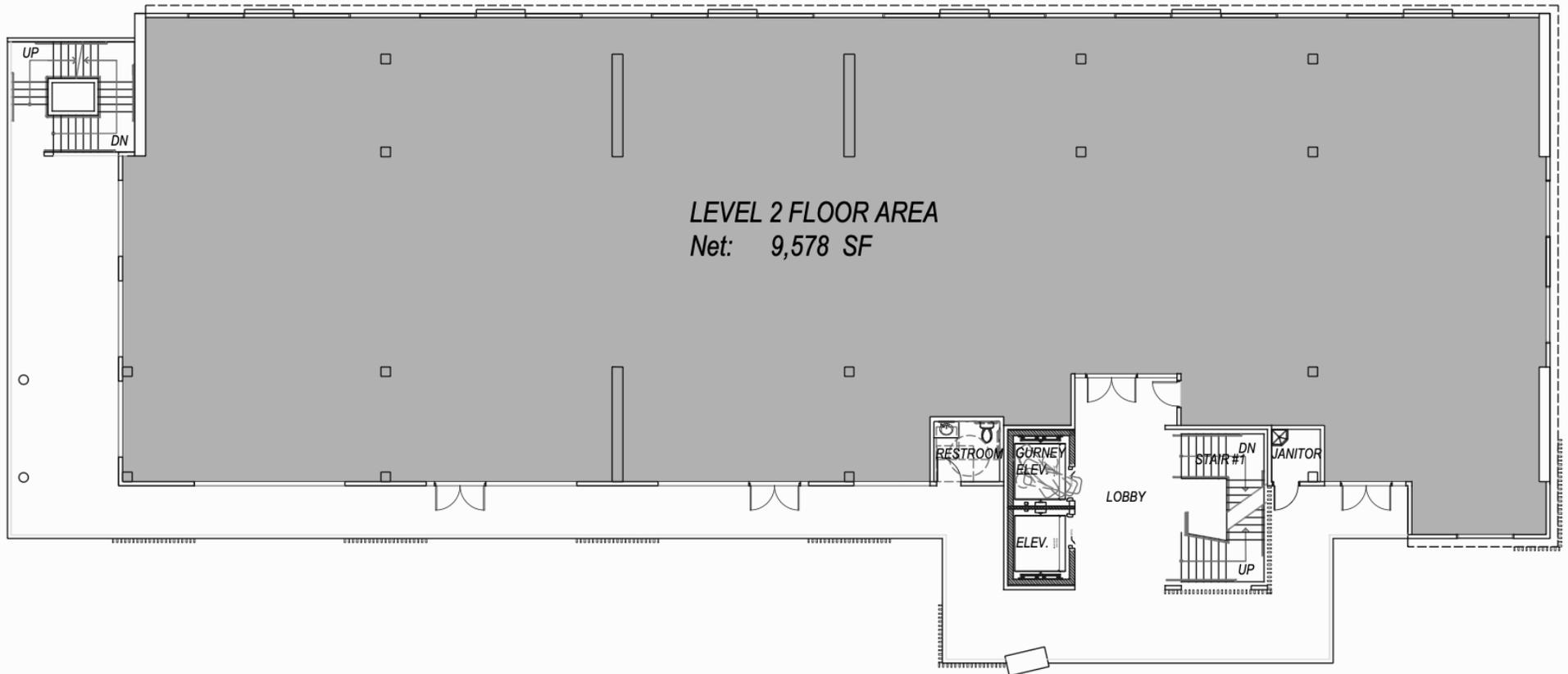
THE PROPERTY | RENDERINGS



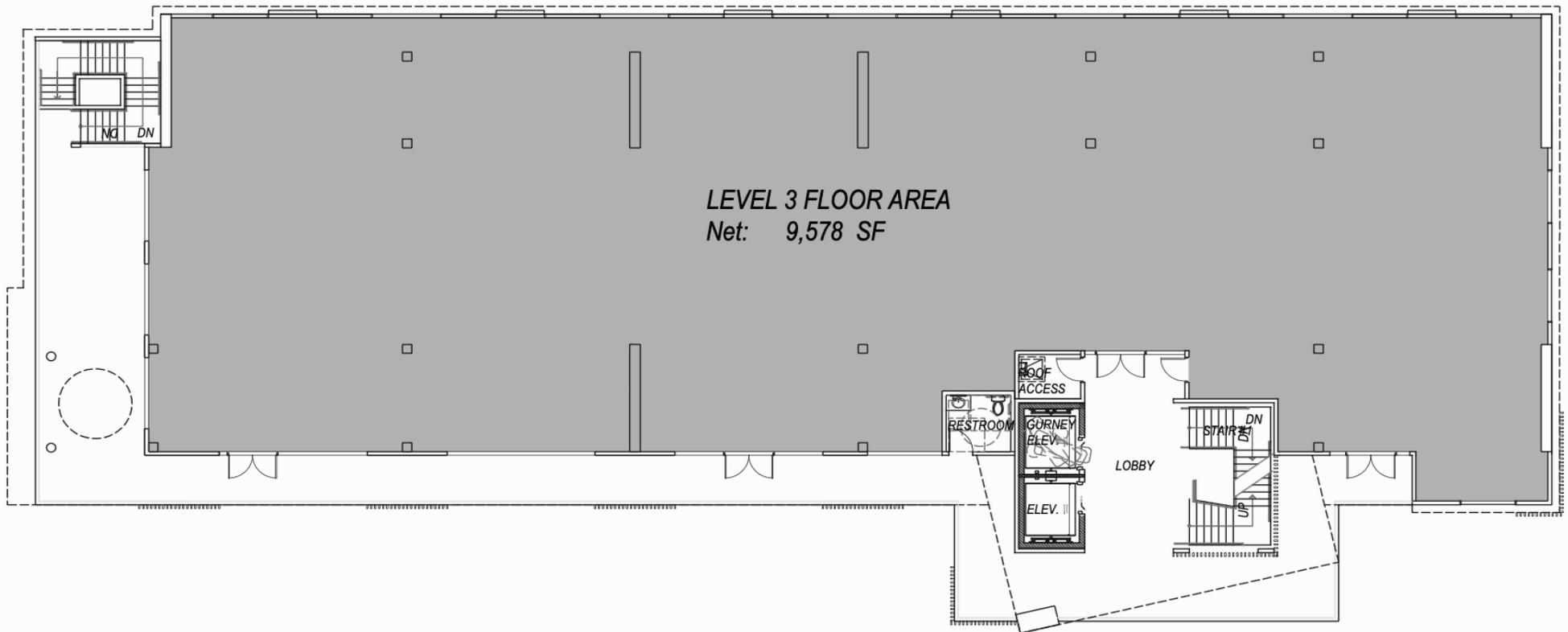
SITE PLAN | THE LANDSCAPE



SECOND FLOOR PLAN



THIRD FLOOR PLAN



LOCAL ARIAL MAP



55



73

73

20071 SW BIRCH STREET
Newport Beach, CA

UCI Health

BACK BAY
NEWPORT BEACH

BRISTOL STREET

IRVINE AVENUE

SW BIRCH STREET

CAMPUS STREET

BIRCH STREET

BRISTOL STREET

CAMPUS STREET

BIRCH STREET

MACARTHUR BOULEVARD

JAMBOREE ROAD

LOCAL HOSPITAL MAP

- 1 Kaiser Permanente
- 2 City of Hope
- 3 City of Hope
- 4 Hoag (Hospital)
- 5 Hoag (Hospital)
- 6 UCI Health-Newport Beach
- 7 UCI Hospital
- 8 Hoag Health



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