

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

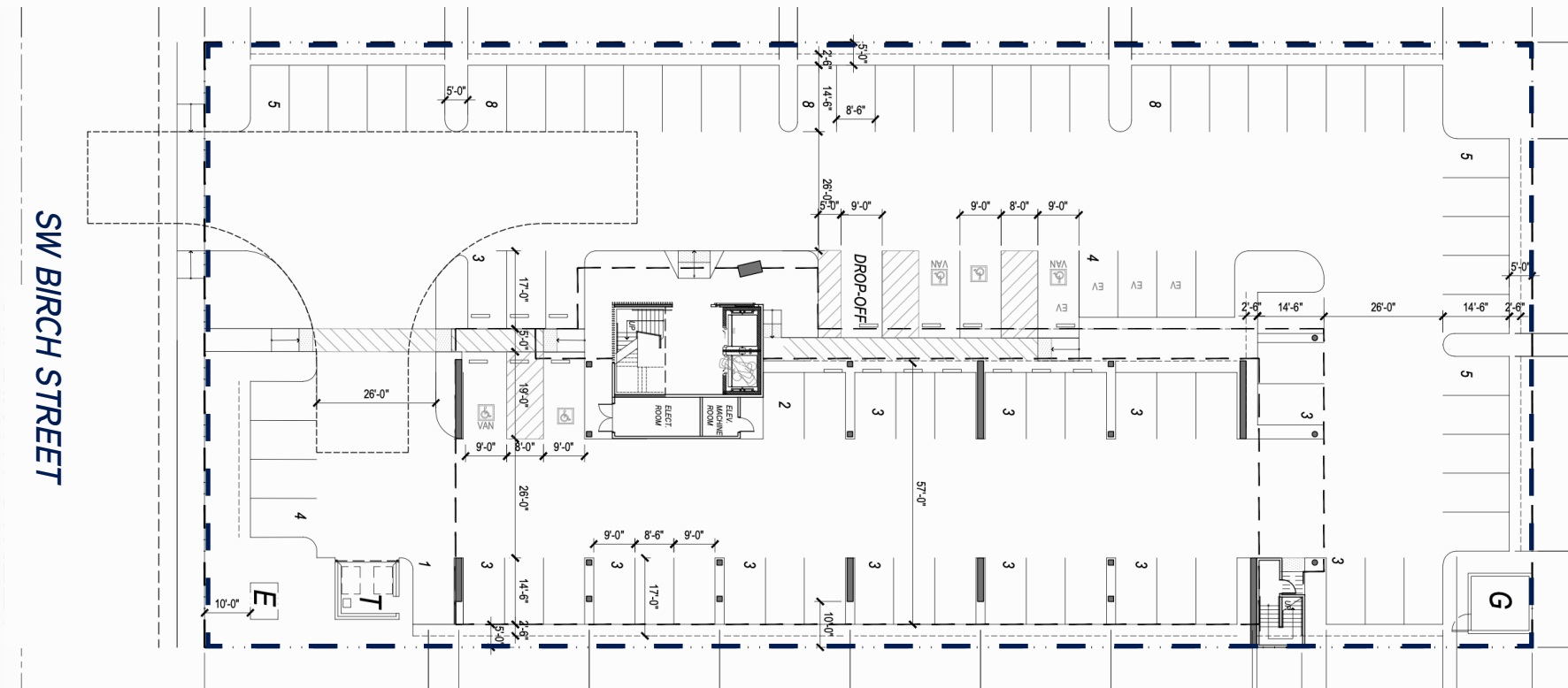
ASKING RATE:	\$4.25 psf/NNN
LEASE TERM:	Ten (10) Years
TENANT IMPROVEMENTS:	\$100.00 PSF
OCCUPANCY:	Early 2027

- » 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.

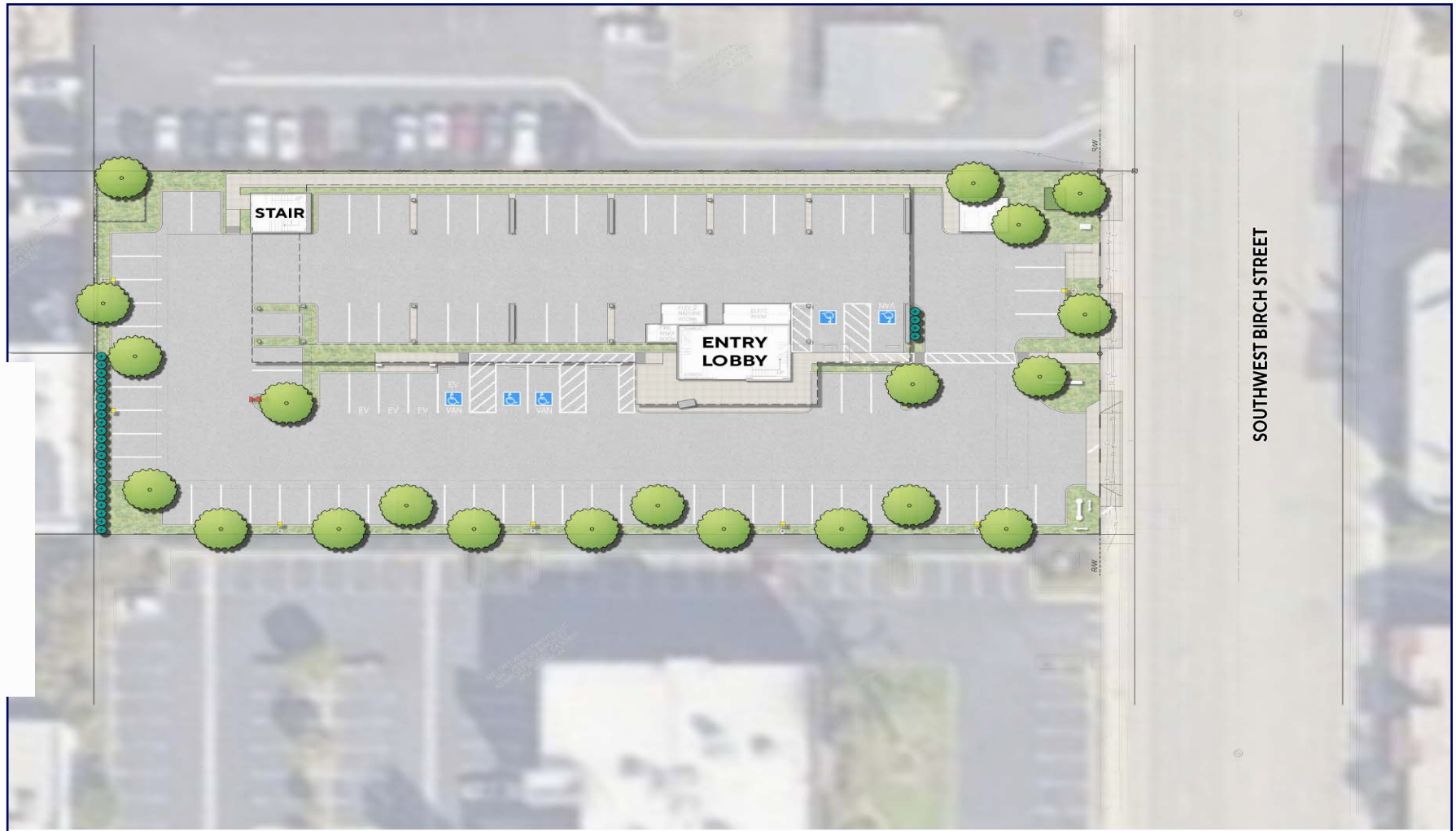
THE PROPERTY | RENDERINGS



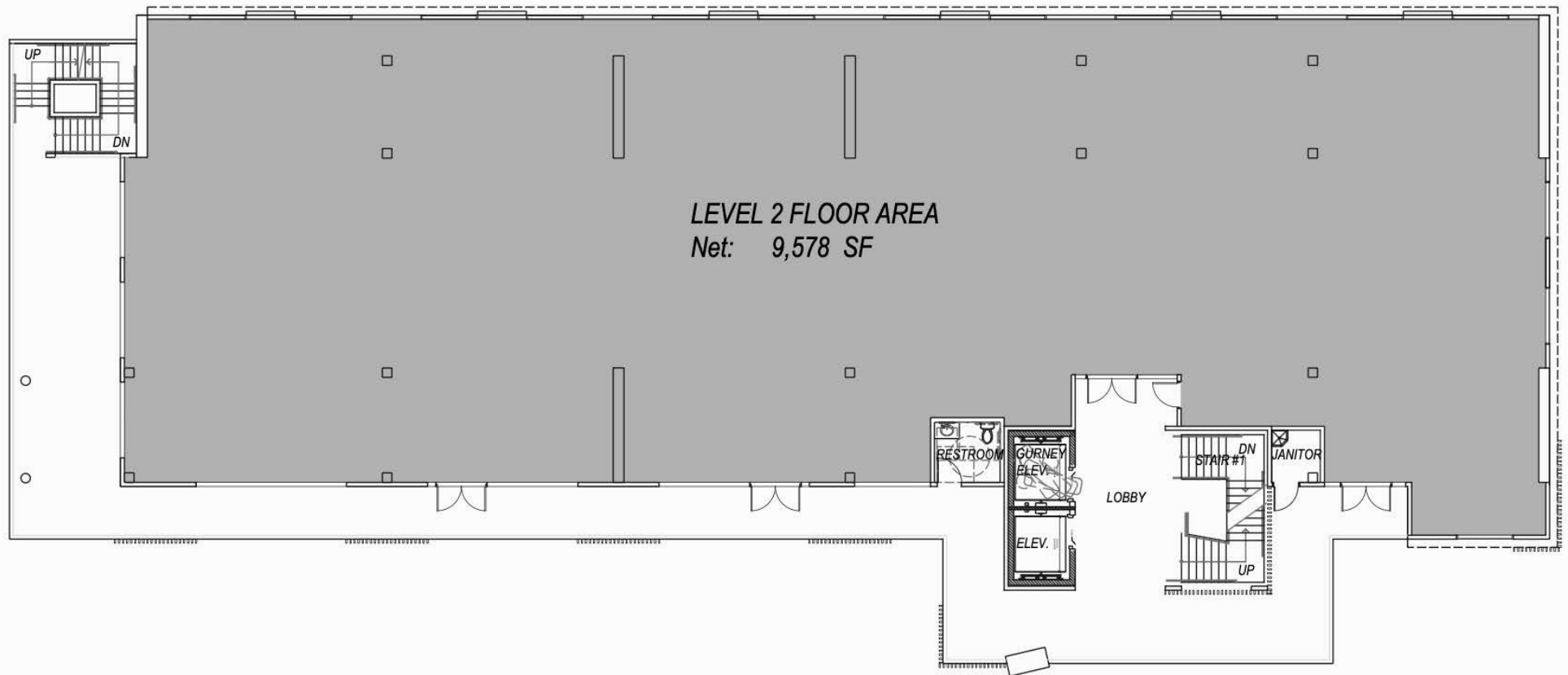
SITE PLAN | PARKING



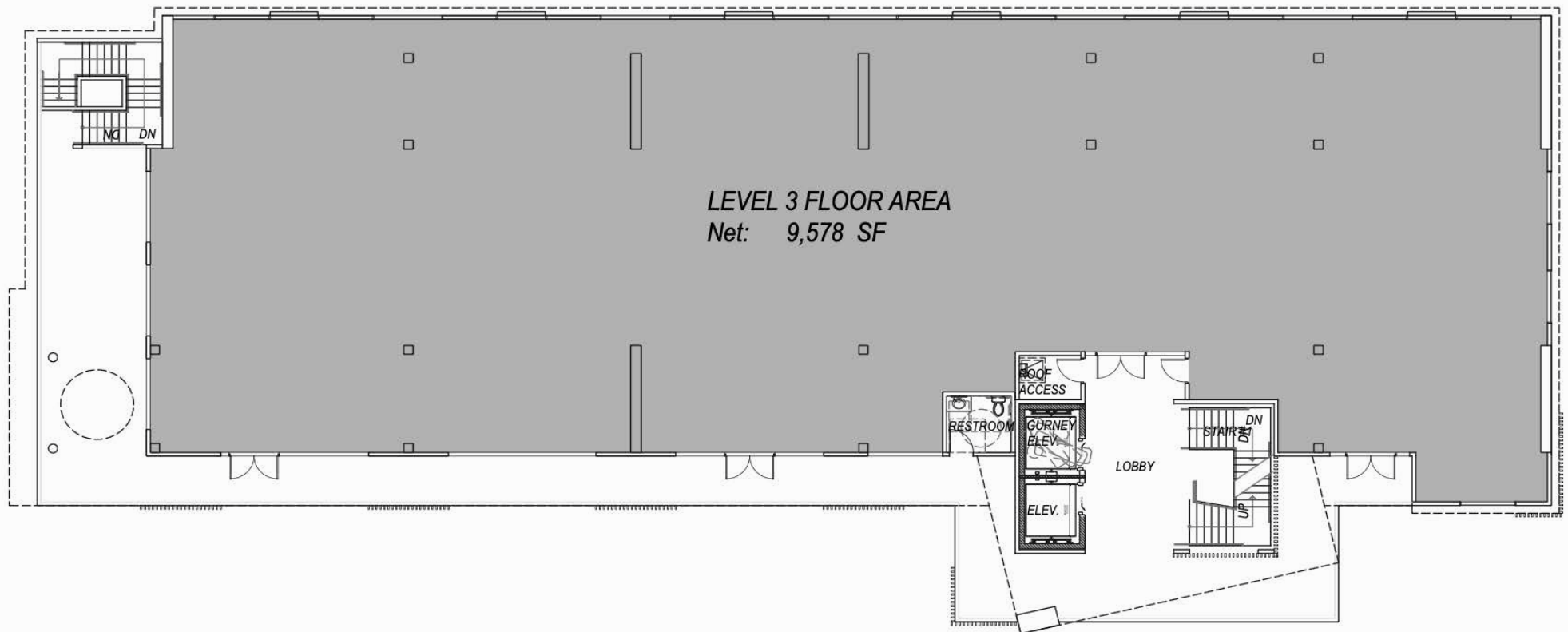
SITE PLAN | THE LANDSCAPE



SECOND FLOOR PLAN



THIRD FLOOR PLAN



LOCAL ARIAL MAP



55



73

73

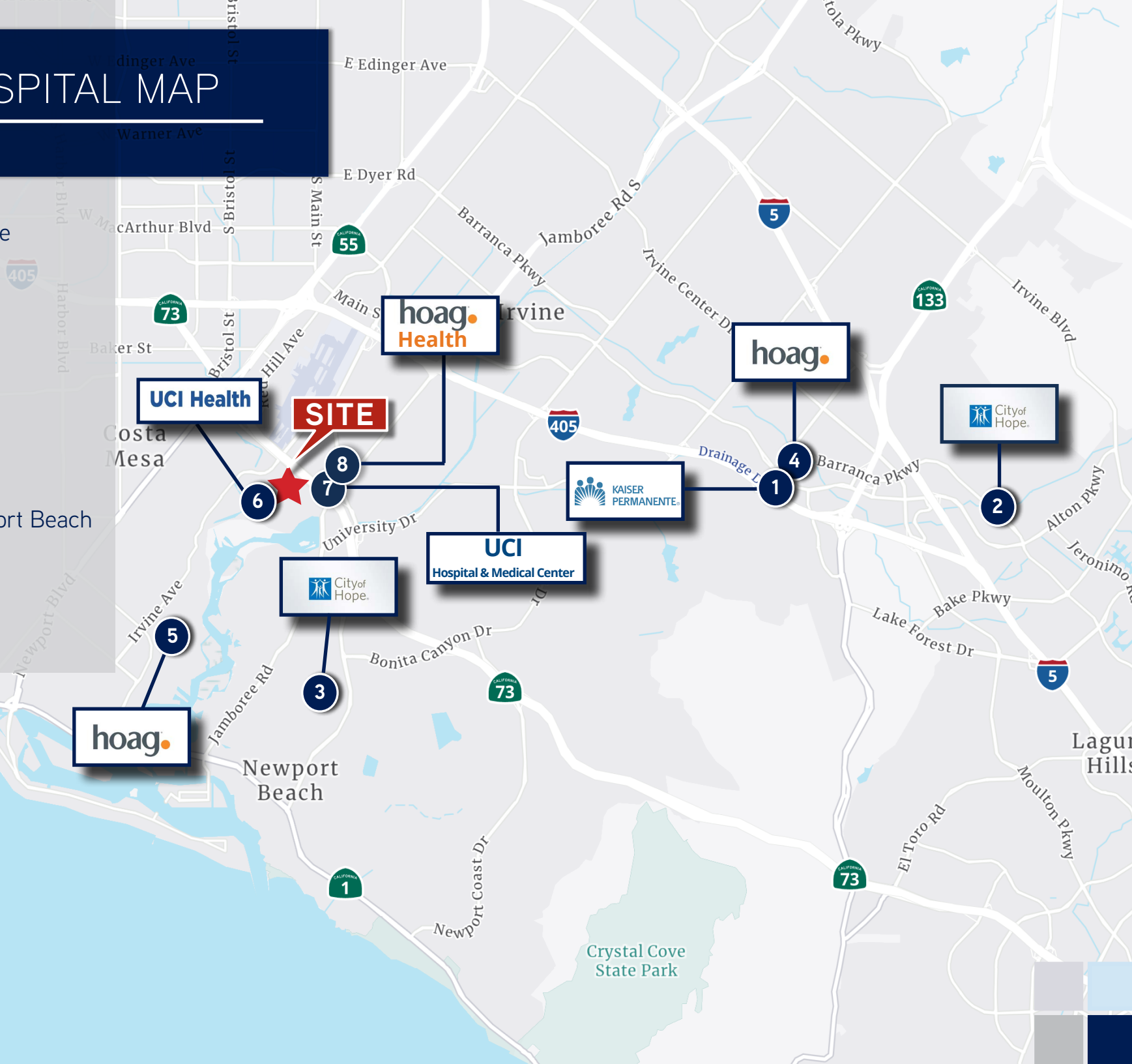
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UCI Health

BACK BAY
NEWPORT BEACH

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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