

1800

QUAIL ST, NEWPORT BEACH

AVAILABLE FOR SALE

ONE OF A KIND OPPORTUNITY



3 INDIVIDUAL CONDOS AVAILABLE FOR SALE

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

ALLEN BASSO
Senior Vice President
Lic. #01298152
949.790.3130
abasso@leeirvine.com

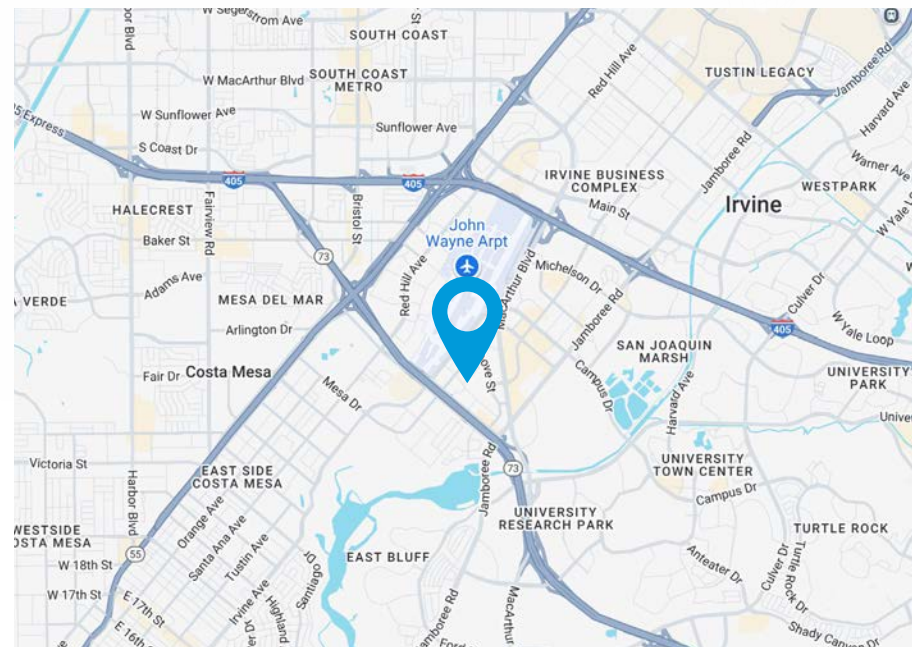
RYAN HARMAN
Senior Vice President
Lic. #01399616
949.460.3136
rharm@leeirvine.com

PROPERTY FEATURES

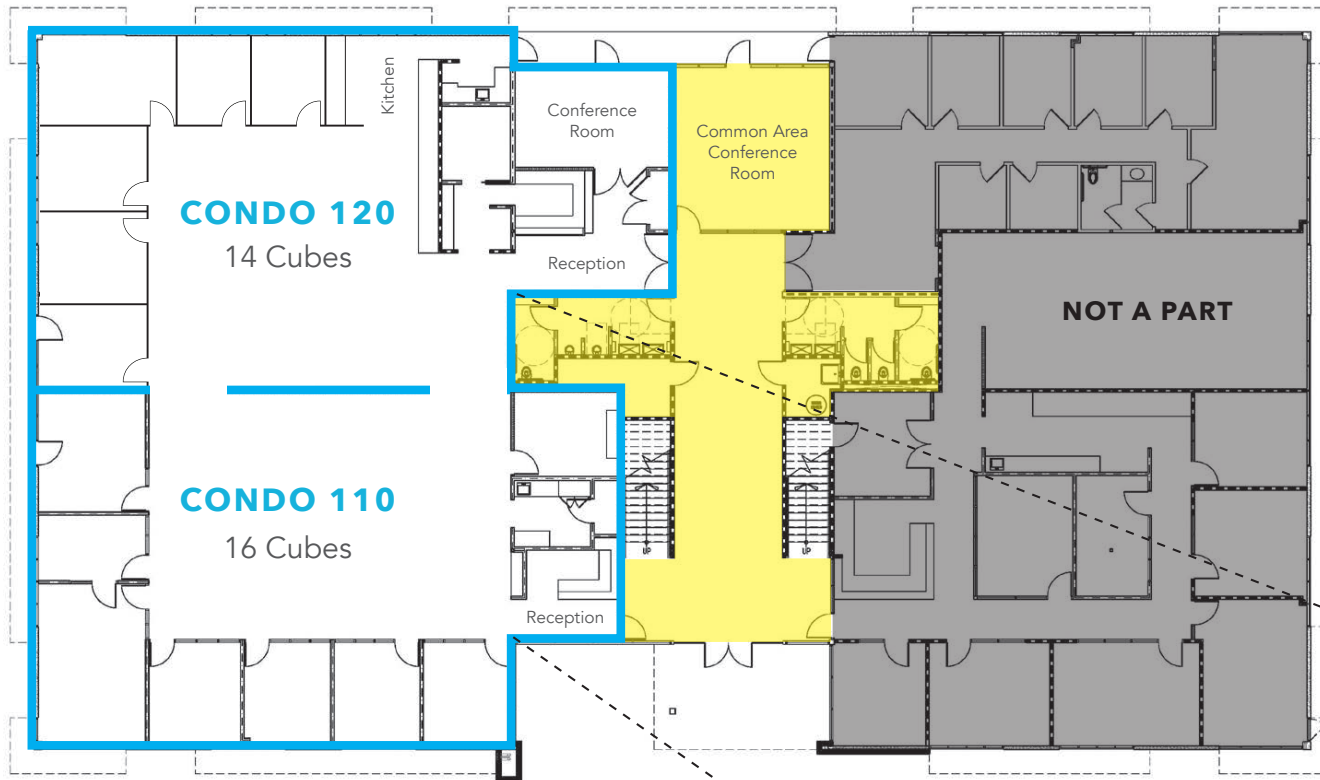
- Up to ±8,702 Sq. Ft. of Office Space Available For Sale/Lease
- Prestigious Newport Beach Location
- Parking 4:1000 - Free and in Common
- High End Finishes with 2nd floor with Executive Lounge and Balcony, 2nd Floor Executive Lounge Features Sleek, Contemporary Architecture with Stylish Finishes and an Open-Concept Layout
- Efficient Layout with Direct Access from the Parking
- Part of a Larger 16,039 Sq. Ft. Two Story Building
- Immediate Access to 73, 55 and 405 Freeways
- Full Size Kitchen Equipped with Modern Appliances
- Spacious Private Balcony, Shared Conference Room and Common Area Restrooms
- Includes a Fully Equipped Restroom with Shower
- Conveniently Situated Above the Main Office Space
- **FOR SALE: \$7,788,290 (\$895 PSF)**
 - Association Master MarWest Dues: Approx. \$1,105 per Month
 - Owners Split Common Area Maintenance and Utilities Per Pro Rata Share

CURRENT AVAILABILITY

- **Condo 110/120/210:** ±8,702 Sq. Ft.
- **Condo 110:** ±3,868 Sq. Ft. - Reception, 7 Private Offices, Conference Room and Open Area (16 Cubes)
- **Condo 120:** ±3,968 Sq. Ft. - Reception, Kitchen, 8 Private Offices, Conference Room and Open Area (14 Cubes)
- **Condo 210:** ±865 Sq. Ft. - Open Plan, Kitchen, Restroom, and Balcony (Bonus 230 Sq. Ft. Balcony) - Can't be Sold Separate

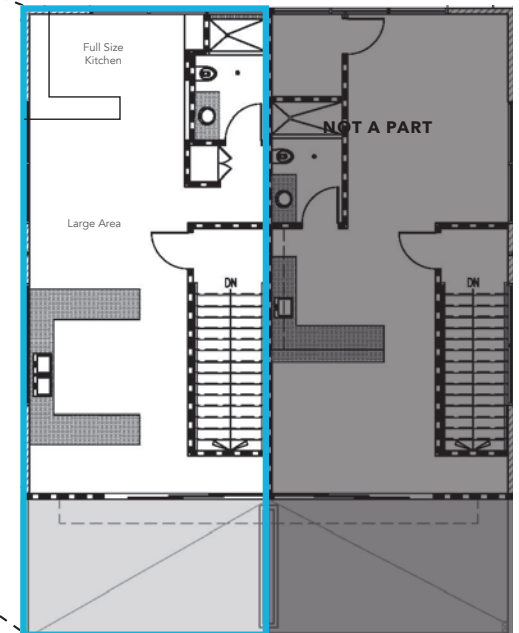


1ST FLOOR FLOORPLAN



 Common Area

2ND FLOOR FLOORPLAN



CONDO 210



FIRST FLOOR OFFICE PHOTOS



SECOND FLOOR EXECUTIVE LOUNGE PHOTOS





SITE PLAN

DOVE STREET

BIRCH STREET

WESTERLY PLACE

