



1301 DOVE
NEWPORT
BEACH



McCarthy • Cook
A RELATIONSHIP DRIVEN EXPERIENCE

CBRE



MODERN FEEL MEETS INSPIRATIONAL WORKSPACE

Iconic Newport Beach location - 1301 Dove offers a beautifully enhanced modern lobby and expansive indoor/outdoor common area boasting a uniquely designed conference center & executive lounge. Finishes include elegant large-format tile flooring, custom wood paneling, back painted glass, brushed stainless steel accents and a sleek, contemporary design.

CLASS
A
10 STORY OFFICE



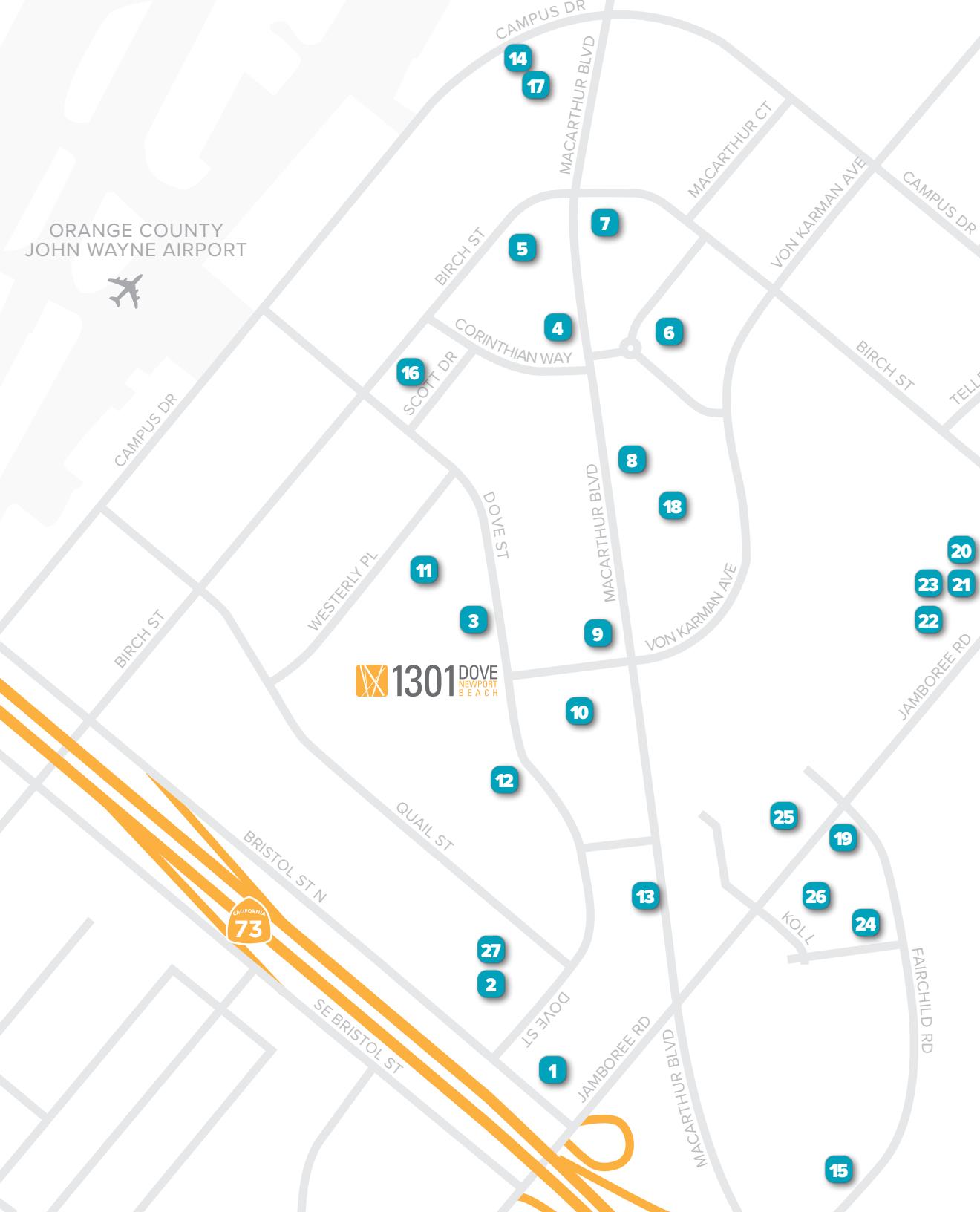


WE'VE GOT IT

Offering the a complete scale of onsite amenities, employees can enjoy coffee or a bite to eat from Café Artys in one of our oversized patios while plugged into our complementary Wi-Fi to enjoy the quintessential Southern California lifestyle. Car running low on its charge – no problem as our employees can use one of the conveniently located EV charging stations. Driving up the street to John Wayne Airport to pick-up your boss – We've got you covered with full service auto detailing. Wanna get away? Also not a problem - tap your app to engage in our bike sharing program to get some exercise or spin over to a proximate eatery. Corporate function – Utilize our new tenant lounge with outdoor terrace and large training / conference facilities.



LOCAL AMENITIES



ON-SITE AMENITIES

Cafe Arty's
Tenant Kitchen & Lounge
Training/conference center
Bike sharing program
Outdoor terrace with Wi-Fi

Auto detailing
EV charging stations
On-site property management & security

HOTELS

5 Hyatt JWA
6 Radisson Hotel

BANKING

7 Wells Fargo
8 Bank of the West
9 Bank of America
10 Kinecta Federal Credit Union
11 US Bank
12 First Citizens Bank
13 First Republic Bank
14 Pacific Premier Bank
15 Opus Bank

OTHER DINING

16 Benihana
17 Bosscat Kitchen
18 Pacific Club
19 28 Restaurant
20 Wendy's
21 Wiener Schnitzel
22 Round Table
23 Starbucks
24 BLK Dot Coffee
25 Taco Bell

HEALTH & FITNESS

26 Equinox
27 Freedom Ride

1. BACK BAY COURT

Blue Mediterranean Cafe
Starbucks
Subway
Shirley's Bagels
Nana San Sushi
Flame Broiler
Taco's & Company
Pizza Hut
Dry Cleaners

2. PLAZA NEWPORT

Juliette Kitchen & Bar
Moulin
Vibe Organic Kitchen
Pdm Bakery Cafe
il Barone Ristorante
Togo's
FedEx Office
Wine Merchant
Urgent Care

2. NEWPORT PLACE

7-11
Ike's Love & Sandwiches
Roll it Sushi
Saagar Indian Cuisine
Classic Q's Billiards

4. CORINTHIAN CENTER

Staples
Jamba Juice
La Salsa
Fuji Grill
Palm Beach Tan
Jimmy John's

AVAILABILITIES

SUITE	RSF	AVAILABLE	DESCRIPTION
200*	27,479 RSF	March 2022	Full floor opportunity with the ability to provide approximately 80k RSF contiguous. Building top signage possibility.
300*	14,409	Available 30 Days	Double door entry off elevator featuring expansive private patio, dedicated reception, large glass conference room, break room perimeter offices, work room and large open areas.
350	1,454	Immediate	3 perimeter offices, IT / storage closet, large open area and shared use of an outdoor balcony.
400*	19,400	March 2022	Full floor opportunity with the ability to provide approximately 80k RSF contiguous. Building top signage possibility.
520/550	9,081	Immediate	Highly built-out suite in its current condition which can be modified to suit. Divisible to 7,461 RSF.
560	6,077	March 2022	Multiple perimeter offices, conference room, large break room, IT room and large open area.
600	11,423	March 2022	Double door entry off elevator lobby featuring large conference room, multiple perimeter offices, break room, work room, IT room and large open area.
650	7,938	Immediate	Double door reception with lobby exposure, 14 private offices, conference room, kitchen/break, storage/work room, IT and large open area.
760	4,686	November 2021	Corner space with ample glass line, 7 window offices, storage, workroom and open work area.
750	3,315	Immediate	Double door entry featuring 6 private offices, conference room & open area for workstations.
830	1,746	With Notice	Highly improved market ready space with large conference room, two perimeter offices, open break area and highly improved finishes throughout.
910	2,170	Immediate	Corner space currently in shell condition. Improvements to suit.
970	2,908	February 2022	Double door entry featuring reception, conference room, eight private offices, large break/work room and open area.
1030	1,420	Immediate	Penthouse space featuring two perimeter offices, dedicated reception, break room and open area.

*Opportunity for 103,808 RSF of contiguous space.

*Contiguous up to 15,158 RSF

*Contiguous up to 19,361 RSF

*Contiguous up to 8,001 RSF



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