

NEWPORT IRVINE MEDICAL CENTER

MEDICAL OFFICE FOR LEASE



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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.

PROPERTY FEATURES

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 stairwells creating a wellness focused environment and limiting reliance on elevators
- High quality finishes with subtle accents for an elevated aesthetic

PROMINENT LOCATION & ACCESSIBILITY

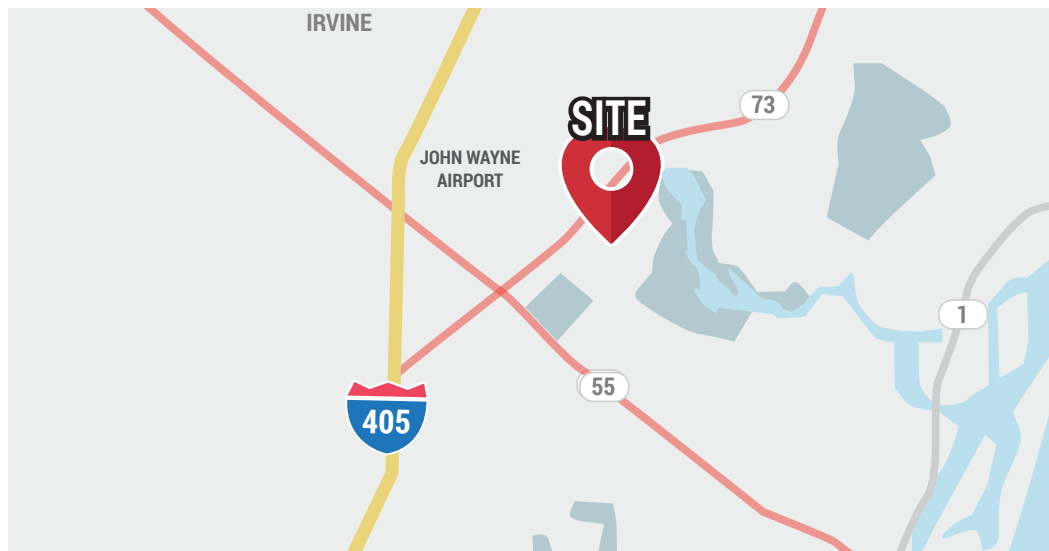
Located in a proven successful medical market with high growth, the site offers excellent accessibility from 3 major thoroughfares:

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



PROPERTY FEATURES

SIGNAGE OPPORTUNITIES

Building top, eyebrow, and monument signage are available with certain suite requirements and restrictions.

FLEXIBLE SUITE OPPORTUNITIES

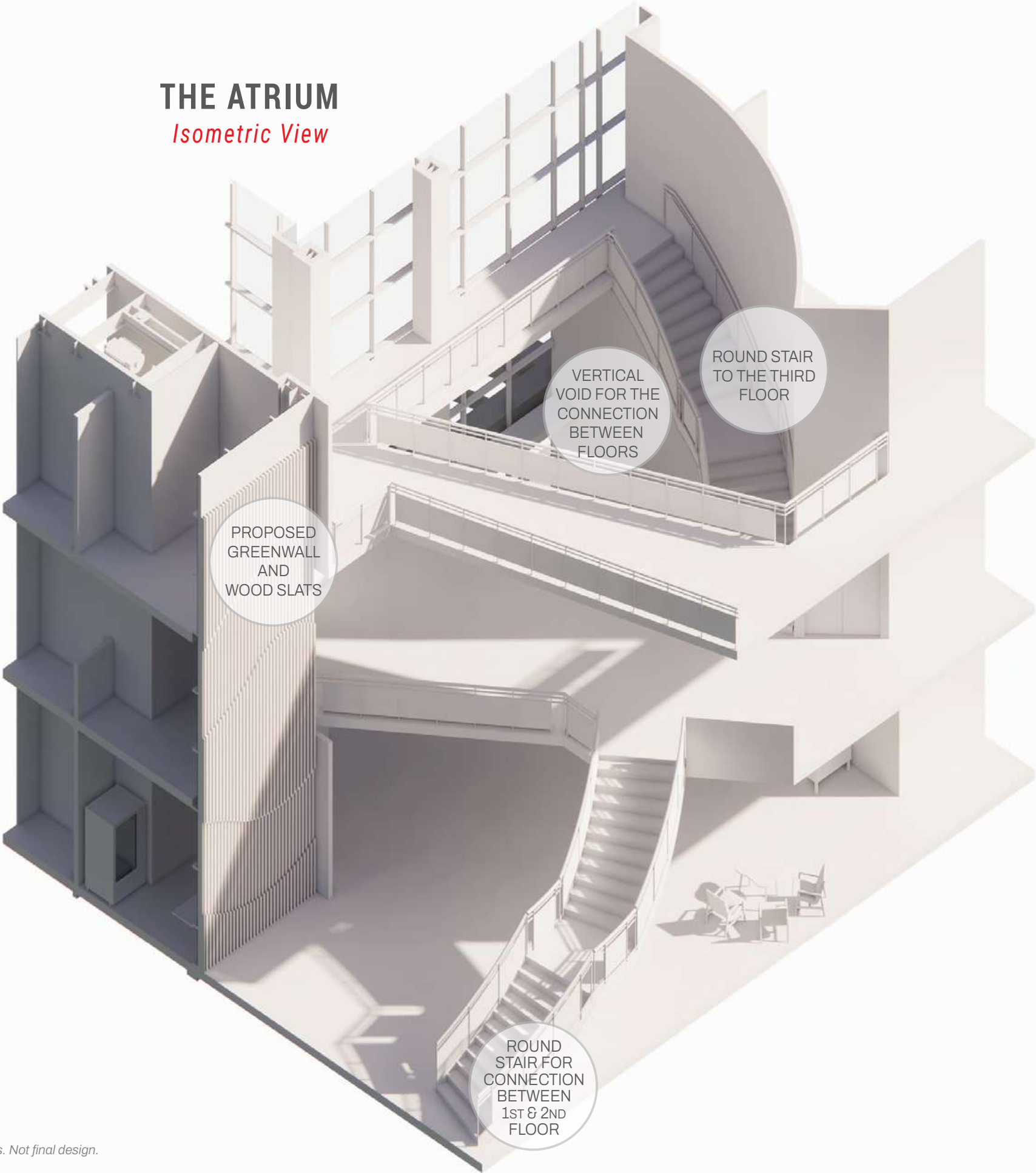
Efficient, large open floor plates able to accommodate many specialized medical uses.

- Suites ranging from 10,000 to 75,000 RSF
- Potential to deliver 25,000 SF HCAI compliant ground floor
- Full floor opportunities available
- Ground floor availability

Renovations Projected to be Completed Q4 2026



THE ATRIUM
Isometric View



*Concept renderings. Not final design.

PROPERTY FEATURES

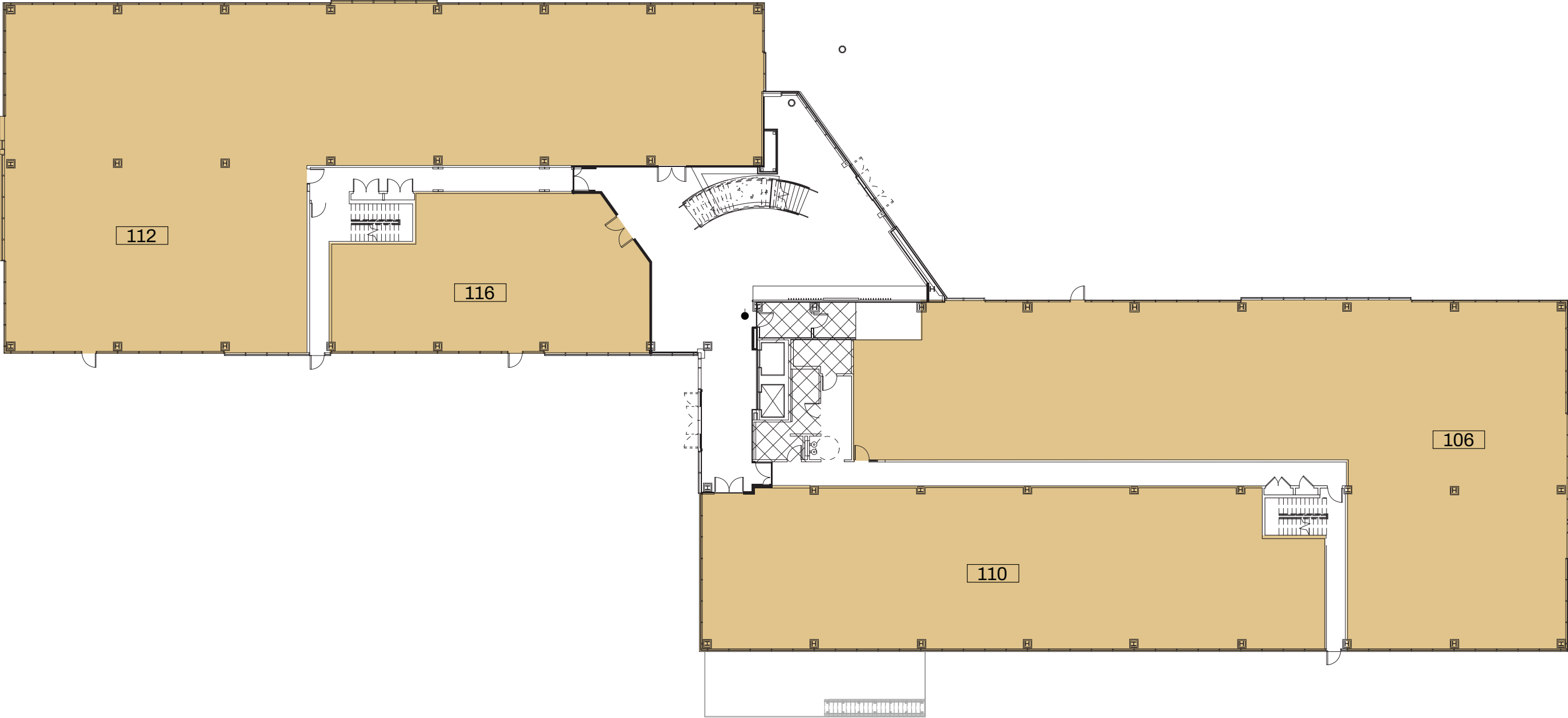


Main Lobby



Sitting Area

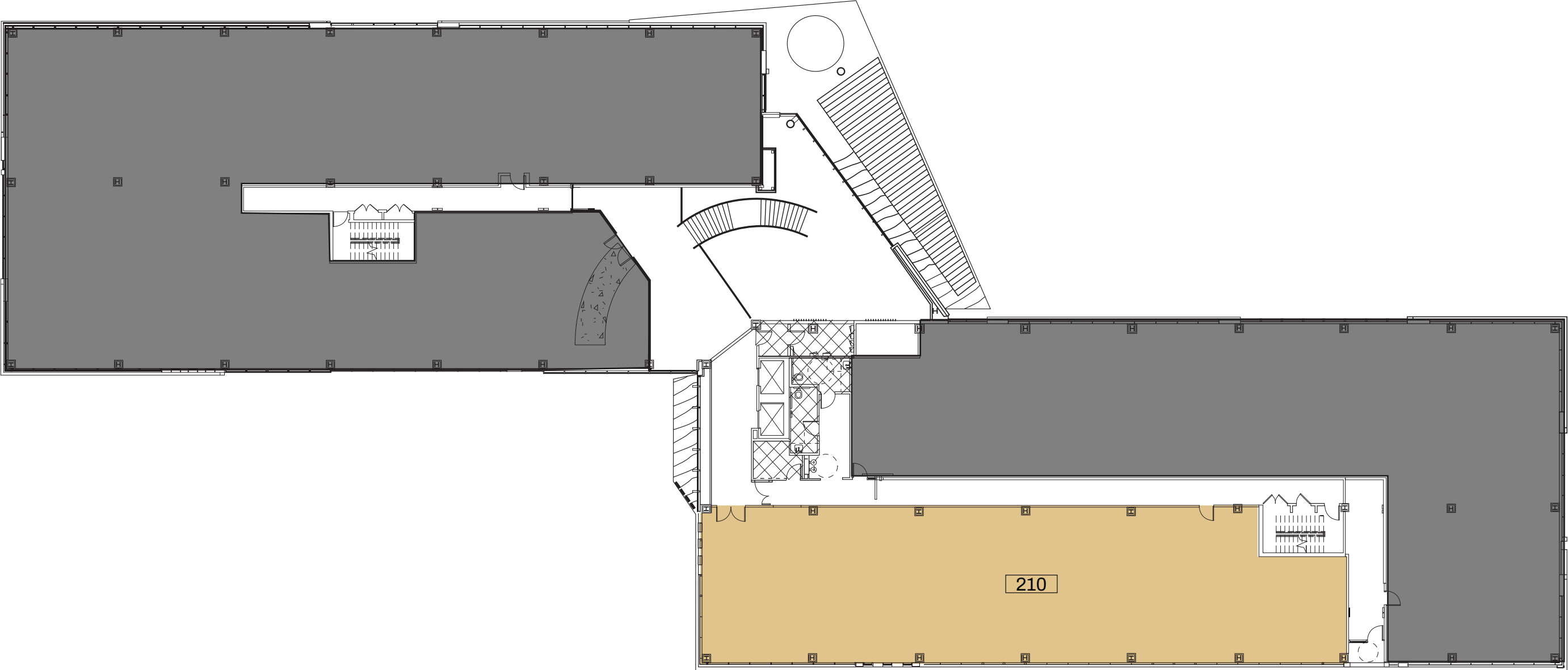
FLOORPLAN - FIRST FLOOR



AVAILABLE SUITES
Suite 106 - 8,247 rsf
Suite 110 - 5,258 rsf
Suite 112 - 9,682 rsf
Suite 116 - 2,430 rsf

LEASE RATE
\$4.95 NNN
\$4.95 NNN
\$4.95 NNN
\$5.25 NNN

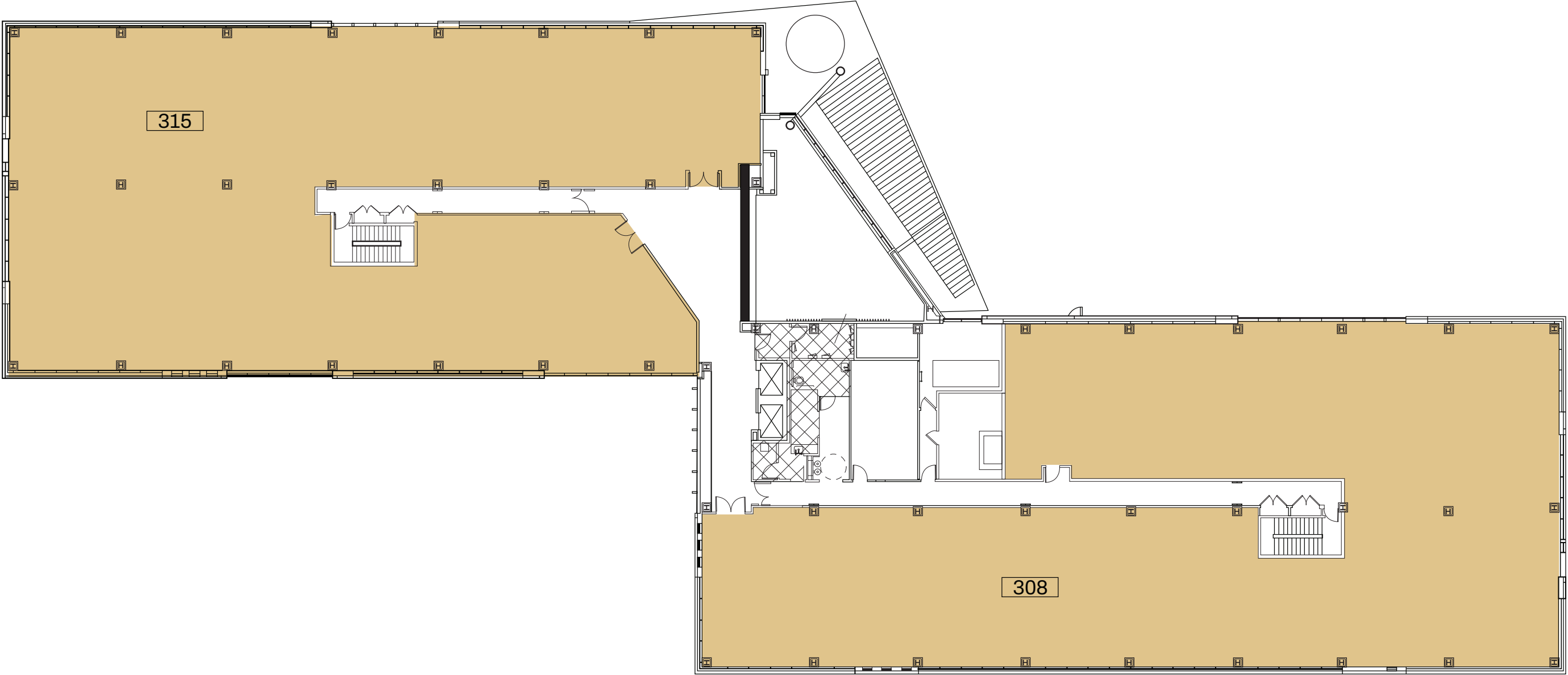
FLOORPLAN - SECOND FLOOR



AVAILABLE SUITE
Suite 210 - 5,312 rsf

LEASE RATE
\$4.65 NNN

FLOORPLAN - THIRD FLOOR



AVAILABLE SUITES
Suite 308 - 12,308 rsf Suite 315 - 12,517 rsf

LEASE RATE
\$4.80 NNN \$4.80 NNN

DEMOGRAPHICS & DRIVETIME

DEMOGRAPHICS

Estimate 15 Min Drive



POPULATION ESTIMATES

1,400,000

AVERAGE HOUSEHOLD INCOME

\$147,700.00

POPULATION

Estimate 15 Min Drive



>17

295,030

18-44

557,489

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%

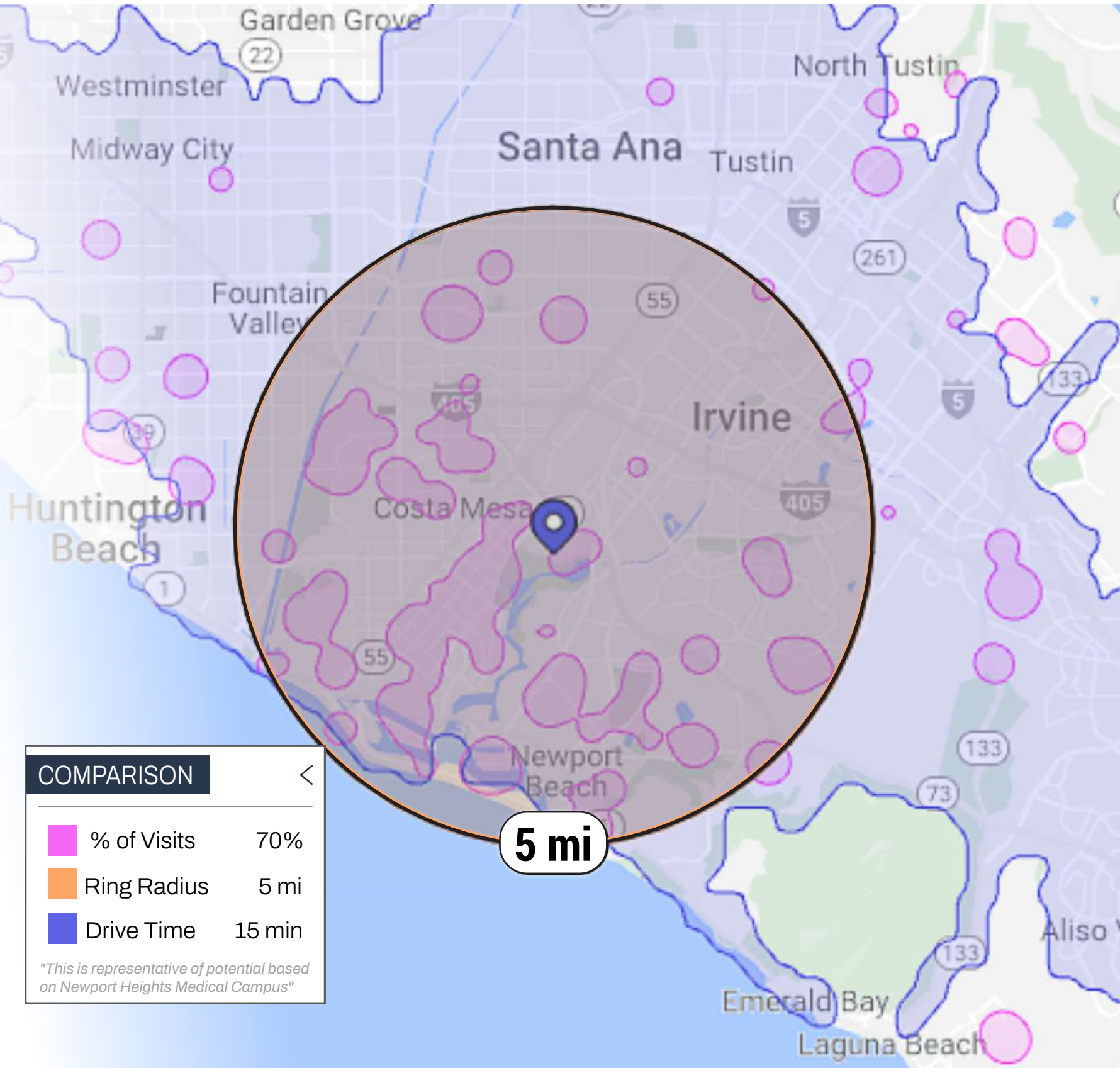
Data Source:  **revista**med

COMPARISON



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

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



153,000
cars/day

CAMPUS DR

BRISTOL ST S

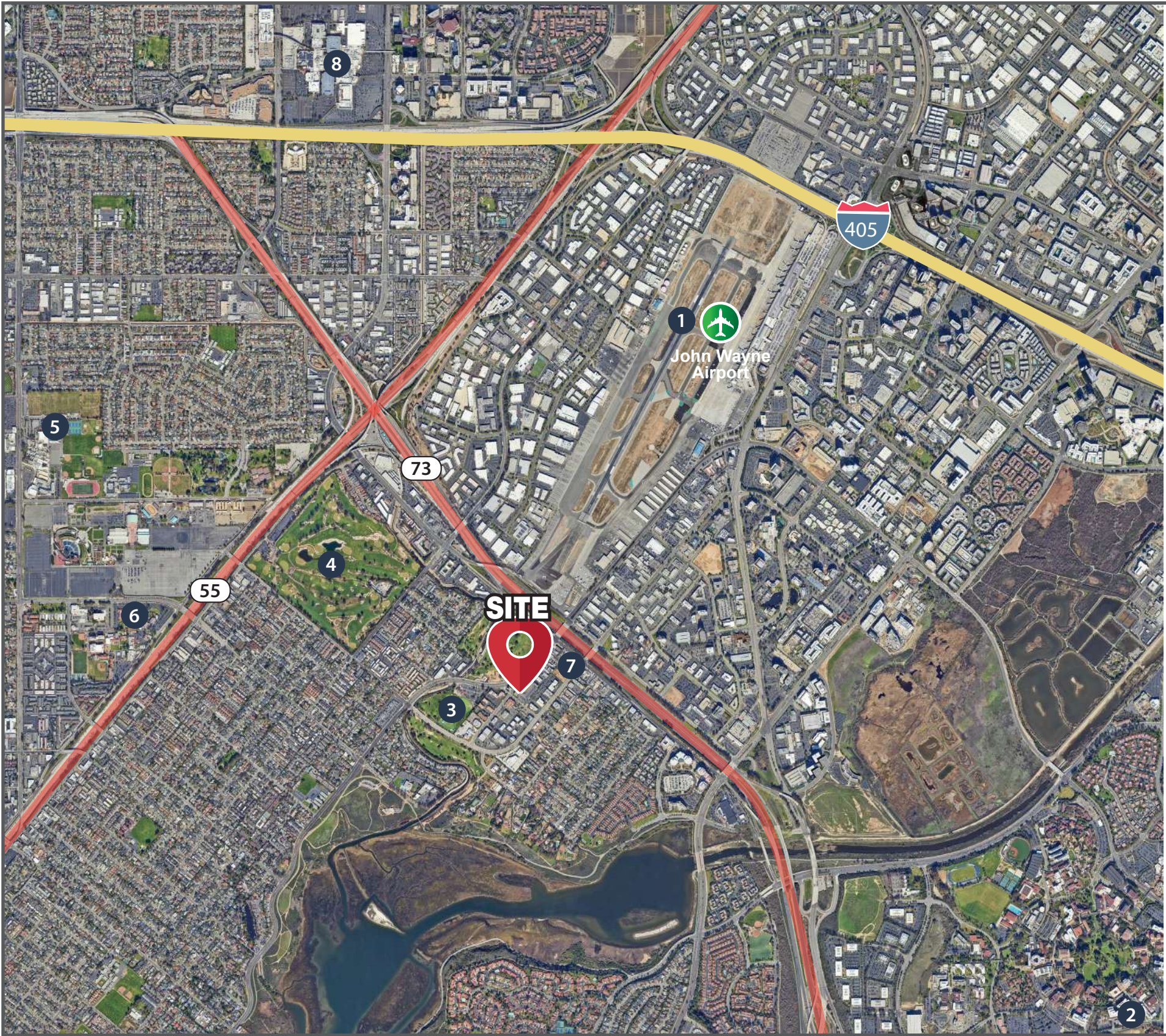
34,290
cars/day

SW BIRCH ST

SITE

IRVINE AVE

MAJOR HIGHWAYS, AMENITIES & SITE PLAN



1 AIRPORT
John Wayne Airport
2 SCHOOL
University of California -Irvine
3 GOLF
Newport Beach Golf Course
4 GOLF
Santa Ana Country Club
5 SCHOOL
Costa Mesa High School
6 SCHOOL
Vanguard University
7 RESTAURANTS
Starbucks
El Pollo Loco

LOCAL HOSPITAL DISTANCE MAP





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