NEWPORT IRVINE MEDICAL CENTER
MEDICAL OFFICE FOR LEASE

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MedWest REALTY

3300 Irvine Avenue
Newport Beach, CA 92660

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.

*Concept rendering. Not final design.

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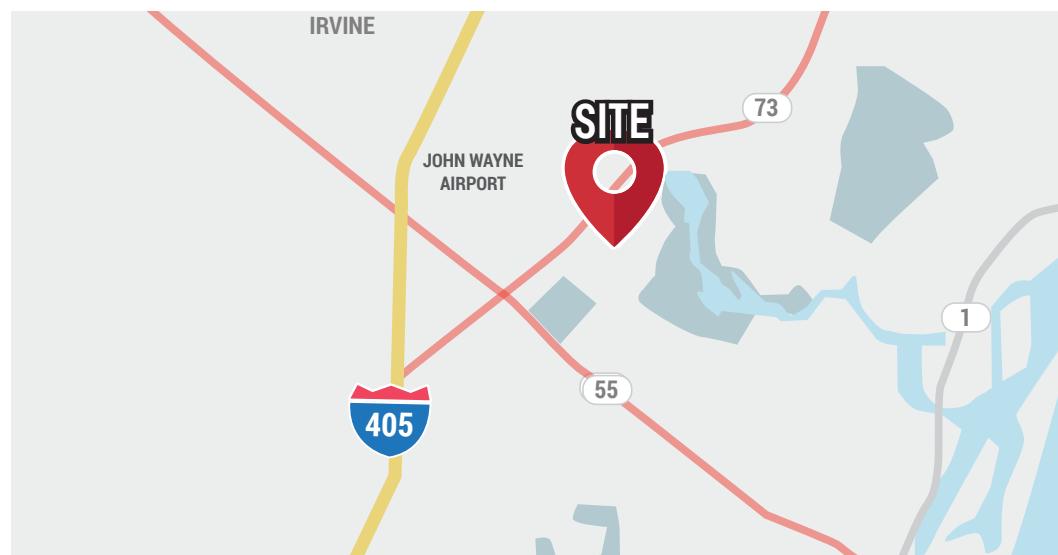
DESIGN FEATURES

• 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.

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

Concept renderings. Not final design.

THE ATRIUM
Isometric View

VERTICAL VOID FOR THE CONNECTION BETWEEN FLOORS

ROUND STAIR TO THE THIRD FLOOR

PROPOSED GREENWALL AND WOOD SLATS

ROUND STAIR FOR CONNECTION BETWEEN 1ST & 2ND FLOOR

Concept renderings. Not final design.

PROPERTY FEATURES
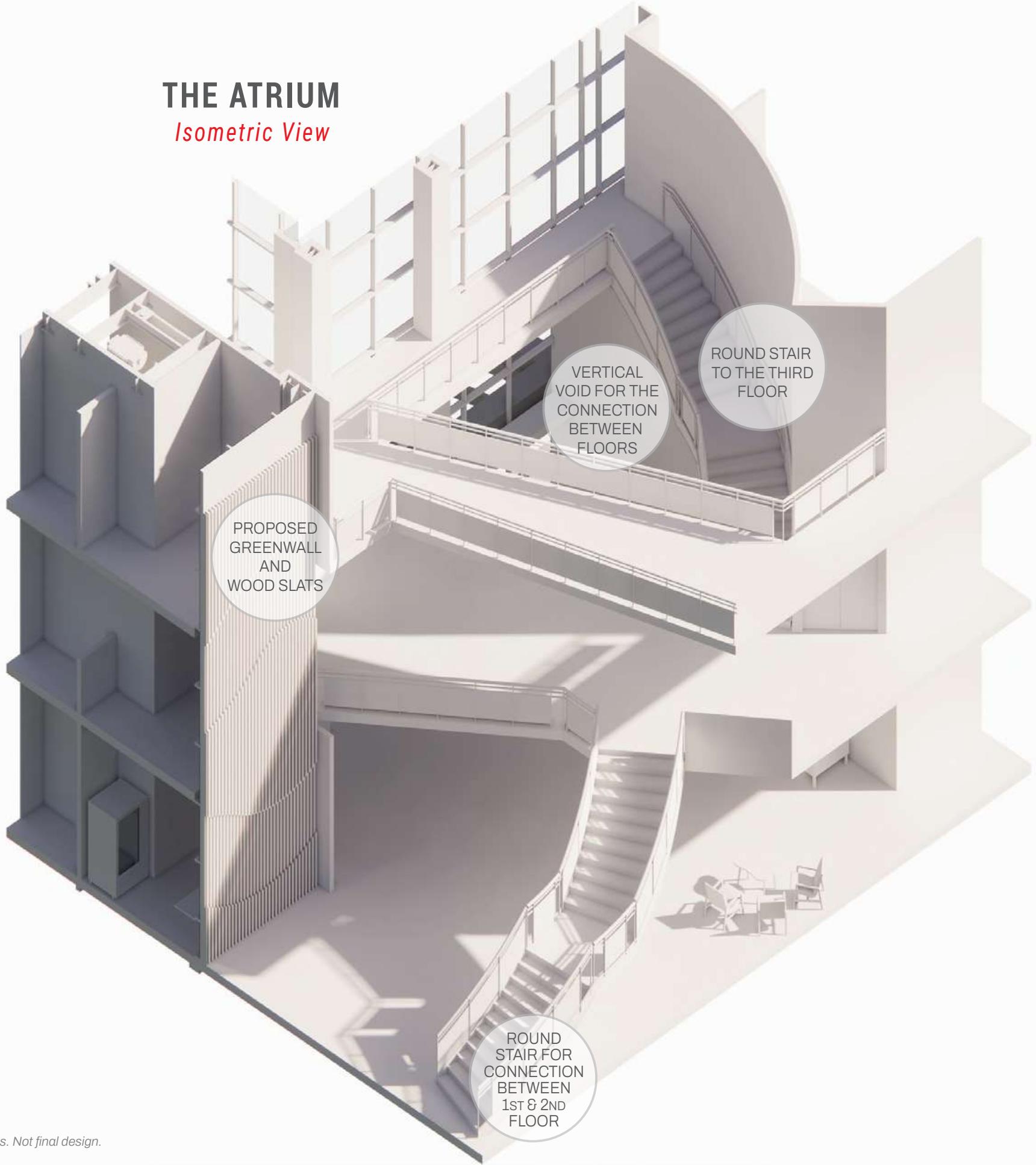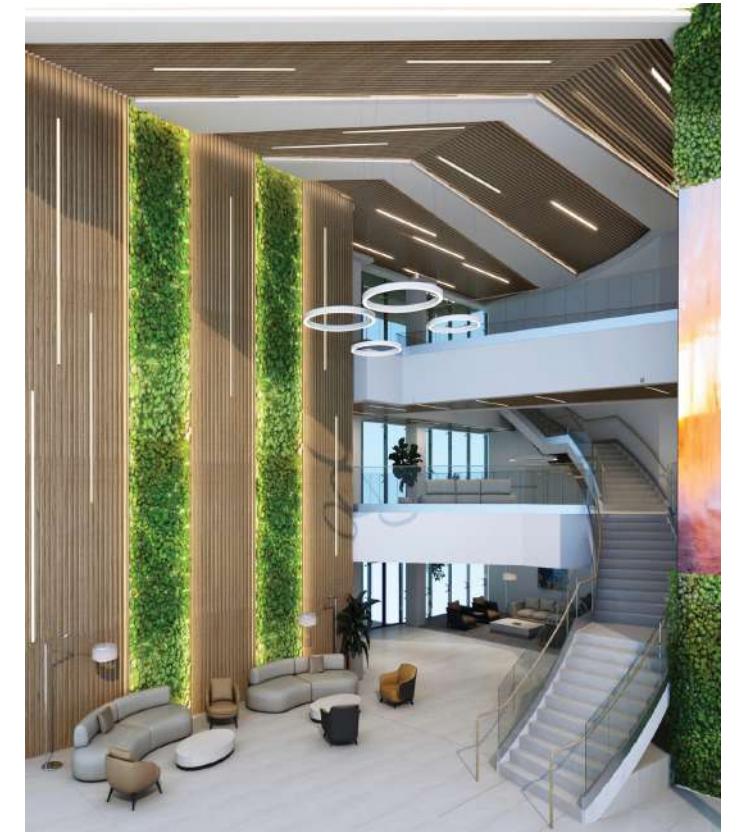
Main Lobby

Sitting Area

AVAILABLE SUITES	LEASE RATE
Suite 106 - 8,247 rsf	$4.95 NNN
Suite 110 - 5,258 rsf	$4.95 NNN
Suite 112 - 9,682 rsf	$4.95 NNN
Suite 116 - 2,430 rsf	$5.25 NNN

315

308
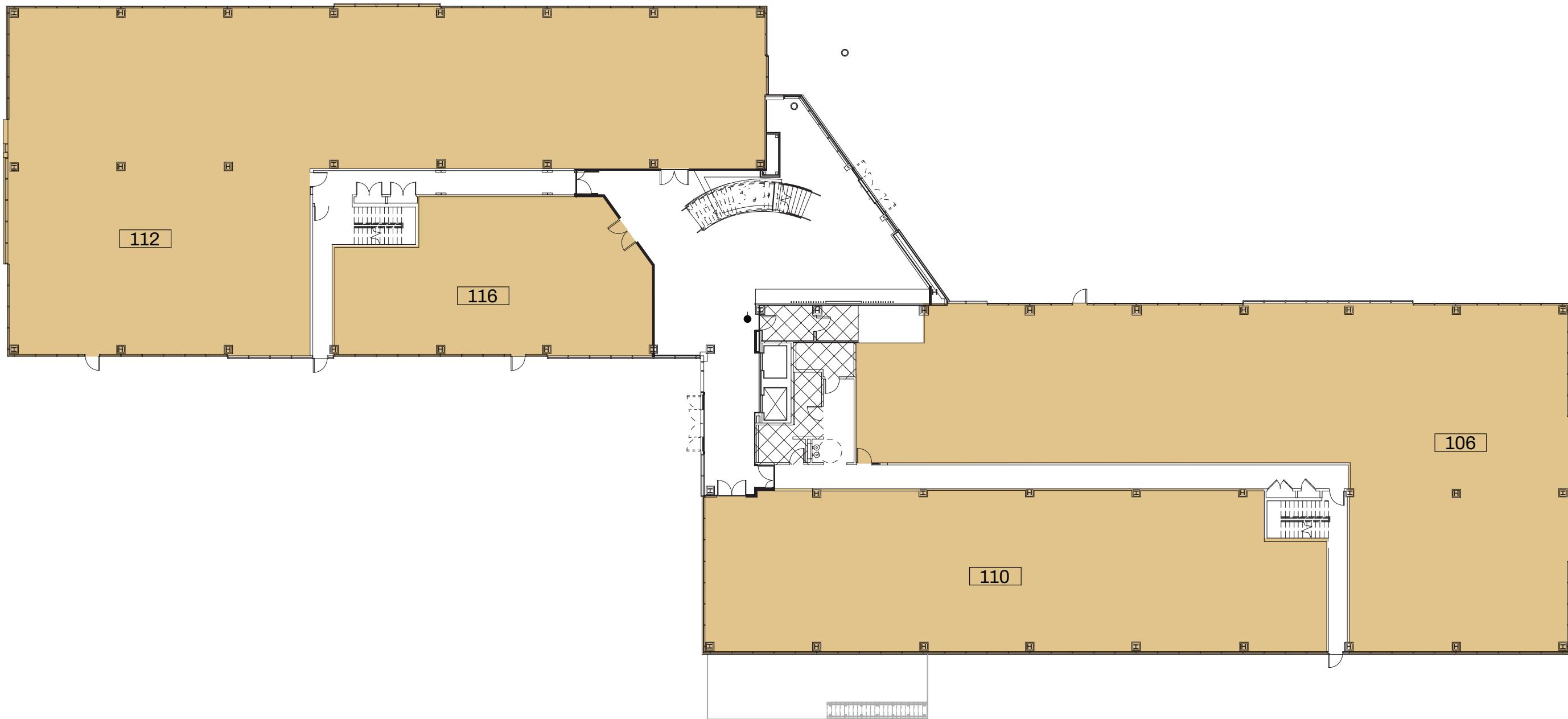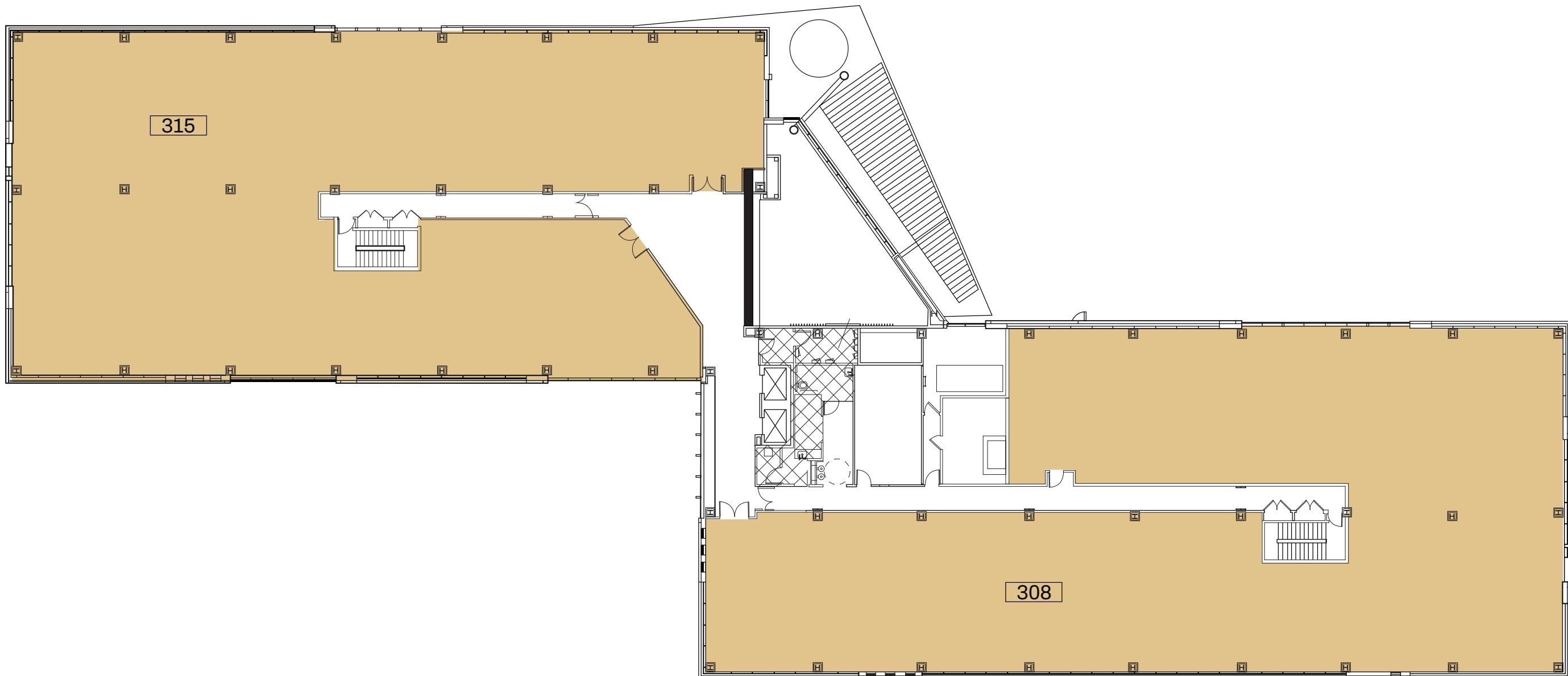
AVAILABLE SUITES	**LEASE RATE**
Suite 308 - 12,308 rsf	$4.80 NNN
Suite 315 - 12,517 rsf	$4.80 NNN

DEMOGRAPHICS

DEMOGRAPHICS	Estimate 15 Min Drive
POPULATION ESTIMATES	1,400,000
AVERAGE HOUSEHOLD INCOME	$147,700.00

POPULATION

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

PAYOR MIX	Within 5 Mile Radius
COMMERCIAL	11.9%
EMPLOYER BASED	52.2%
GOVERNMENT	21.4%
MULTIPLE	14.5%

Data Source: revista med

5 mi

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

34,290
cars/day

CAMPUS DR

BRISTOL ST S

SW BIRCH ST

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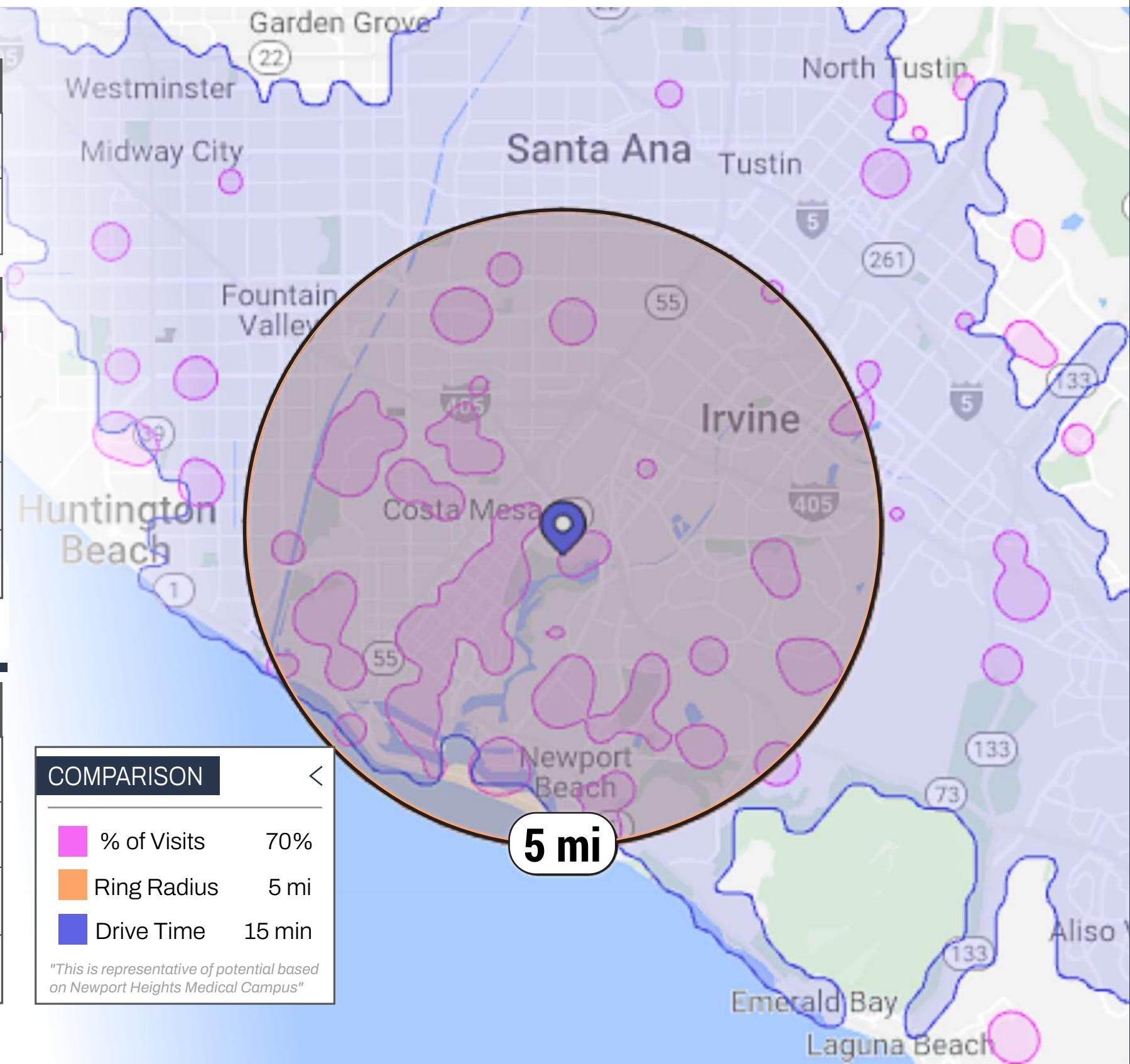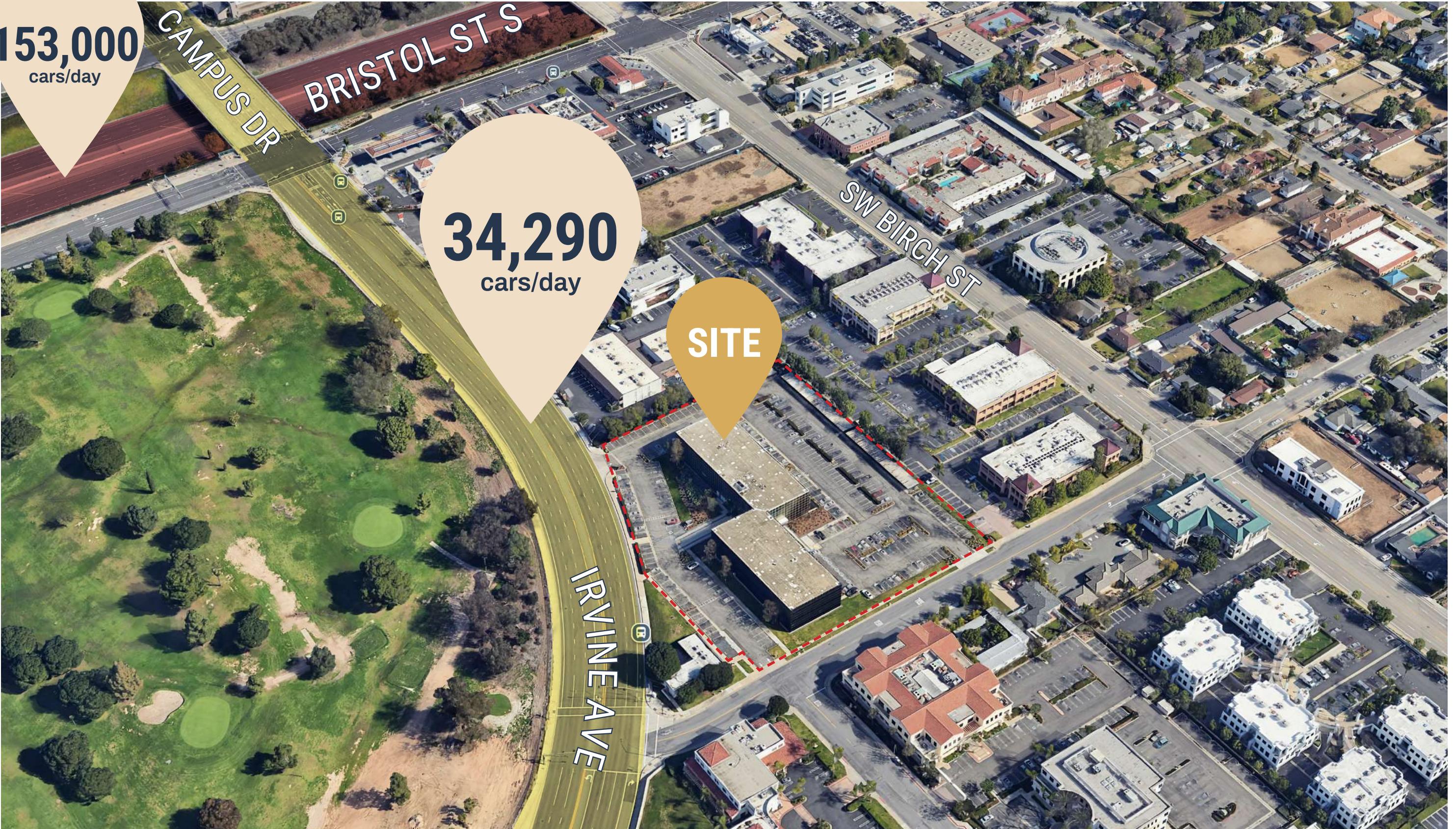
SITE
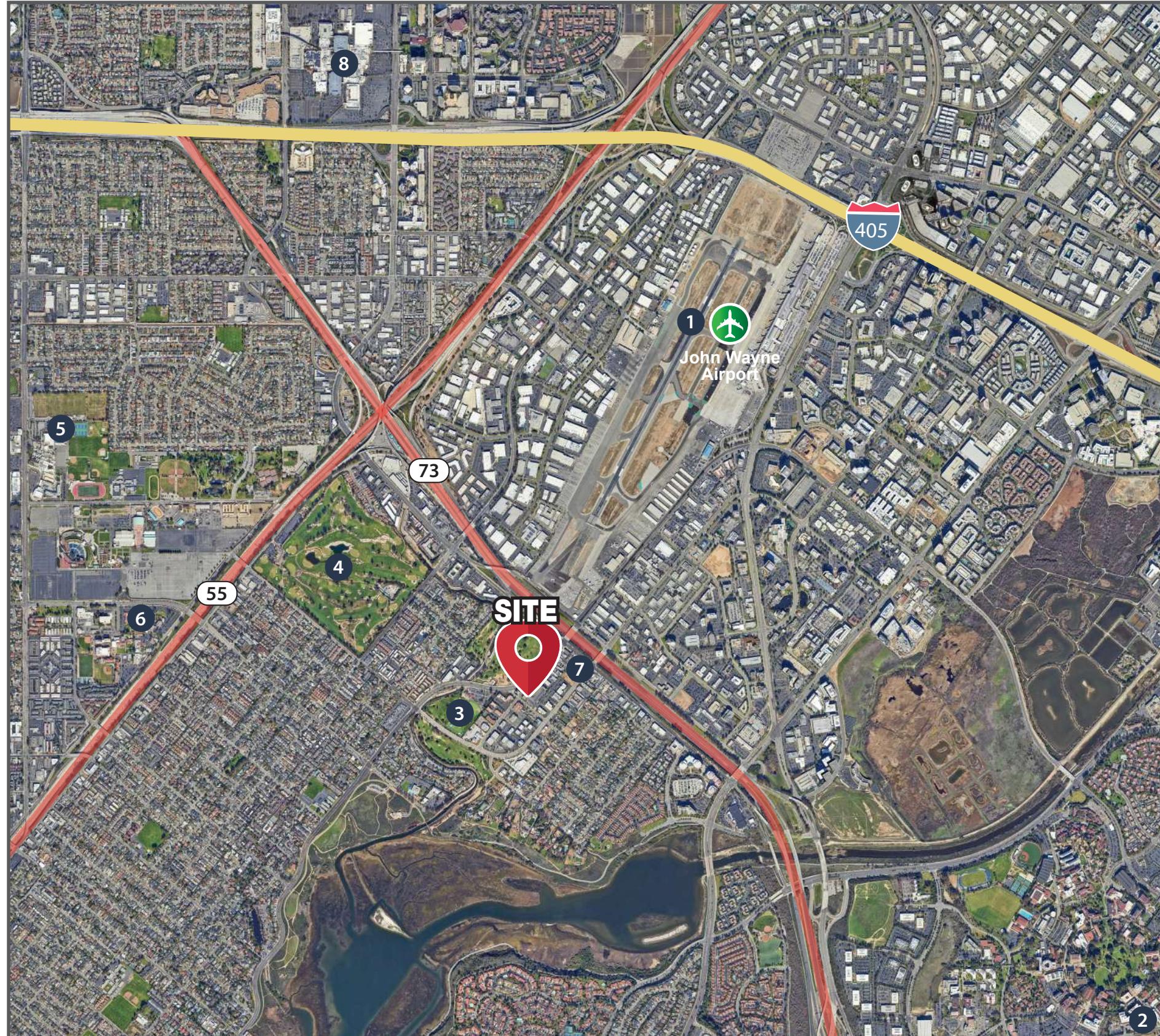
1 AIRPORT
John Wayne Airport
2 SCHOOL
University of California -Irvine
3 GOLF
Newport Beach Golf Course
4 GOLF
Santa Ana Country Club
5 SCHOOL
Costa Mesa High School
6 SCHOOL
Vanguard University
7 RESTAURANTS
Starbucks
El Pollo Loco

ORANGE

CHOC Children's

Providence
St. Joseph's Hospital
16 mins

UCI Health
UCI Medical Center
17 mins

22

39

UCI Health
Fountain Valley
11 mins

SANTA ANA

TUSTIN

261

5

UCI Health
New UCI Health - Irvine
6 mins

133

Limestone Canyon Regional Park

MemorialCare
Orange Coast Medical Center
10 mins

IRVINE

241

Whiting Ranch Wilderness Park

SITE

JOHN WAYNE AIRPORT

405

COSTA MESA

hoag.
Newport Beach
14 mins

55

73

hoag.
Irvine
14 mins

FUTURE
City of Hope
Newport Beach
10 mins

Rancho Santa Margarita

NEWPORT BEACH

1

City of Hope
Newport Beach
10 mins

KAISER PERMANENTE
14 mins

Mission Viejo

MemorialCare
Saddleback Memorial Hospital
20 mins

Providence
St. Joseph's Hospital
24 mins

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