



# 250 NEWPORT CENTER DR

NEWPORT BEACH

NOW LEASING

## Creative Office Space

LEASED BY:

**RW** REDWOOD  
WEST



WELCOME TO

# 250 NEWPORT CENTER DRIVE

250 Newport Center Drive is located in the Design Plaza of Newport Beach offering a diverse mix of retail, service, and office tenants. Neighboring tenants include FedEx Office, Muldoon's Irish Pub, Wild Strawberry Café, Spa Gregorie's, Fig & Olive, and Red O. Situated along Newport Center and across the street from Fashion Island Mall and the Newport Beach Civic Center, 250 Newport Center Drive draws a strong daytime population of business professionals, international tourists, and affluent homeowners.







JOEY NEWPORT BEACH



## THE AMENITIES

# The *Features* & Amenities



## FEATURED LOCATION

## JOEY RESTAURANTS

In the heart of Orange County's luxury shopping destination, Fashion Island, JOEY Newport Beach is an opulent oasis. The space features a gallery wall highlighting several hand-picked local artists and a unique Bocci light installation. Boasting 9,367 square feet, it includes an open patio which features a bar and retractable sections of roof, providing coverage and the ability to open to the day or evening sky. A large-scale outdoor fire pit offers guests an inviting lounge area, this space is the perfect place to enjoy a glass of well-deserved champagne fireside after a day of shopping.

- Prestigious Newport Beach Address
- Ample and convenient surface parking
- Extended balconies and en-suite operable windows that create an indoor/outdoor office experience
- Convenient access to the 55 & 73 freeways and PCH
- Walking distance to Fashion Island dining, shopping, & entertainment
- Elevator Service
- On-Site Management
- Vaulted ceilings & floor to ceiling windows



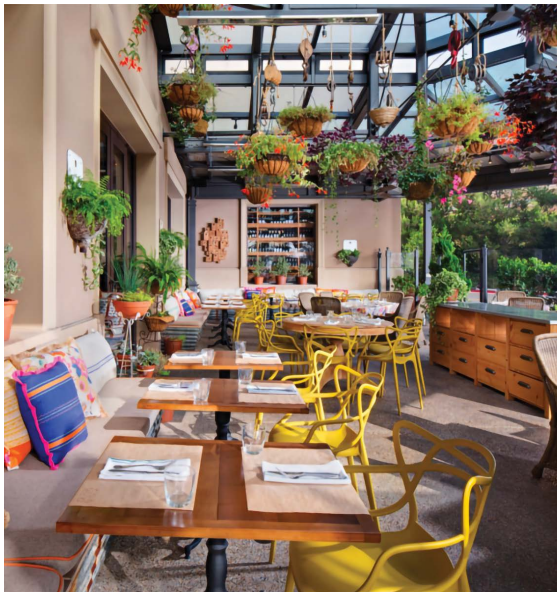


JOEY NEWPORT BEACH

NEIGHBORHOOD HOT SPOTS



GULFSTREAM



CUCINA ENOTECA



RED O



NEWPORT  
BACK BAY

FASHION ISLAND  
SHOPPING CENTER

JOHN WAYNE  
AIRPORT (SNA)

NEWPORT BEACH  
COUNTRY CLUB

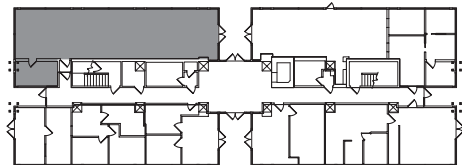
NEWPORT CENTER  
DRIVE

250 NEWPORT CENTER DR



# Suite 103

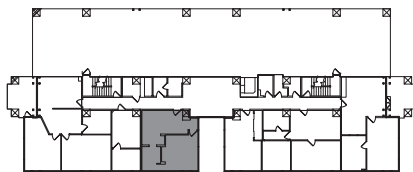
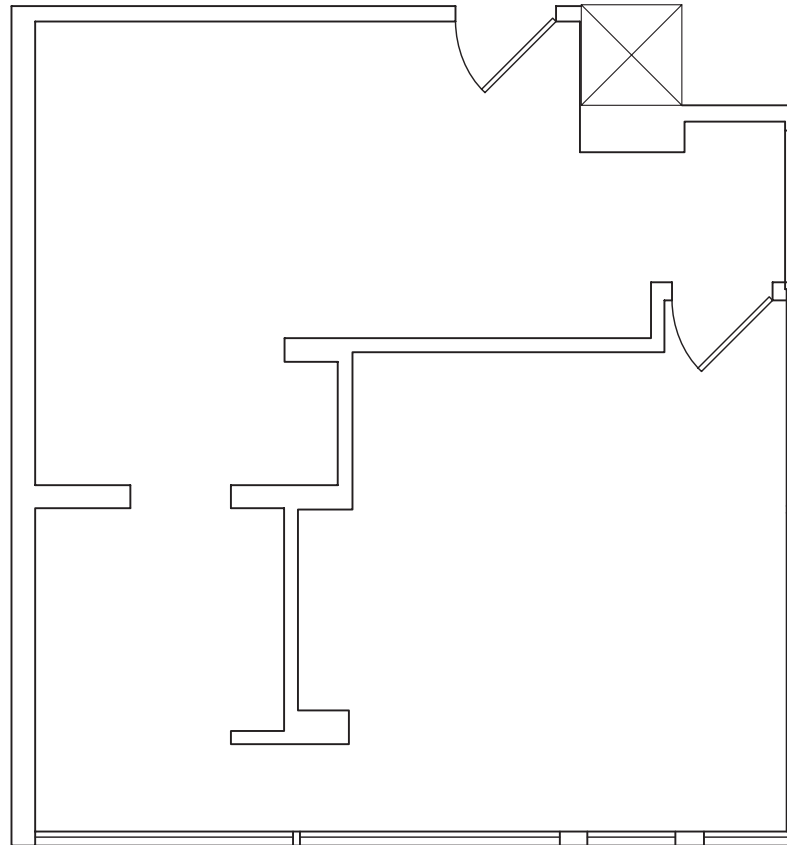
+/- 1,438 SF



First Floor Map

# Suite M104

+/- 670 SF




Mezzanine Floor Map

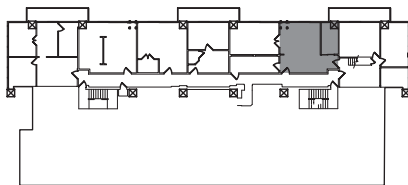
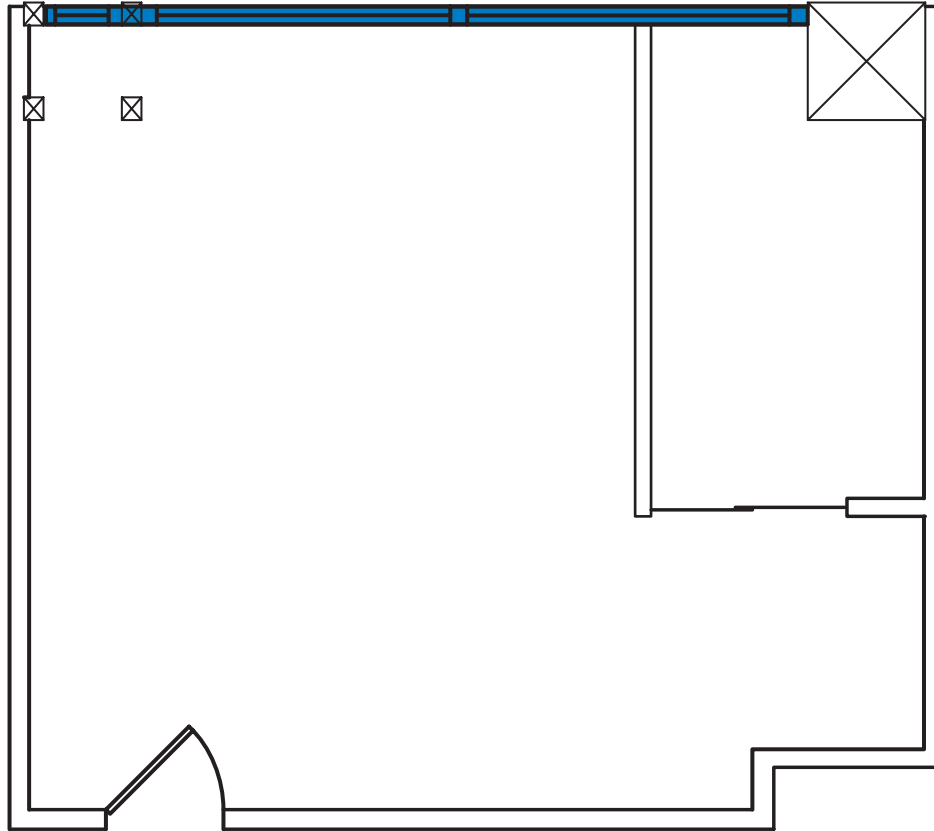


WATER VIEWS

# Suite 201

+/- 676 SF

 = Operable Window



Second Floor Map



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