

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.

**Concept renderings. 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 stairwell creating a wellness focused environment and limiting reliance on elevators
- High quality finishes with subtle accents for an elevated aesthetic

PROMINENT LOCATION & ACCESSIBILITY

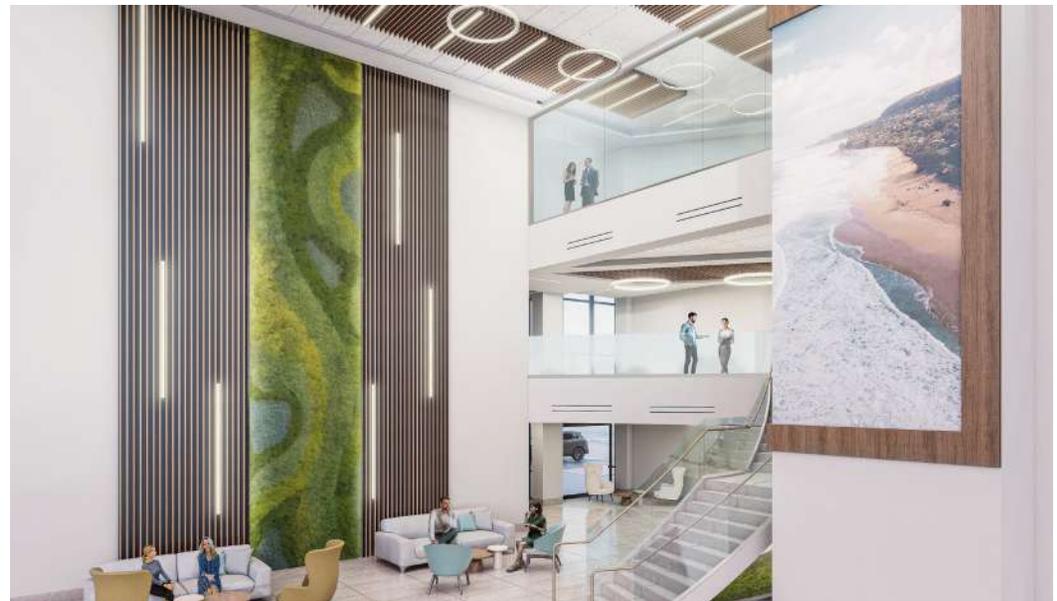
- Located in a proven successful medical market with high growth, the site offers excellent accessibility from 3 major thoroughfares:
 - Laguna Freeway (SR-133)
 - State Route 55 (SR-55)
 - San Diego Freeway (I-405)
- Minutes from John Wayne Airport, ideal for destination medicine

IDEAL MARKET & SITE LOCATION

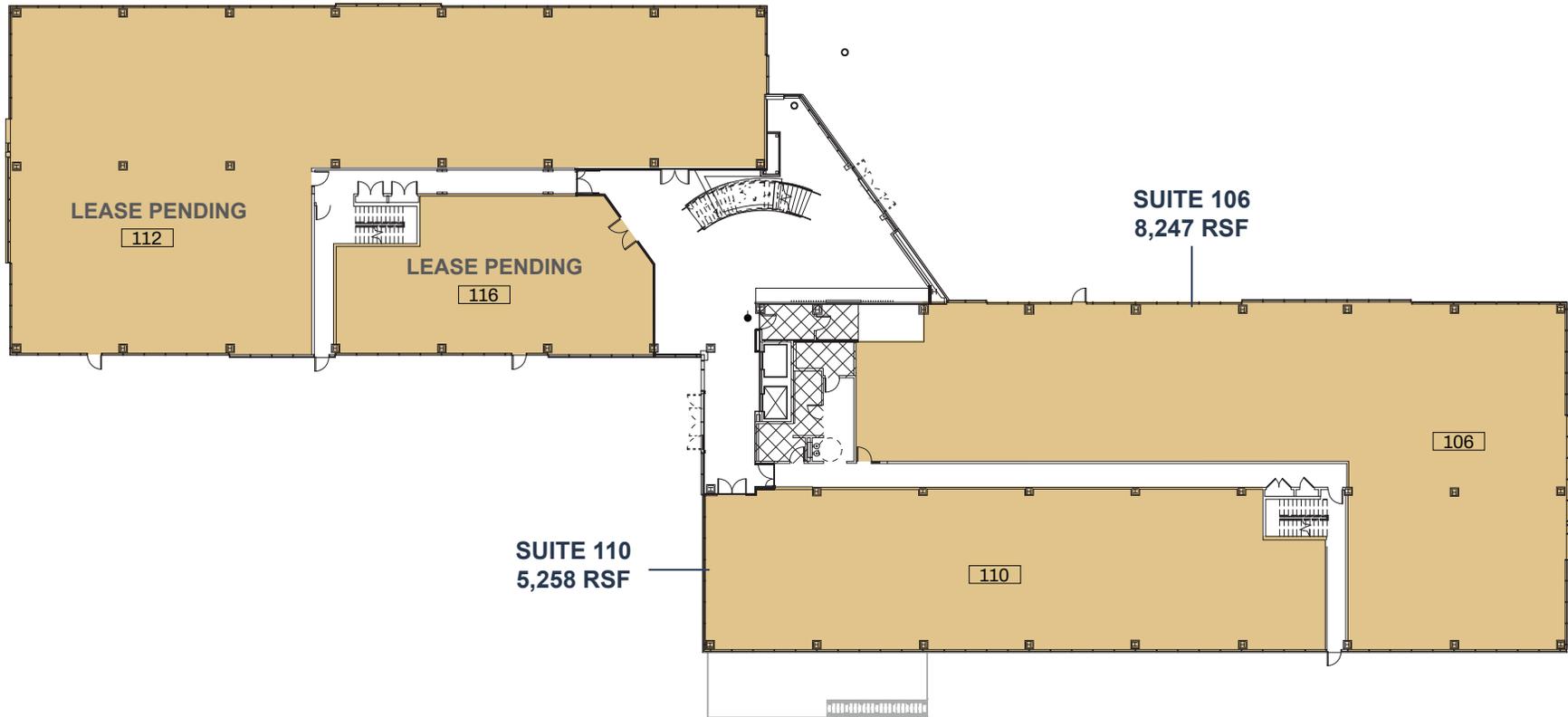
The location is able to conveniently serve a population of 1.3 million and growing (within a 15 minute drive time) due to the quality of the roads, major thoroughfares, accessibility of the site, and unparalleled quality of life.

The service population is expected to grow by 20,000 people per year.

Renovations Projected to be Completed Q4 2026



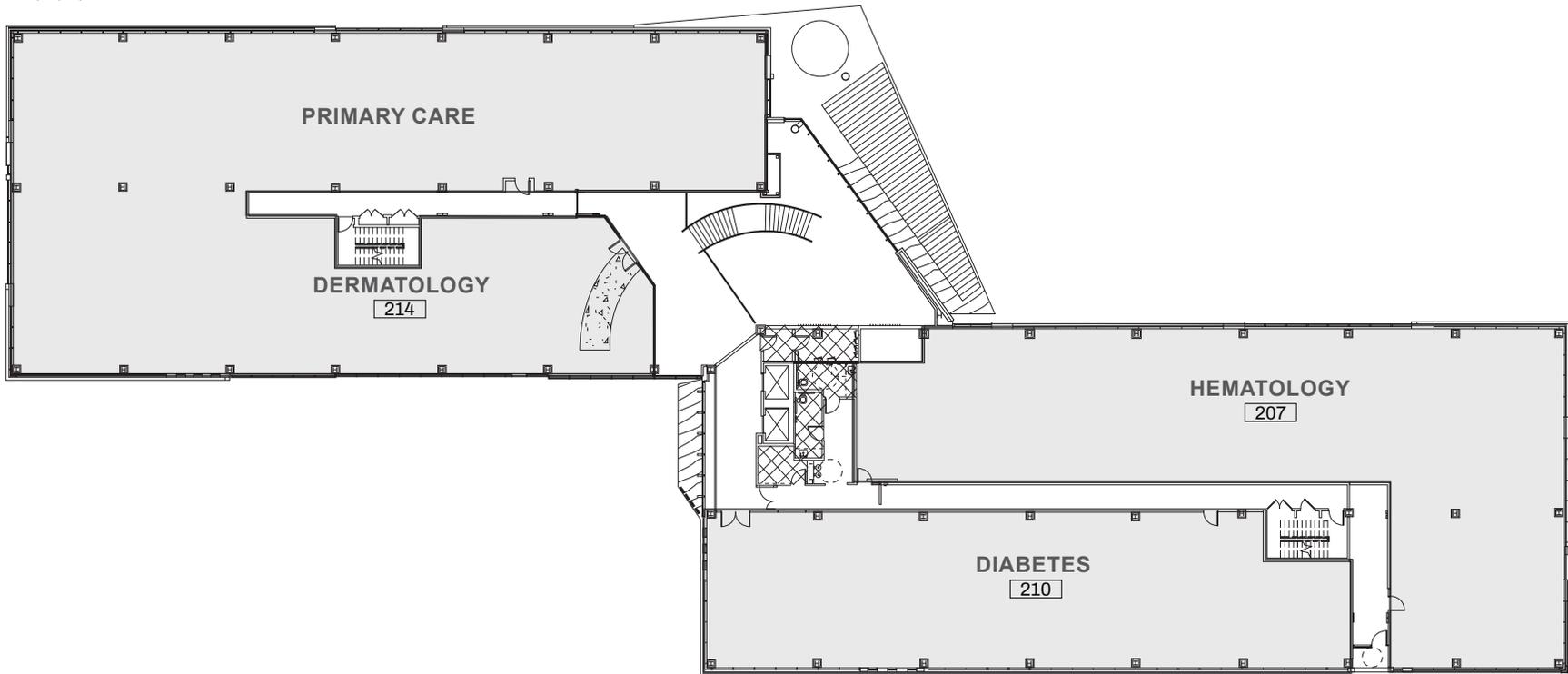
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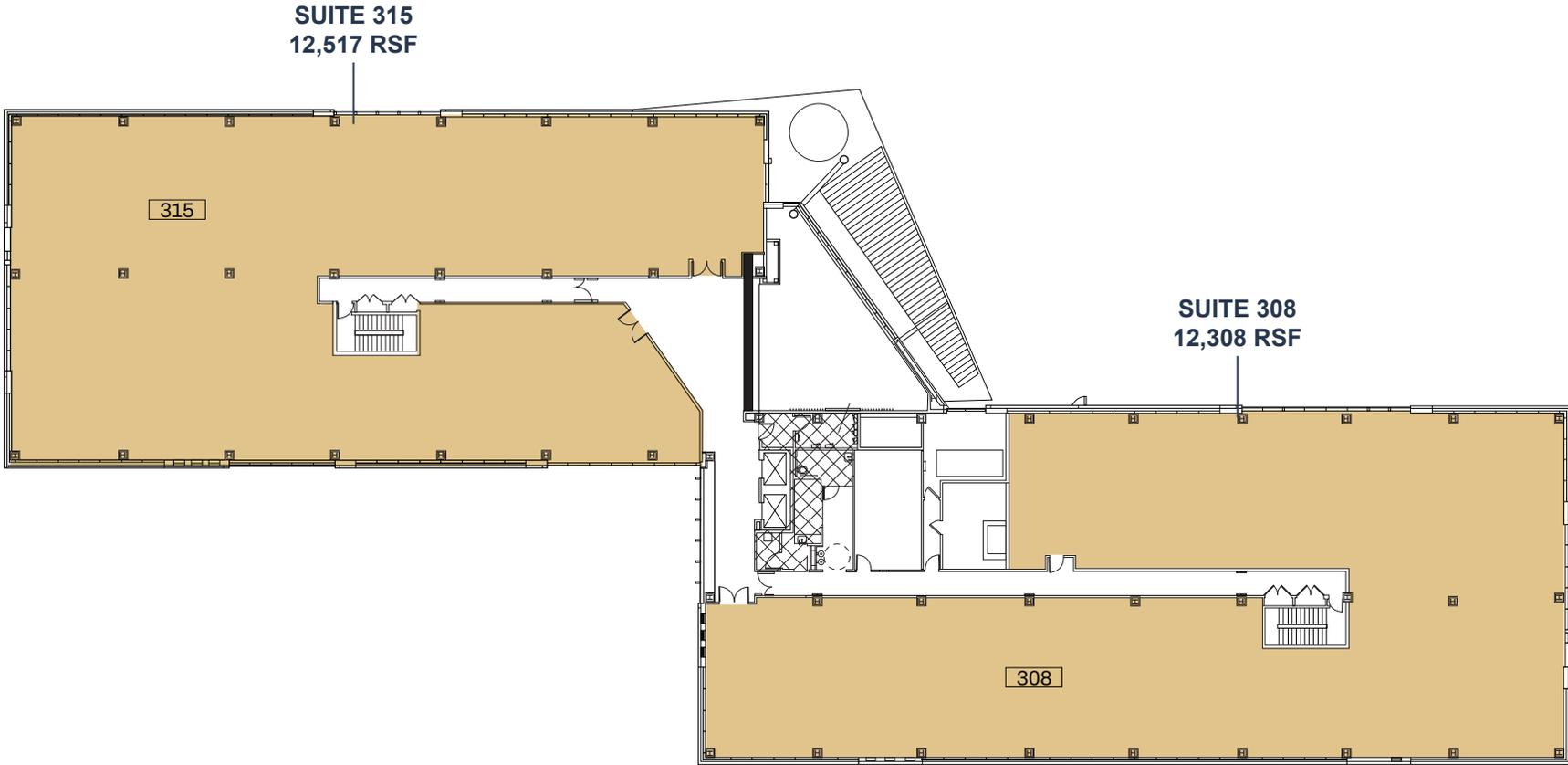


AVAILABLE SUITES

SUITE	RSF	LEASE RATE
106*	8,247	
110*	5,258	\$4.95 NNN
112	9,682	
116	2,430	\$5.25 NNN

**Contiguous up to 13,505 rsf*





AVAILABLE SUITES

SUITE	RSF	LEASE RATE
308*	12,308	\$4.80 NNN
315	12,517	

**Divisible to 5,000 rsf*

Estimate 15 Min Drive

POPULATION ESTIMATES

1,400,000

>17 295,030

18-44 557,489

AVERAGE HOUSEHOLD INCOME

\$147,700.00

45-64 357,082

65+ 207,656

Data Source:  Placer.ai

PAYOR MIX Within 5 Mile Radius

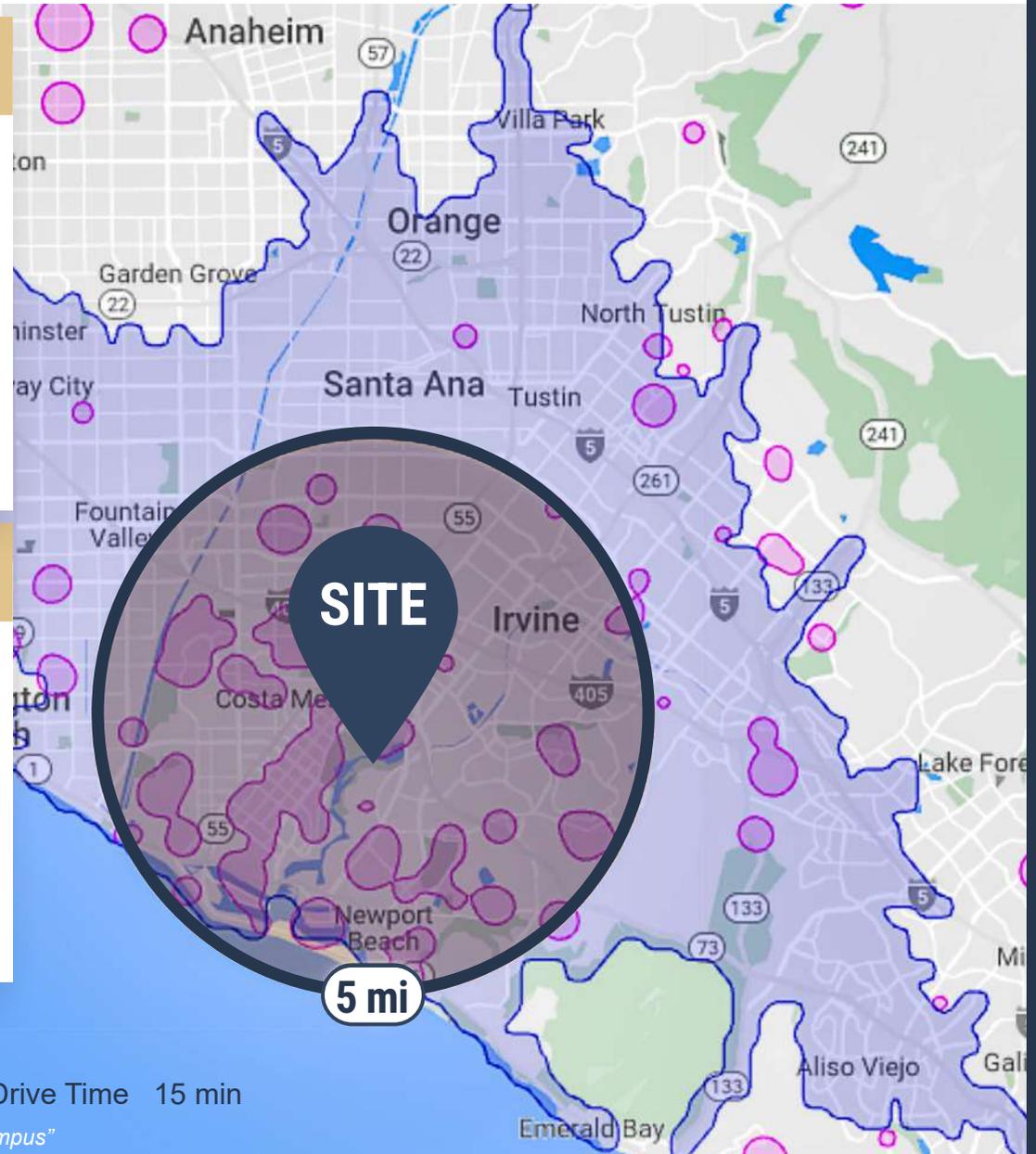
COMMERCIAL	11.9%
EMPLOYER BASED	52.2%
GOVERNMENT	21.4%
MULTIPLE	14.5%

Data Source:  Placer.ai

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

SITE

SW BIRCH ST

IRVINE AVE



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

LOCAL HOSPITAL DISTANCE MAP





**MED
WEST**
REALTY

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