

# 1800

QUAIL ST, NEWPORT BEACH

FOR SALE & LEASE

## ONE OF A KIND OPPORTUNITY



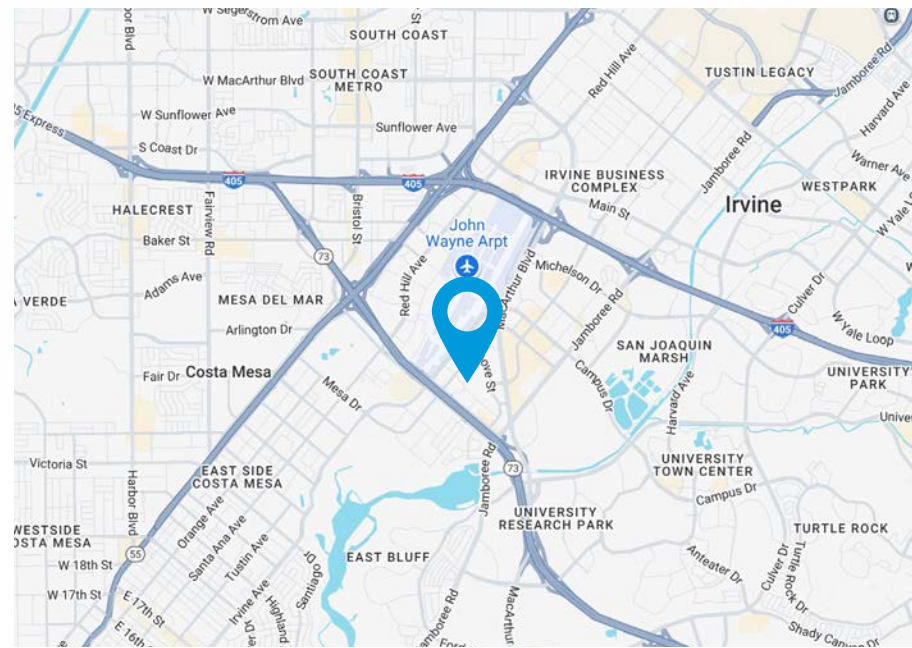


## PROPERTY FEATURES

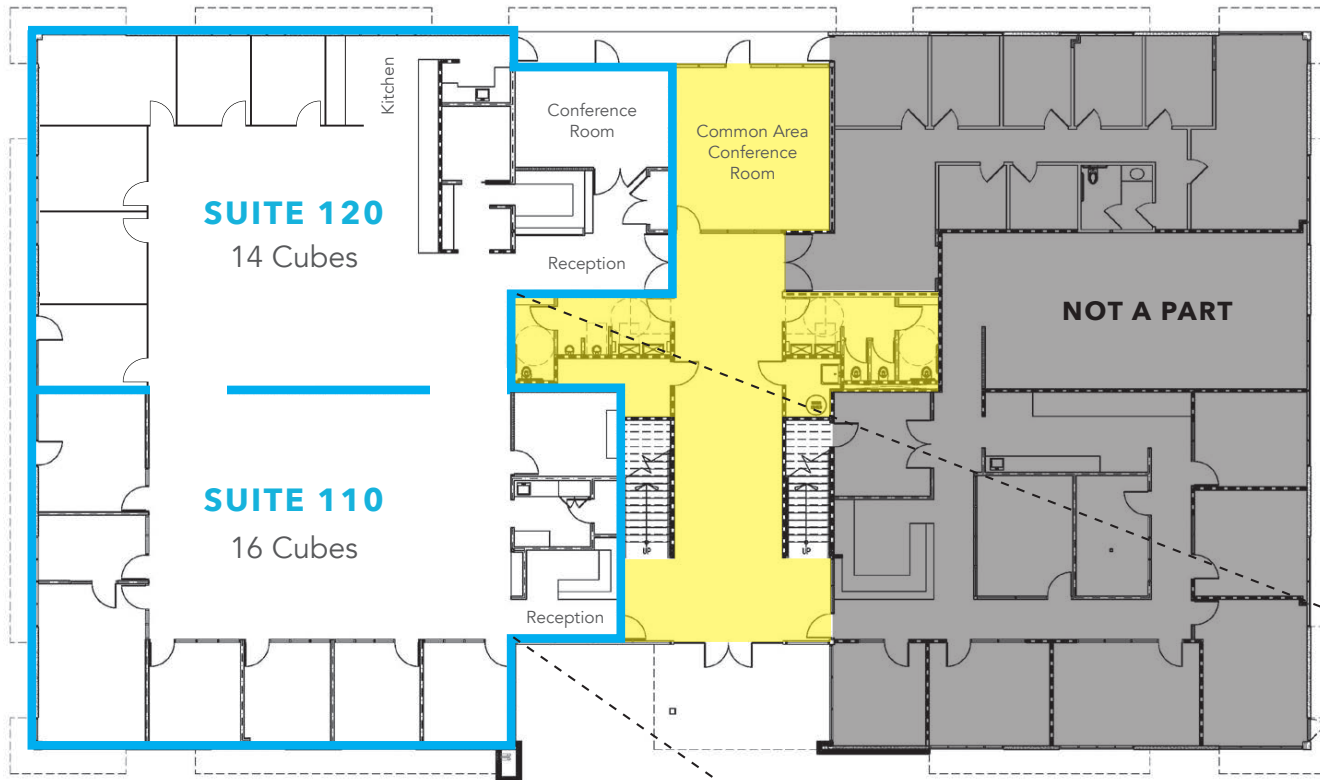
- ±8,702 SF of Office Space Available For Sale/Lease
- Prestigious Newport Beach location
- Parking 4:1000 - free and in common
- High End Finishes with 2nd floor with executive lounge and balcony
- Efficient layout with direct access from the parking
- Part of a larger 16,039 sq ft two story building
- Immediate access to 73, 55 and 405 freeways
- Second floor executive lounge features sleek, contemporary architecture with stylish finishes and an open-concept layout
- Full size kitchen equipped with modern appliances
- Spacious private balcony
- Includes a fully equipped restroom with shower
- Conveniently situated above the main office space
- **FOR SALE: \$7,788,290 (\$895 PSF)**
- **FOR LEASE: \$3.25 NNN**
  - Association Dues: Approximately \$0.55 PSF per Month

## CURRENT AVAILABILITY

- Suite 110/120/210: ±8,702 Sq. Ft.

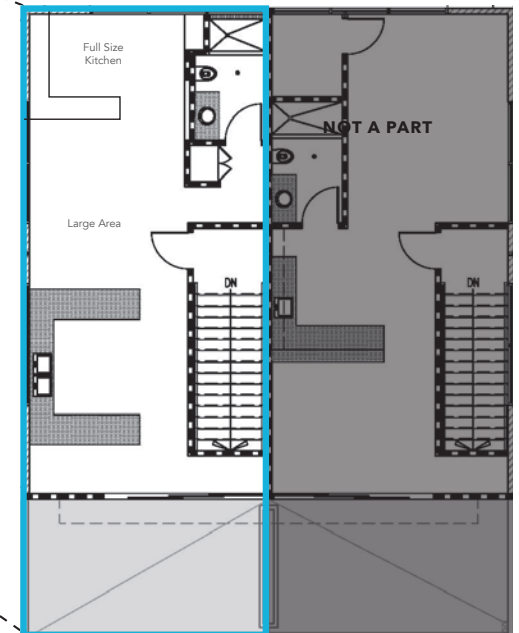


## 1<sup>ST</sup> FLOOR FLOORPLAN



 Common Area

## 2<sup>ND</sup> FLOOR FLOORPLAN



**SUITE 210**





## FIRST FLOOR OFFICE PHOTOS





## SECOND FLOOR EXECUTIVE LOUNGE PHOTOS





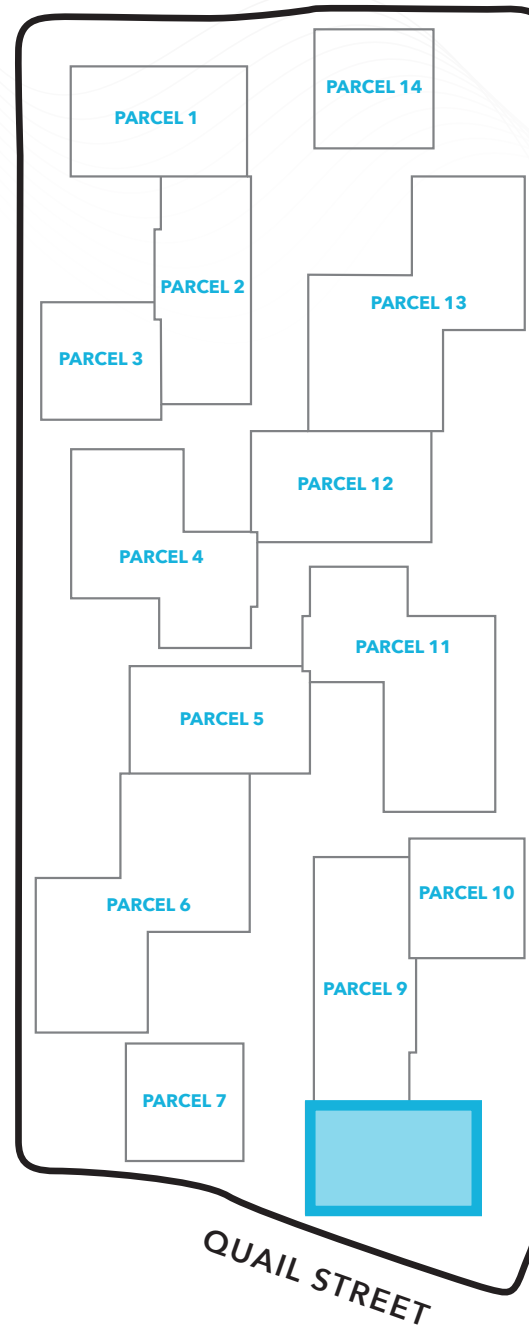


## SITE PLAN

DOVE STREET

BIRCH STREET

WESTERLY PLACE



QUAIL STREET



