



## Optimum Medical Plaza

20072 SW Birch St, Newport Beach, CA 92660



### Michael Azar

Ace Commercial Group

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# Optimum Medical Plaza

\$71.88 /SF/YR

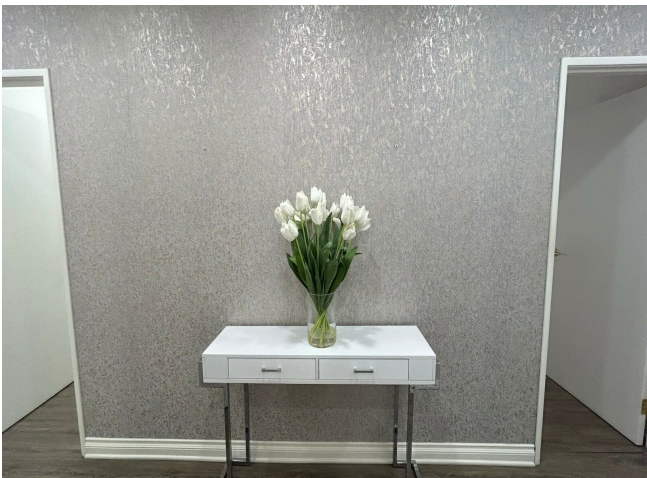
Newport Beach , Corona Del Mar , Newport Coast and Crystal Cove 's premier high end medical plaza  
 Plug and Play elegant Medical Clinic in Newport with 3 large Exam Rooms available now! in high end medical office ,Near Jamboree on 73 freeway. (close UCI , Hoag and John Wayne Airport )

This beautiful, peaceful Clinic in Newport/Irvine is great for Dentist, Plastic Surgeon, Med Spa , Dermatology, Neurology , Ophthalmology, Cosmetics . with large operation room and 3 exam/ treatment rooms and sink . And there is a lovely lobby. Reception are and Waiting room The offices are beautiful, serene environment.

The offices are in Newport Beach, right at the edge of Newport coast, Corona Del Mar , Crystal Cove , Irvine, Costa Mesa . Centrally located very near the 73 the 405 and the 55 freeways.

-...

- On 73 close to 55, 405 and 5 Free ways, right by John Wayne Airport , Hoag Medical and New multi billion dollar UC Irvine State of the Art Hospital



Rental Rate:	\$71.88 /SF/YR
Min. Divisible:	400 SF
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area:	18,000 SF
Year Built:	2004
Walk Score @:	57 (Somewhat Walkable)
Transit Score @:	37 (Some Transit)
Rental Rate Mo:	Upon Request

1st Floor Ste 190

1

Space Available	1,297 SF
Rental Rate	Upon Request
Date Available	January 01, 2026
Service Type	Triple Net (NNN)
Built Out As	Healthcare
Space Type	Relet
Space Use	Medical
Lease Term	Negotiable

First floor corner location all windows tastefully improved , pervious UCI Integrative medicine clinic , exclusive private door,

2nd Floor

2

Space Available	400 - 1,500 SF
Rental Rate	\$71.88 /SF/YR
Date Available	November 01, 2025
Service Type	Triple Net (NNN)
Built Out As	Standard Medical
Space Type	Relet
Space Use	Office/Medical
Lease Term	Negotiable

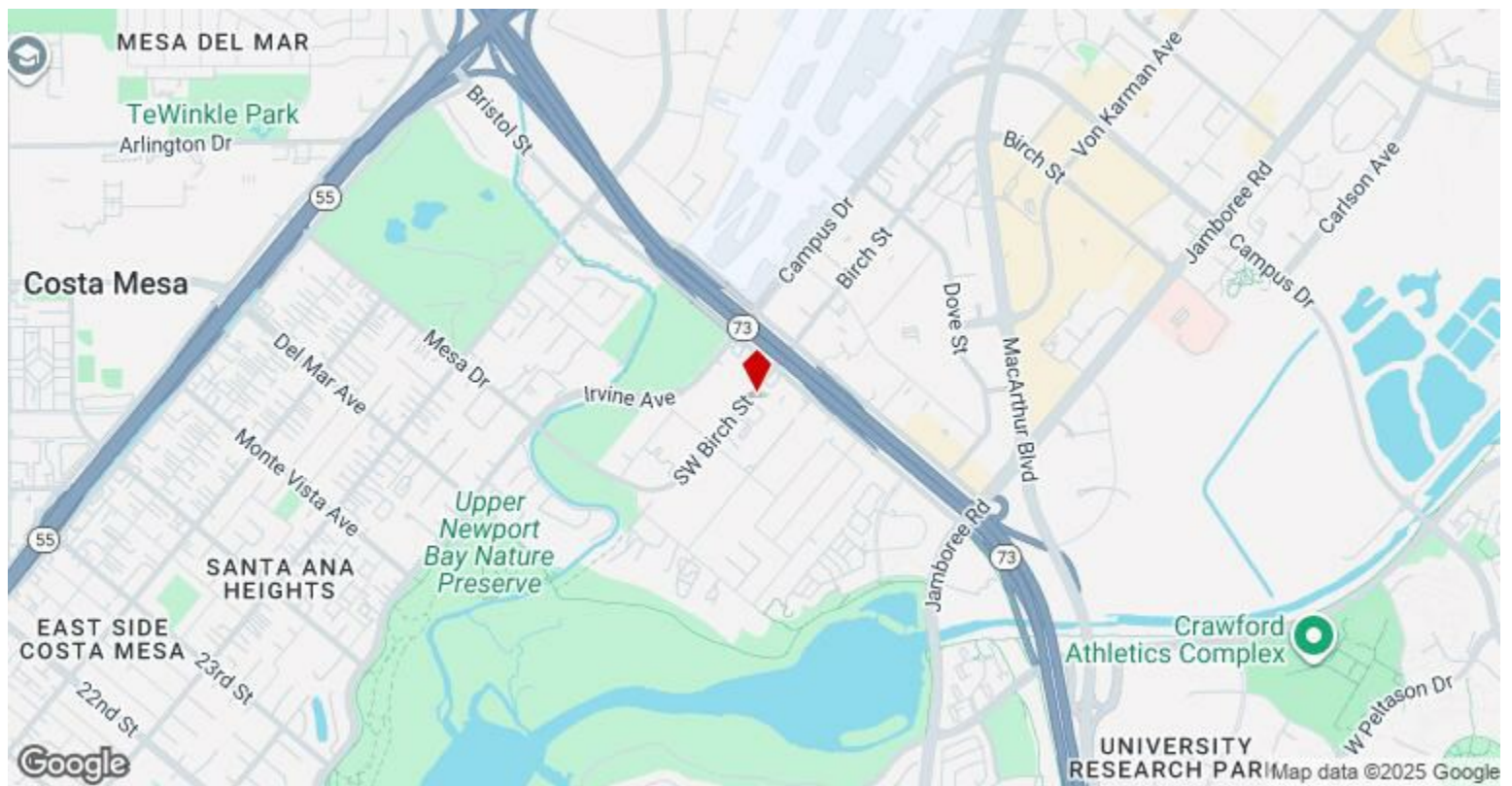
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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Naked Plastic MD	-	
Newport Astatic Ann Mai MD	-	
Newport Dental Sadouq DDS	-	
Newport Ophthalmology Moradi MD	-	
Newport Pain Management Alvin Chen MD	-	
United Medical Doctors	-	





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- Everything is new and beautiful!
  - The building features a lovely garden out door sitting.
  - Ample free easy parking.
  - A beautiful lobby within your Clinic.
- Please feel free to respond to this email - or call or text me for more info:

Call or Text Michael e at (949) 677-7011

Contact me anytime! Weekdays, weekends and evenings are all ok! : ) I am happy to answer all your questions!

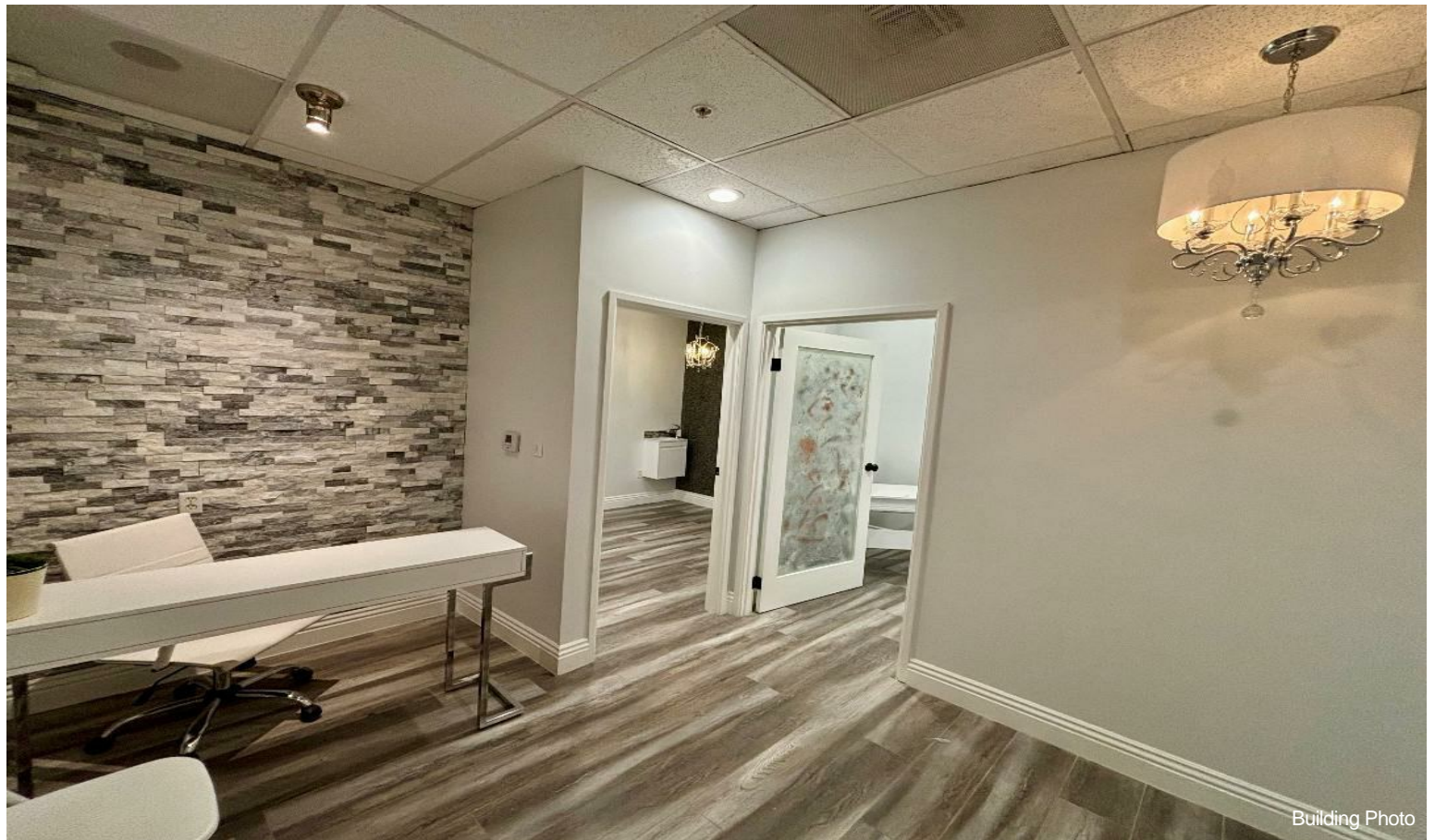
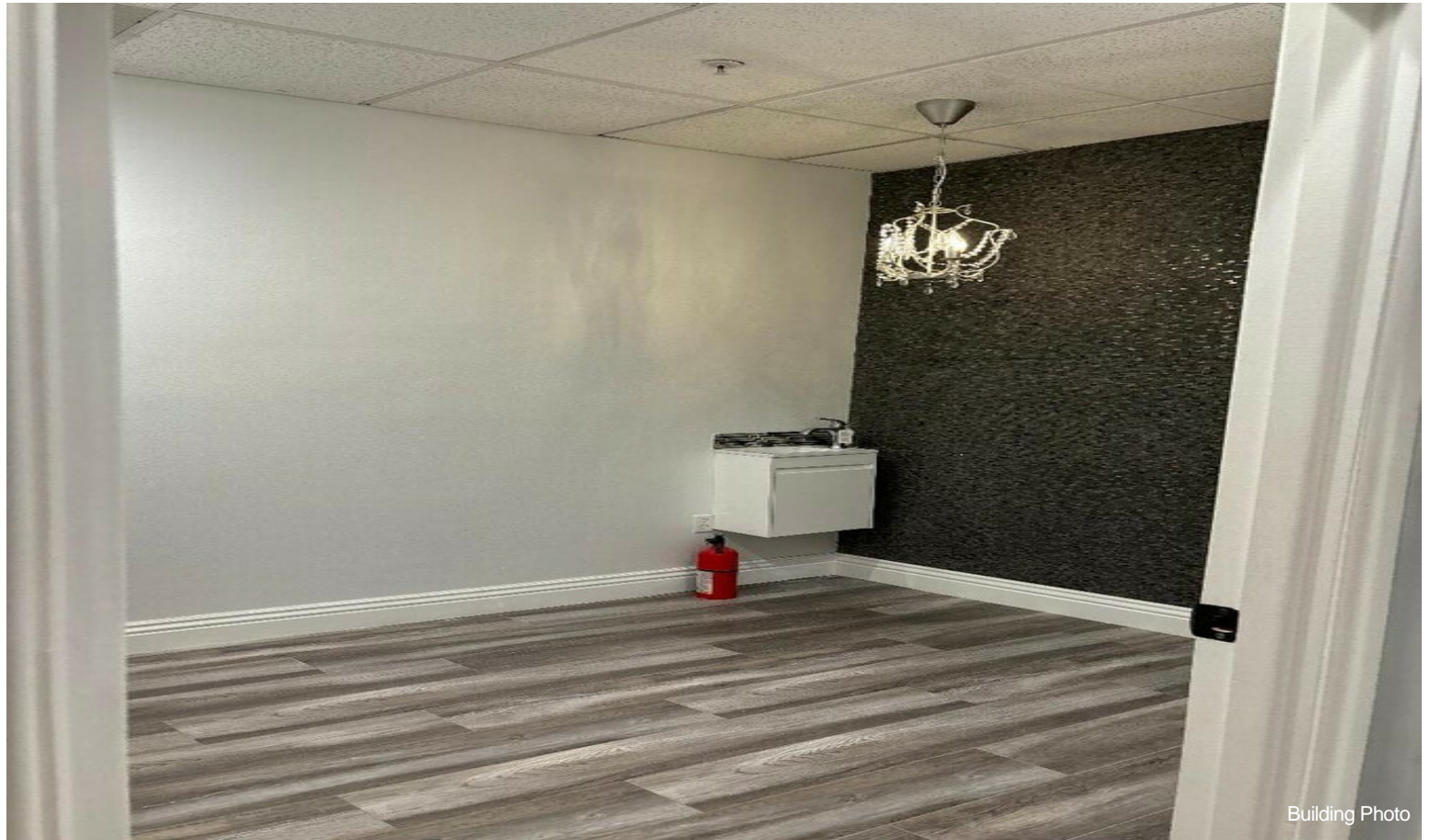
GENERAL KEYWORDS: medical clinic ,executive suites, executive suite, furnished office, home office, instant office, part-time office, part time office, part-time office, hourly, month to month, month-to-month, monthly, weekly, mailing address, office leasing, office rental, office sharing office, office space, satellite office, short term office, sublease, office shared office space, shared work spaces, sharing space, share office, sharing office, share suite, shared suite, sharing suite, furnished suite, temporary office, executive suite, executive office, turn-key office, office wellness office therapist office life coach office nutritionist office hypnotherapist, counselor psychologist, office counseling office, Doctors, Dentists, Plastic Surgeons, Med SPA , lawyer, attorney, law, accountant, accounting, attorney, business address, corporate office, CPA, treatment table, sink, office aestheticians room, shared office, furnished, aestheticians office, beauticians office, stylist

## Property Photos





## Property Photos

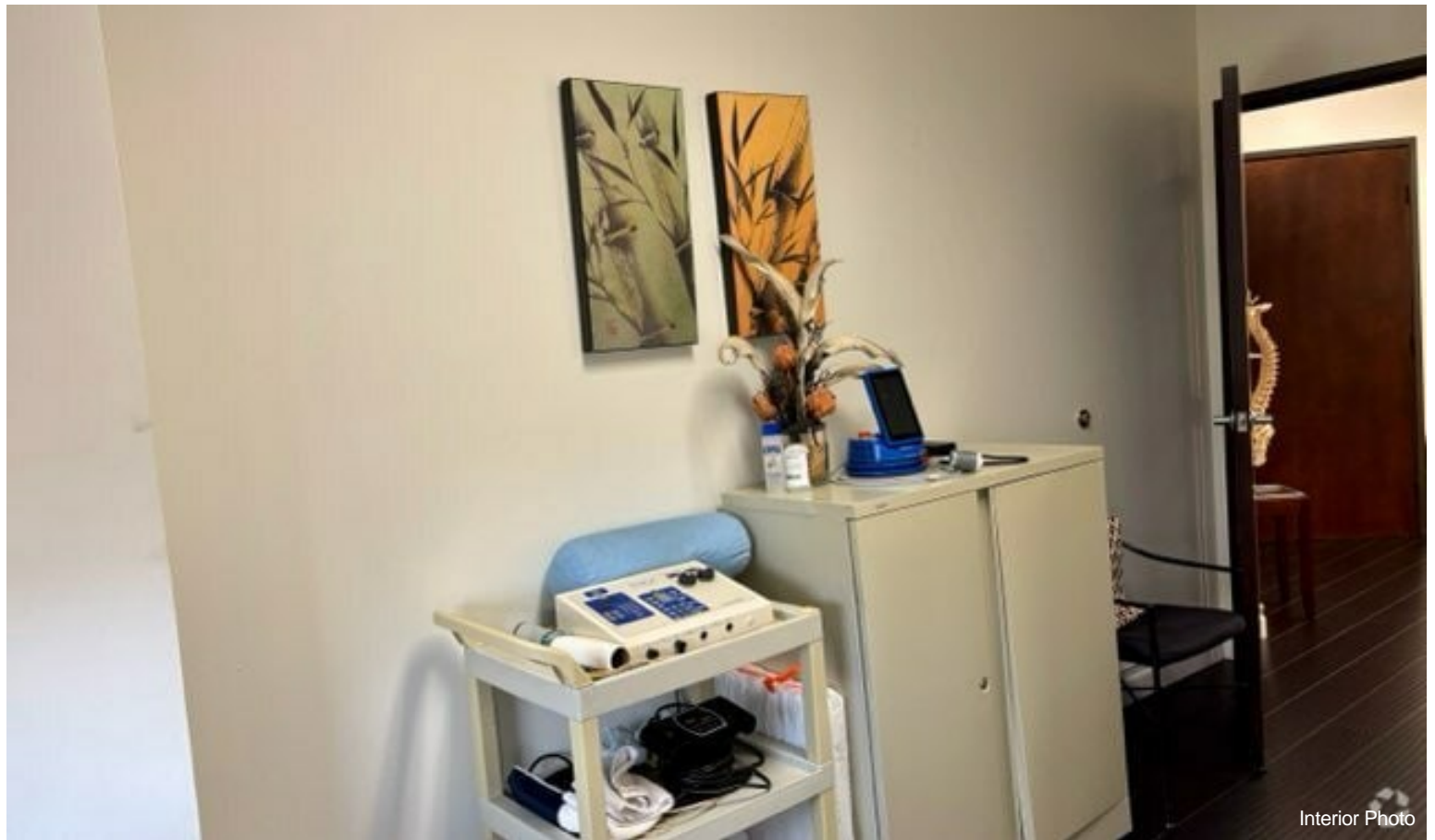


## Property Photos





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