

# NEWPORT BEACH OFFICES



20311 SW ACACIA ST  
NEWPORT BEACH, CA



**AVAILABLE FOR LEASE**  
±1,550 – ±4,210 SF OFFICE/MEDICAL SUITES



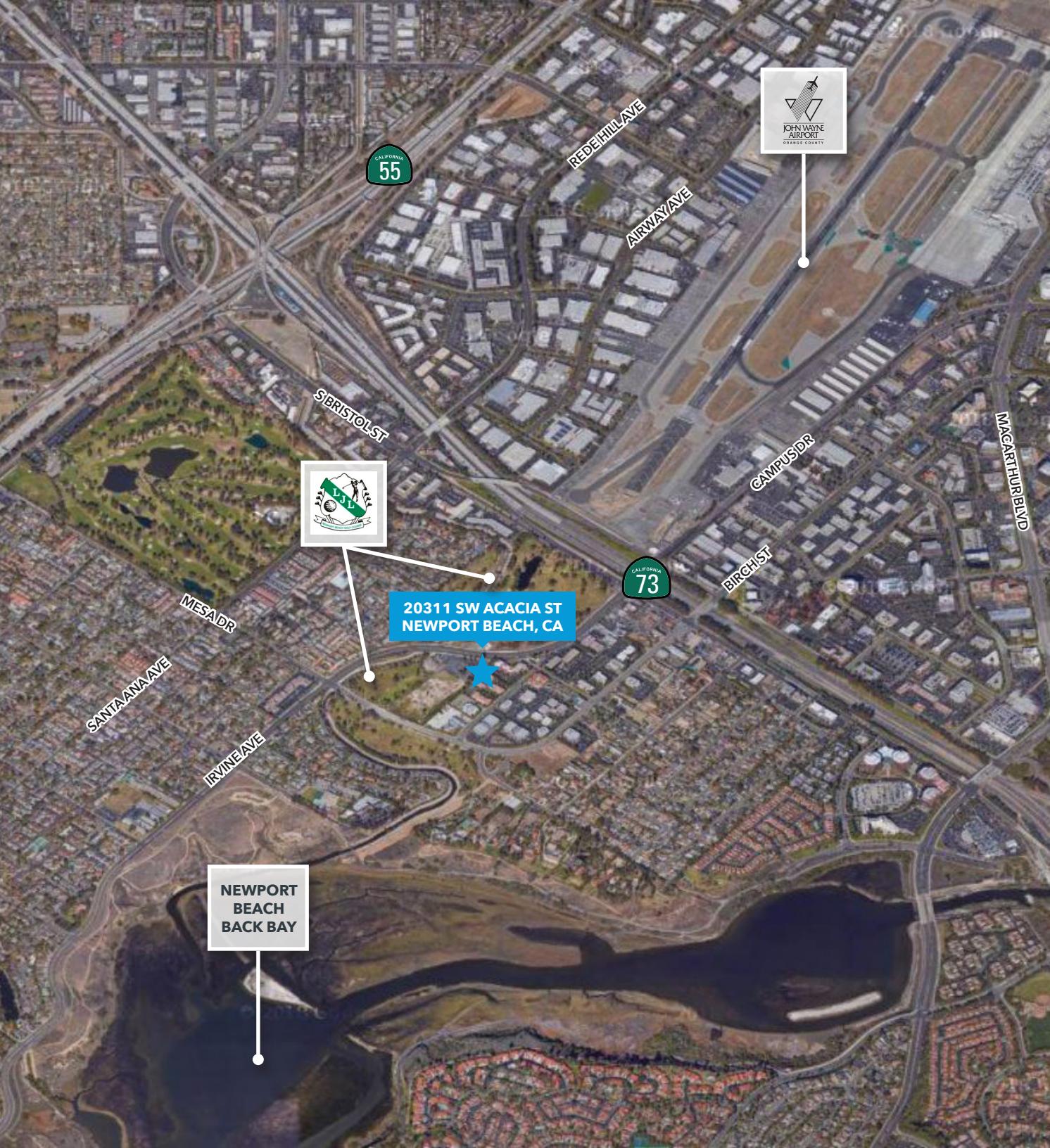
## CENTRAL LOCATION

- » Easy Access to 73 Toll Road, 55 & 405 Freeways
- » Minutes to Orange County Airport
- » Adjacent to Newport Beach Golf Course
- » Close to Back Bay and Walking Trails
- » Retail Amenities and Restaurants within Walking Distance



## PROPERTY FEATURES

- » High-Image Two-Story Building
- » Acacia Street Frontage Identity
- » Building Signage Possible
- » Free Surface Parking
- » Enclosed Garage/Indoor Parking/Storage Available
- » Top Floor Space Available
- » Ground Floor Space Available
- » Flexible Sizes and Layout

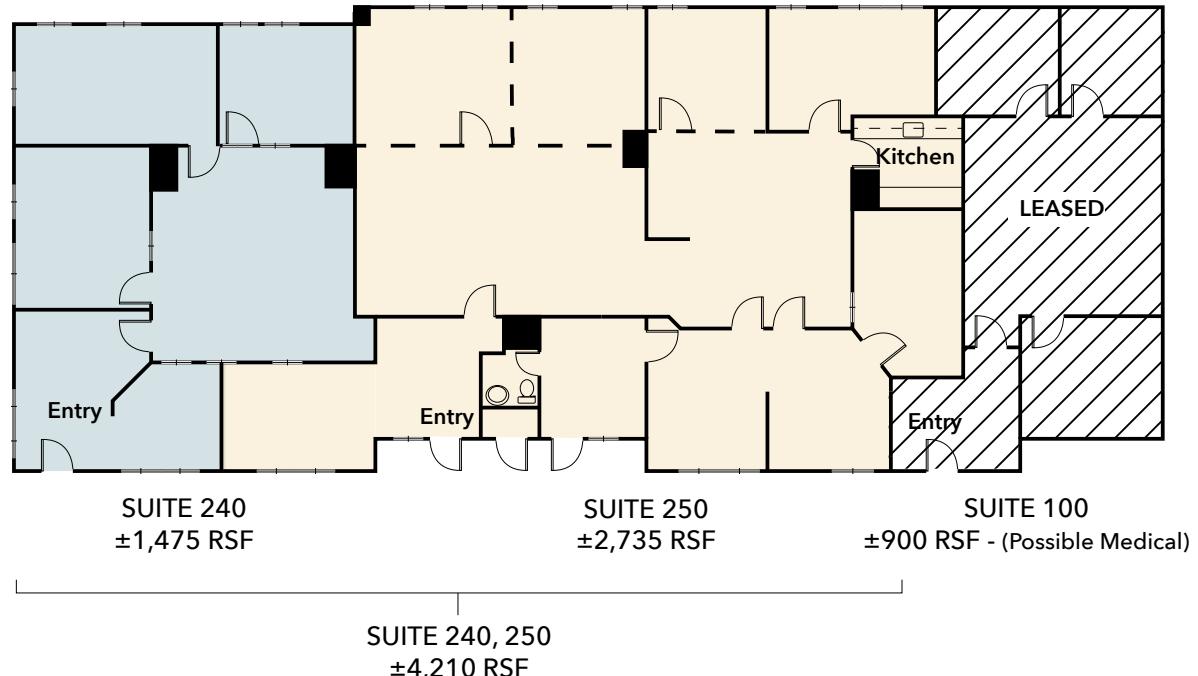




## 20311 SW ACACIA STREET PROPERTY BREAKDOWN

<b>SUITES</b>	<b>SIZE (SF)</b>
100	±3,400
240	±1,475
250	±2,735
240/250	±4,210

## EXISTING FLOOR PLANS









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