

FOR LEASE

4301 & 4321 BIRCH ST

UNDER CONSTRUCTION!

SUITES DELIVERABLE IN 4-6 MONTHS



orange county

OFFICE | GROUP



PROPERTY FEATURES

- Medical suites ranging from $\pm 2,500$ to 23,708 SF
- Common area lounge courtyard coming soon
- Design your brand new medical office today
- High identification signage
- Patient parking at suite's front door
- Great natural light
- High end Newport Beach address
- Retail amenities nearby
- Nearby access to the 405, 55, and 73 freeways
- Lease rate: \$3.45 NNN
- Low NNN: \$0.37 PSF

Allen Basso

Senior Vice President
CalDRE 01298152
949.790.3130
abasso@leeirvine.com

Eric Darnell

Vice President
CalDRE 01888743
949.790.3157
edarnell@leeirvine.com

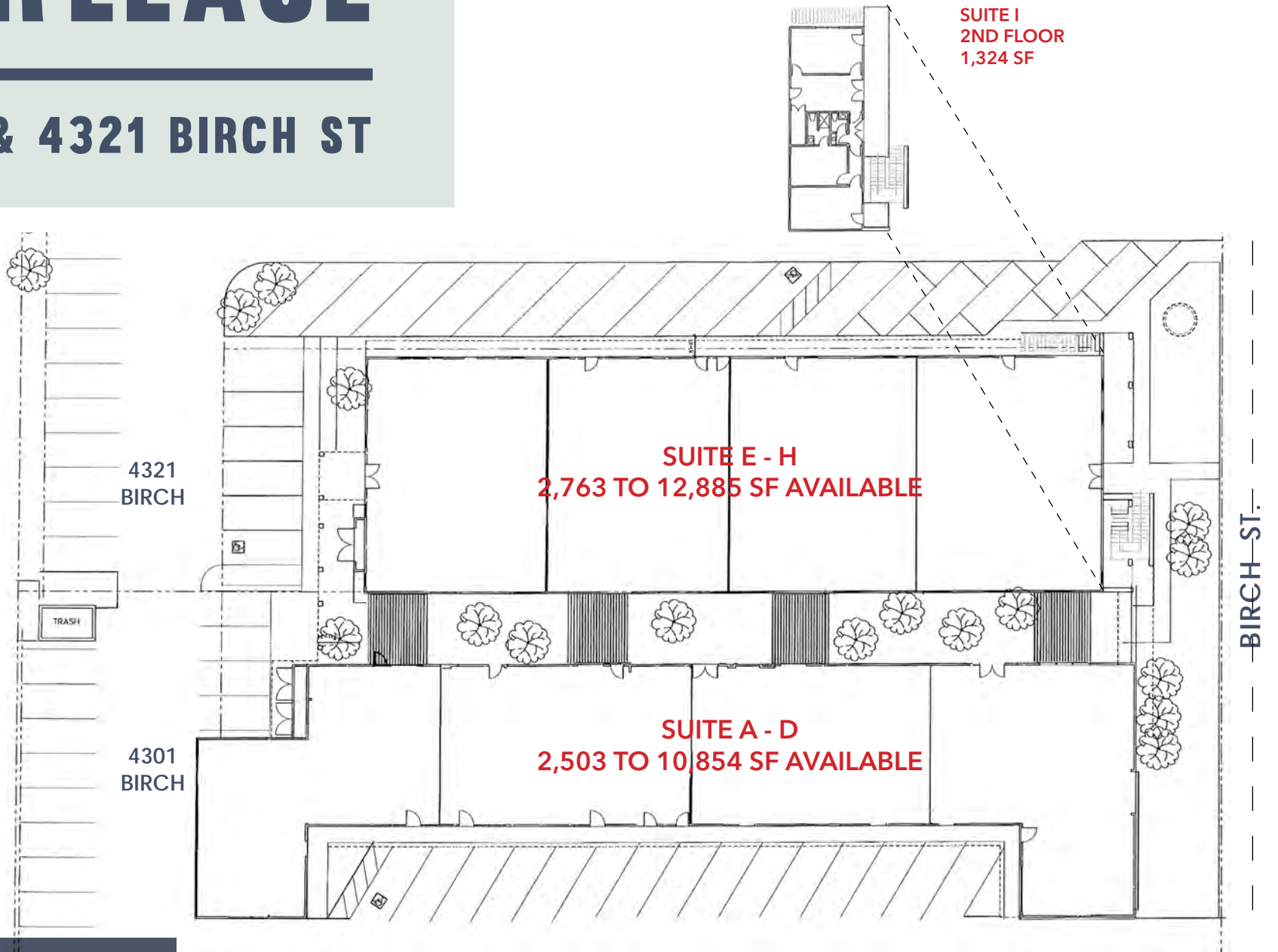
Mallory Moore

Associate
CalDRE 02030584
949.790.3108
mmoore@leeirvine.com

FOR LEASE

FLOOR PLAN

4301 & 4321 BIRCH ST



Allen Basso
Senior Vice President
CalDRE 01298152
949.790.3130
abasso@leeirvine.com

Eric Darnell
Vice President
CalDRE 01888743
949.790.3157
edarnell@leeirvine.com

Mallory Moore
Associate
CalDRE 02030584
949.790.3108
mmoore@leeirvine.com

FOR LEASE

4301 & 4321 BIRCH ST

RENOVATIONS HAVE STARTED!



Allen Basso
Senior Vice President
CalDRE 01298152
949.790.3130
abasso@leeirvine.com

Eric Darnell
Vice President
CalDRE 01888743
949.790.3157
edarnell@leeirvine.com

Mallory Moore
Associate
CalDRE 02030584
949.790.3108
mmoore@leeirvine.com