

Mariner's Mile Medical Plaza

MEDICAL OFFICE FOR LEASE



Lease with Confidence, Choose MedWest

Stacey Hall
LIC#01924089
(949) 331 - 0845
Stacey@MedWestRealty.com

Casey Immel
LIC#01312850
(949) 278 - 5376
Casey@MedWestRealty.com

Bryan McKenney
LIC#01505792
(949) 478 - 0087
Bryan@MedWestRealty.com

3300 W. Coast Highway
Newport Beach, CA

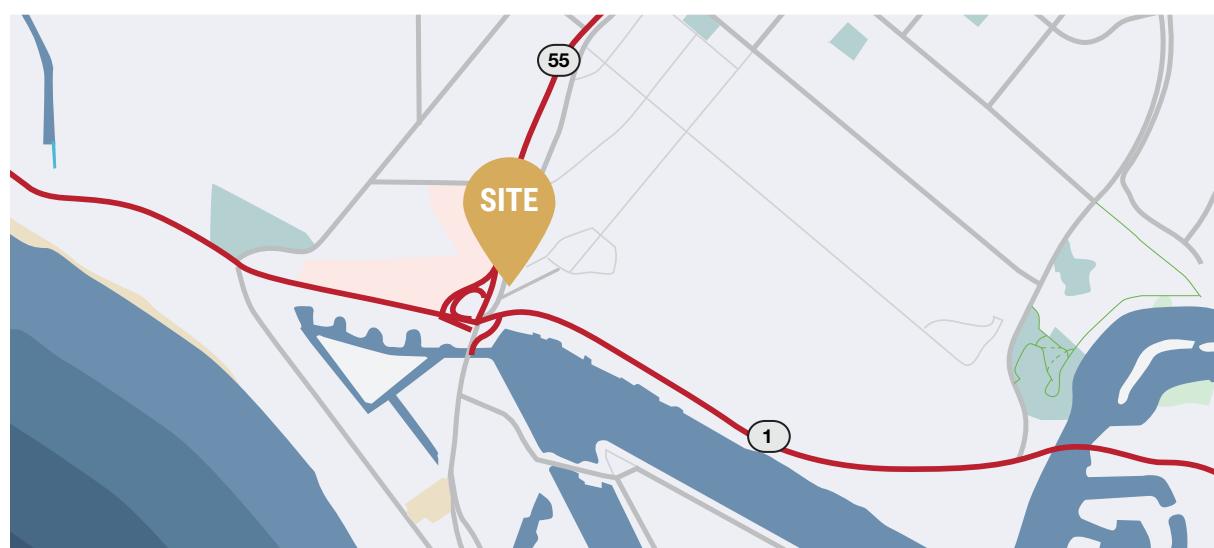


MARINER'S MILE MEDICAL PLAZA

Mariner's Mile Medical Plaza is a single story, 16,500 SF medical office building in prestigious Newport Beach, California. Located in a thriving medical hub one block from Hoag Hospital Newport Beach, the only OC hospital to rank in the Top 10 Hospitals in the LA Metro Area, this area is home to many of the leading specialists in the region. Mariner's Mile Medical Plaza offers one of the few opportunities for Building Top signage in the area with 100,000 cars passing daily.

New Common Area
Flythrough Tour





✚ PROMINENT LOCATION & ACCESSIBILITY

- One block to Hoag Hospital Newport Beach
- Close proximity to 55 freeway

✚ IDEAL MARKET & SITE LOCATION

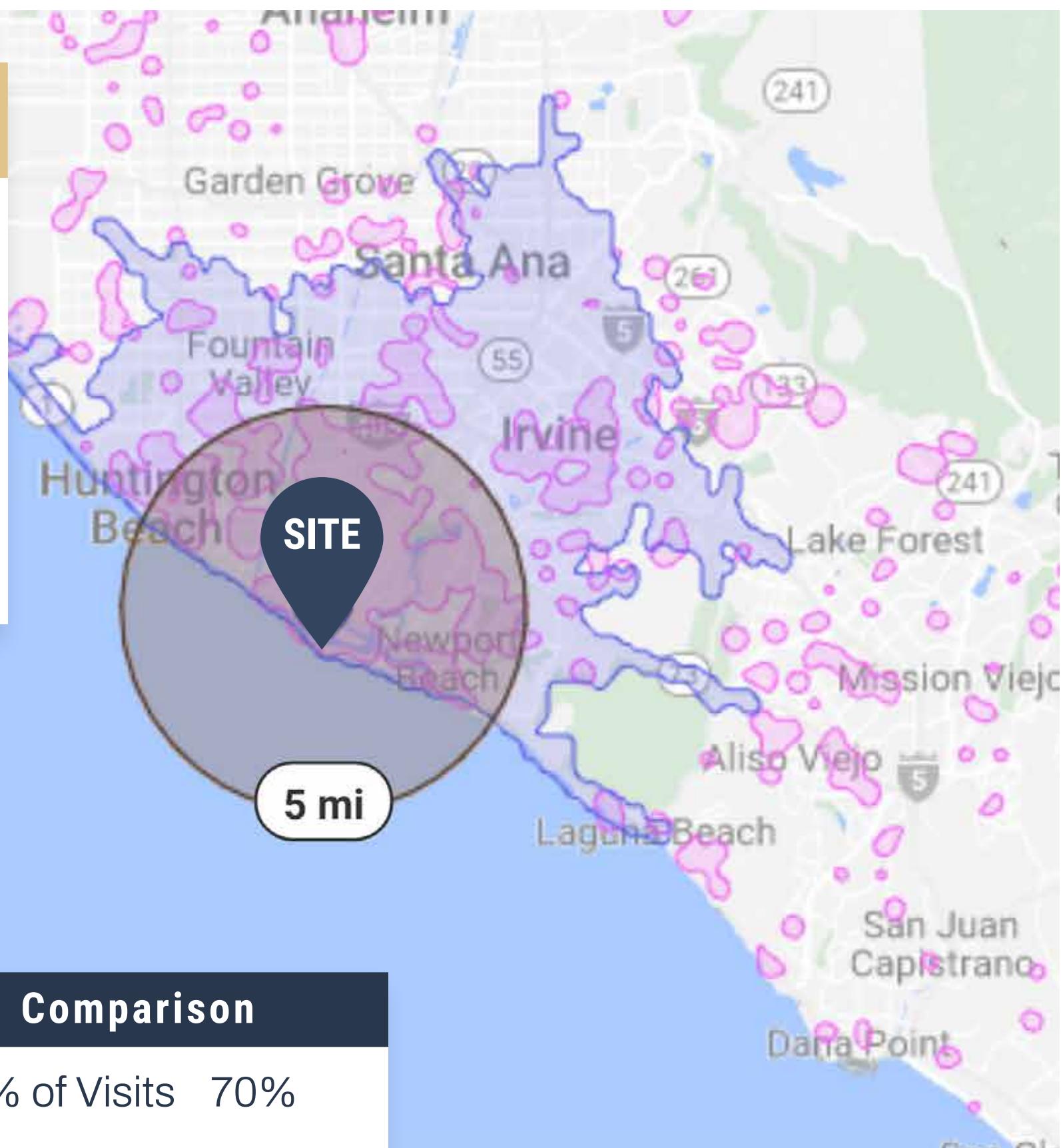
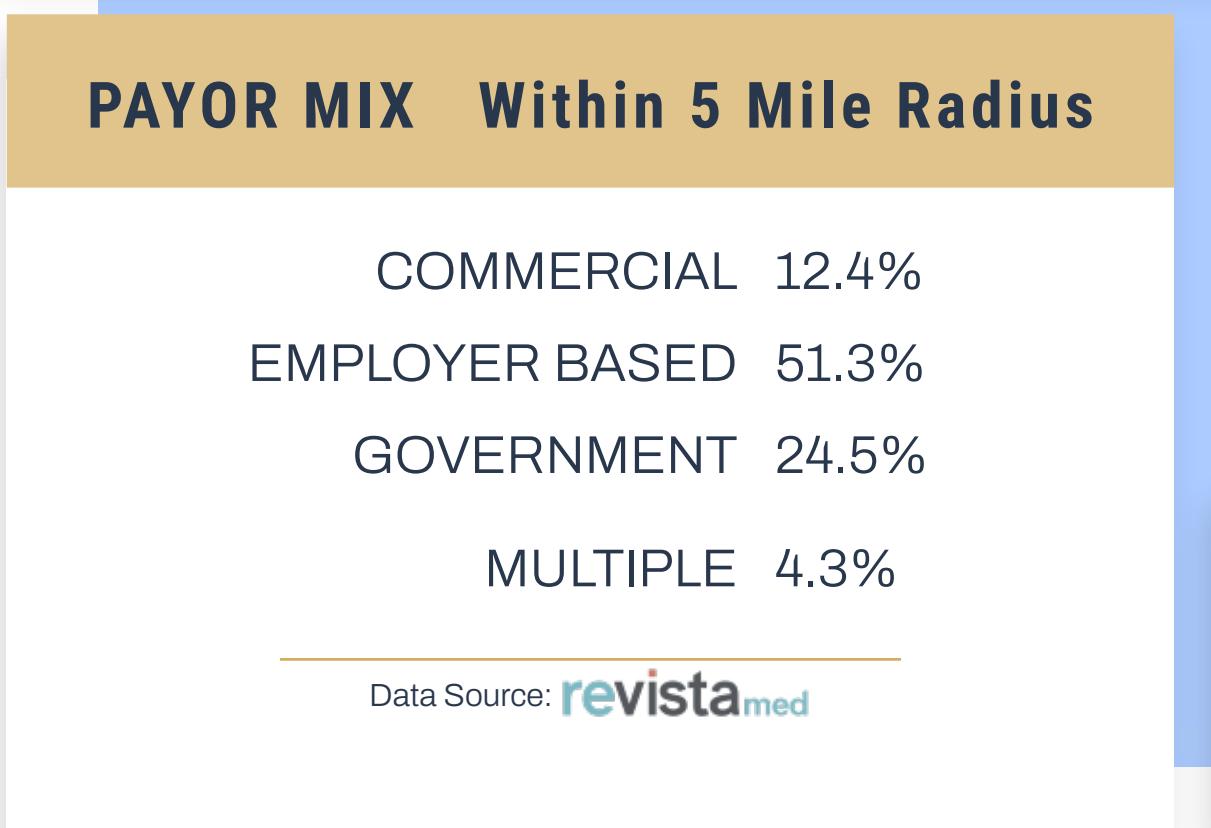
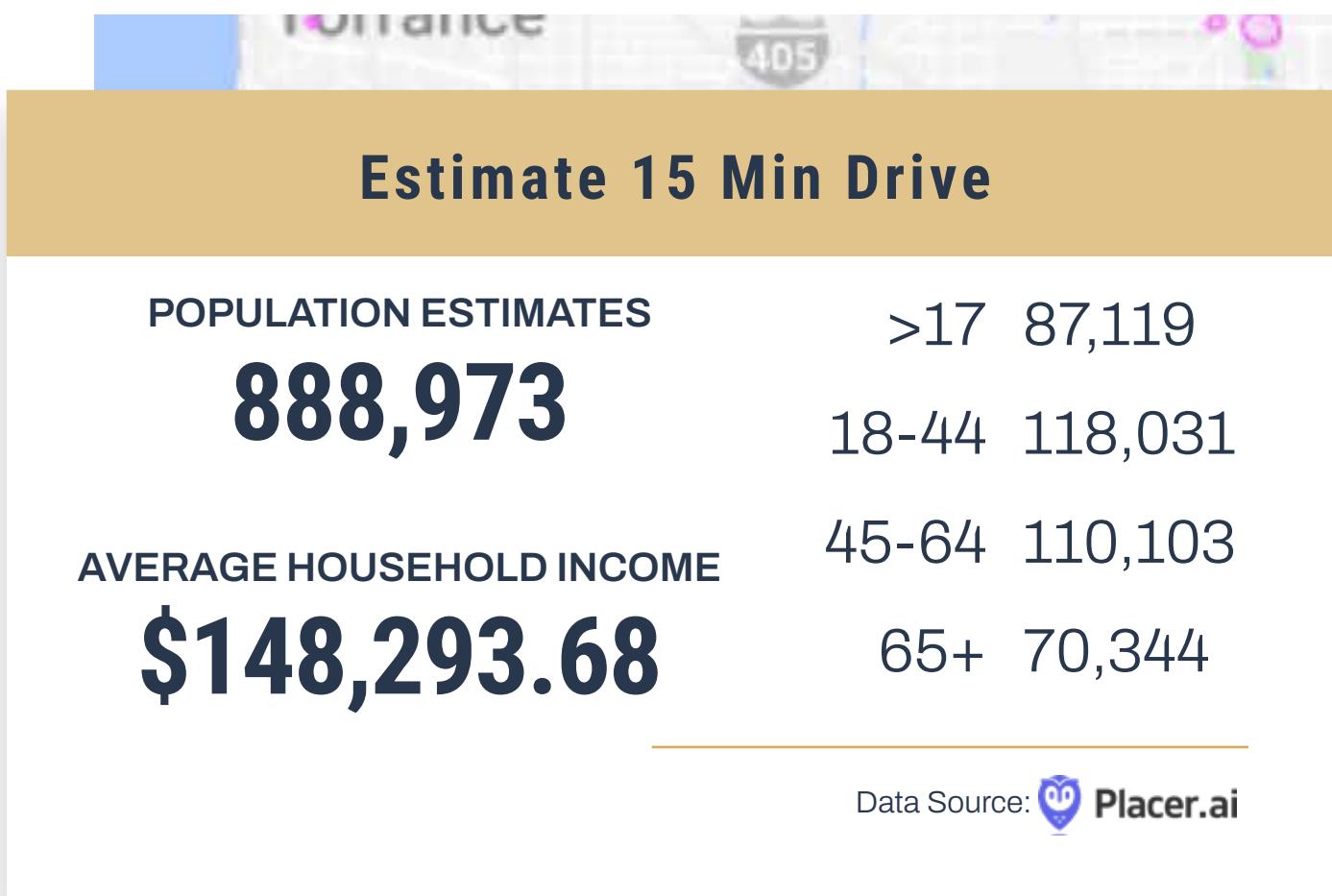
- The proximity to major throughfares enables this location to conveniently serve:
 - 883,000 patients within a 15 minute drive time
 - 236,000 patients within a 5 mile radius

✚ BUILDING HIGHLIGHTS

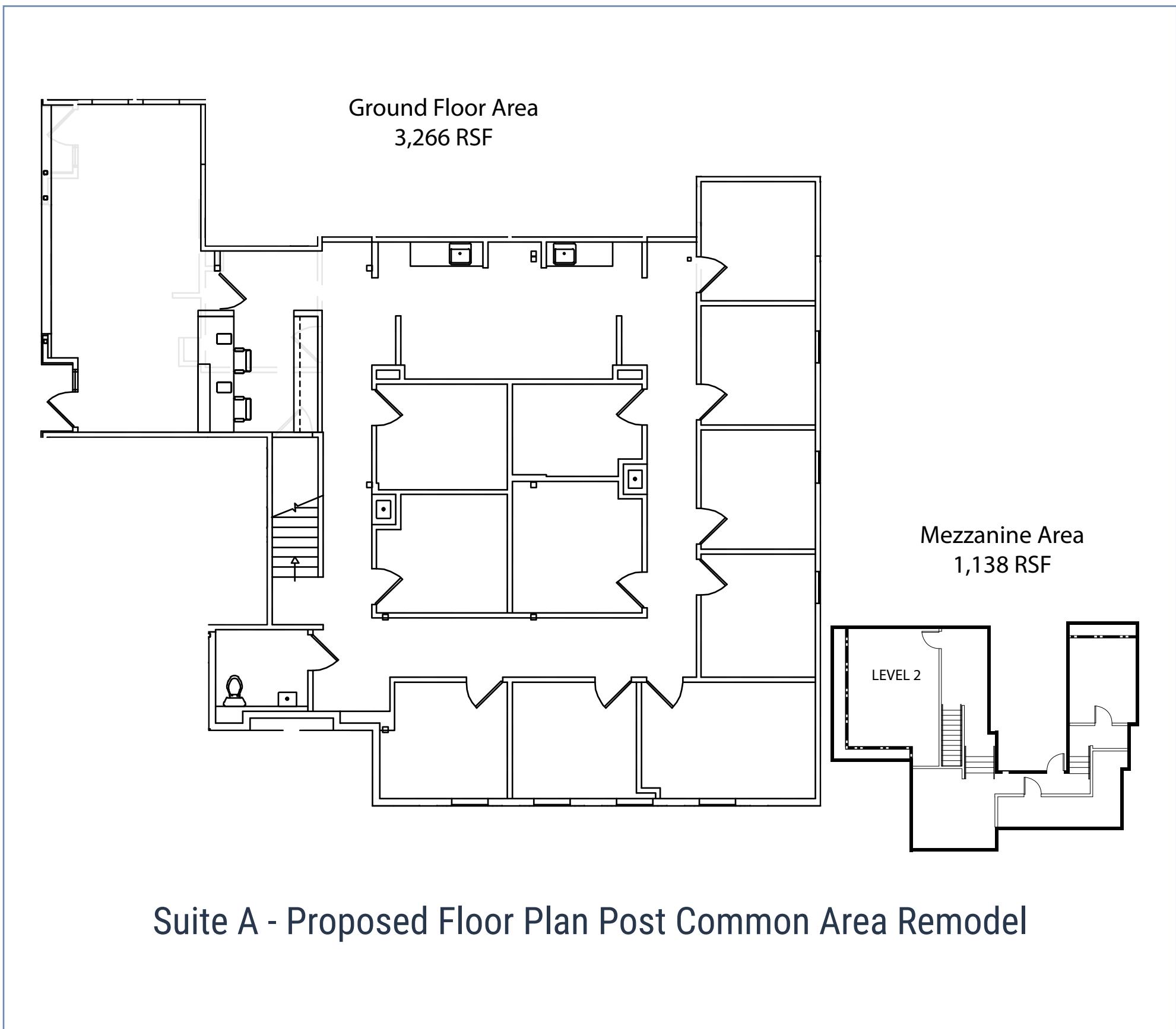
- 16,500 SF
- Common area renovations scheduled for completion by end of year
- Abundant surface parking
- Building top and monument signage available
- Professionally managed

New Common Area
Flythrough Tour









CURRENT AVAILABILITIES

AVAILABLE SUITE	RSF
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Suite A Approx.
3,266 to 4,404

SUITE DESCRIPTION

Ground floor suite

Direct access to suite from parking area
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Former urgent care suite

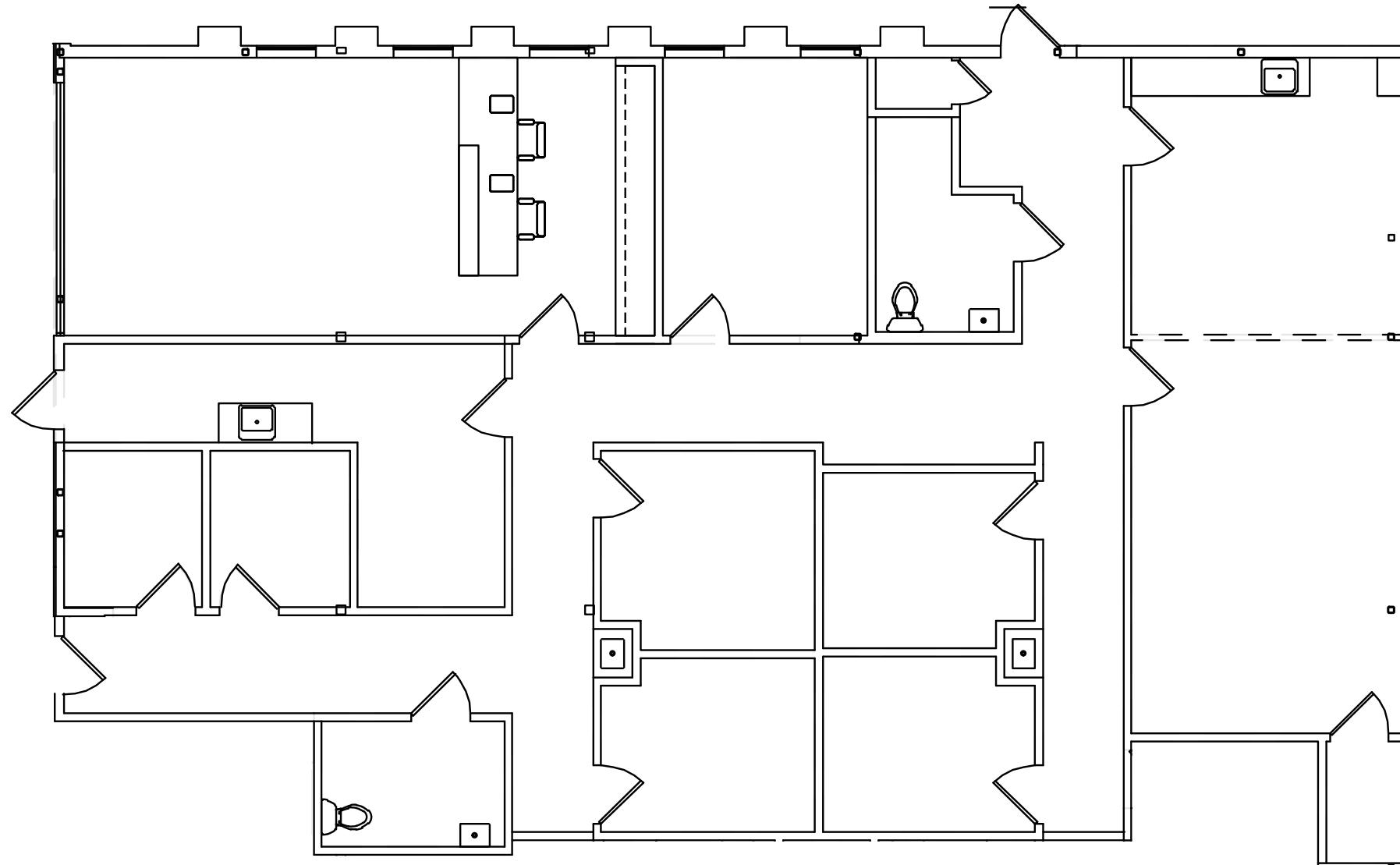
Efficient race track loop design

Contiguous with Suite C

LEASE RATE

\$4.95 MG





Suite C - Proposed Floor Plan Post Common Area Remodel

CURRENT AVAILABILITIES

AVAILABLE SUITE RSF

Suite C Approx. 3,152

SUITE DESCRIPTION

Ground floor suite

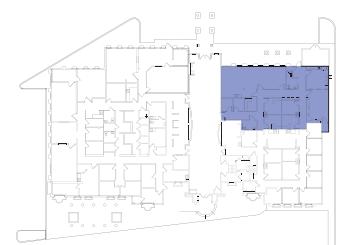
Direct access to suite from parking area

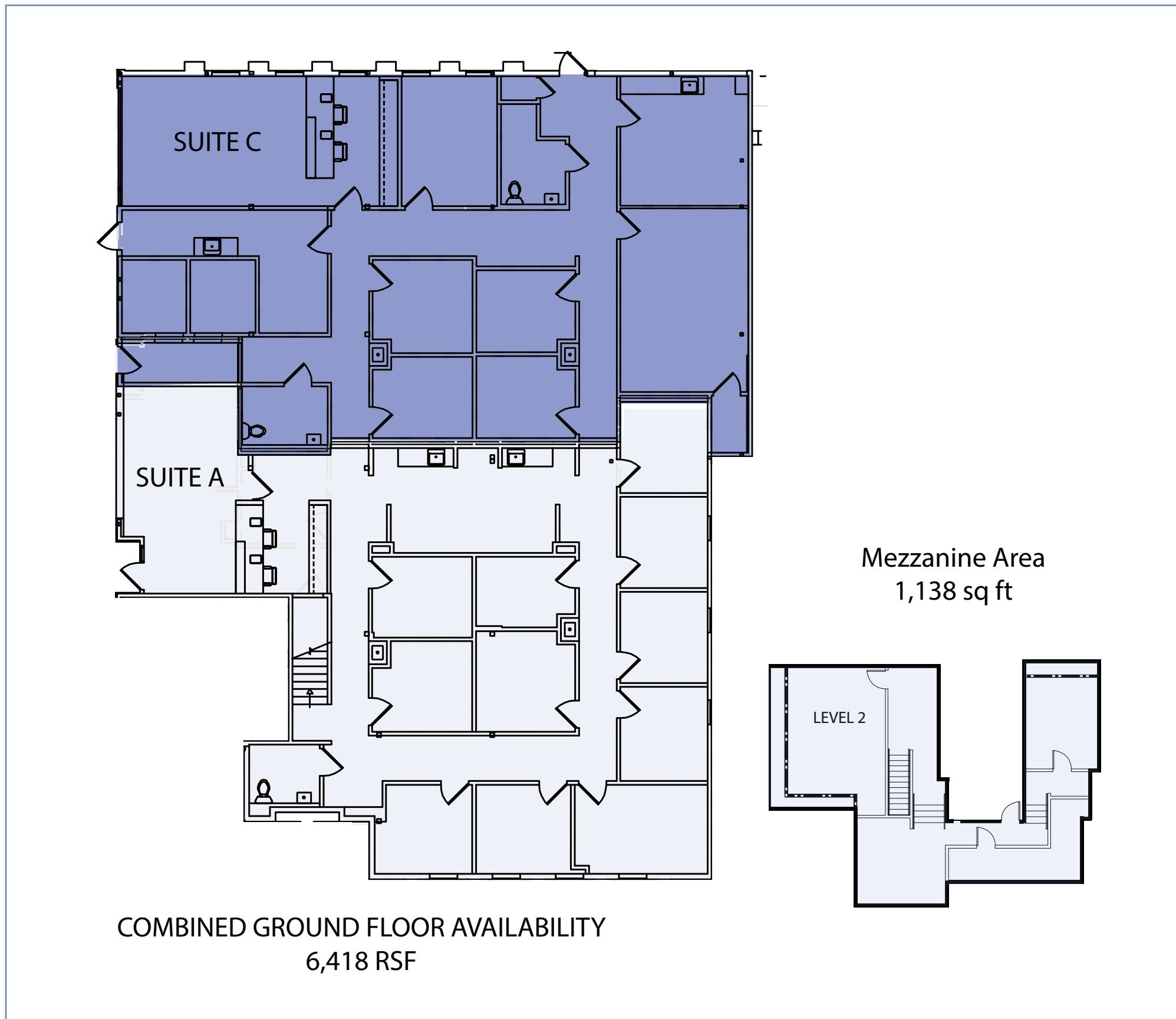
Suite can be designed to utilize large lobby, or have private entrance and exit for exclusive access.

Contiguous with Suite A

LEASE RATE

\$4.95 MG





CURRENT AVAILABILITIES

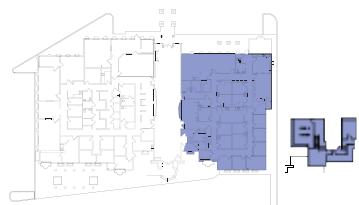
AVAILABLE SUITE	RSF
Suite A & C	Approx. 6,418 to 7,556

SUITE DESCRIPTION
Ground floor space

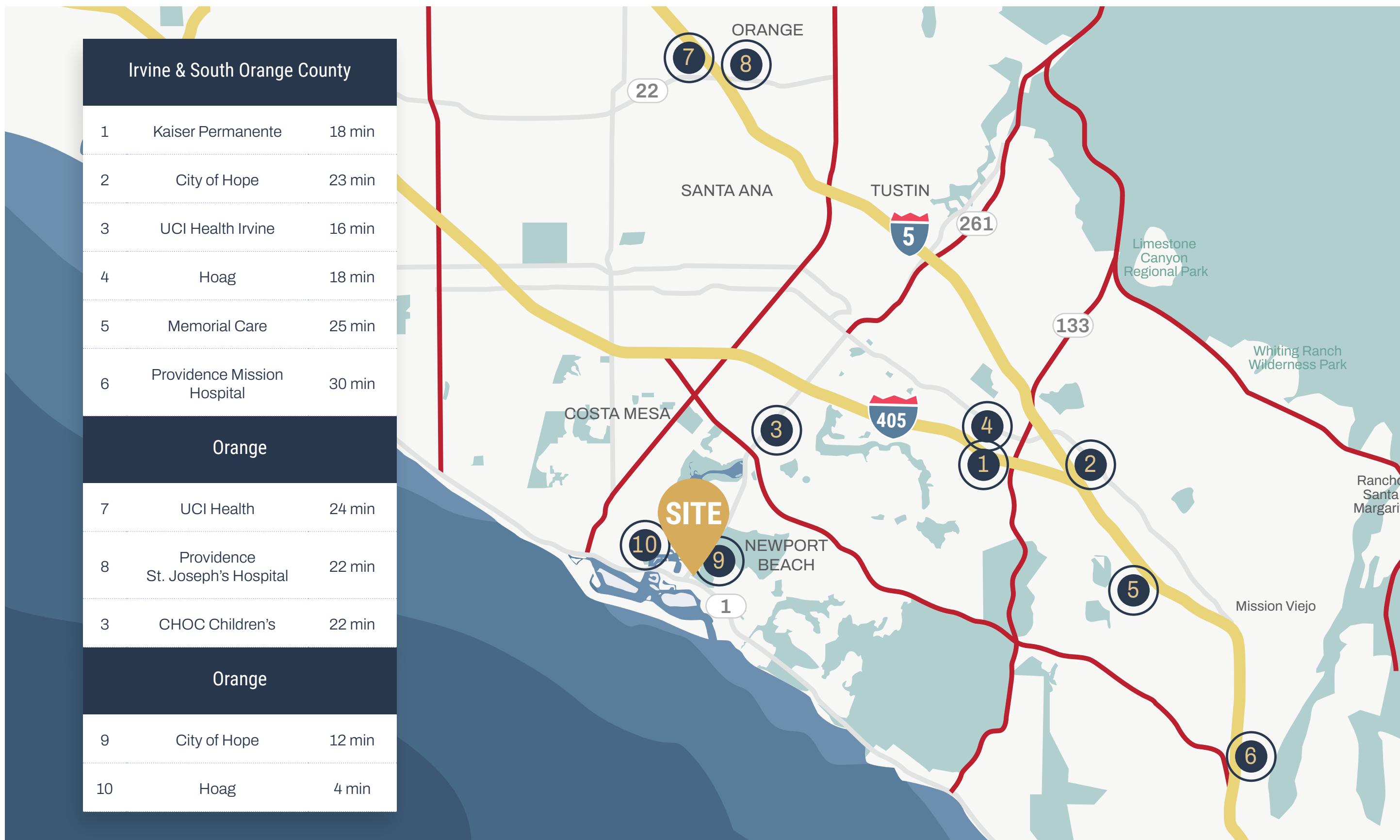
Rare large block of medical space
in coastal Newport Beach

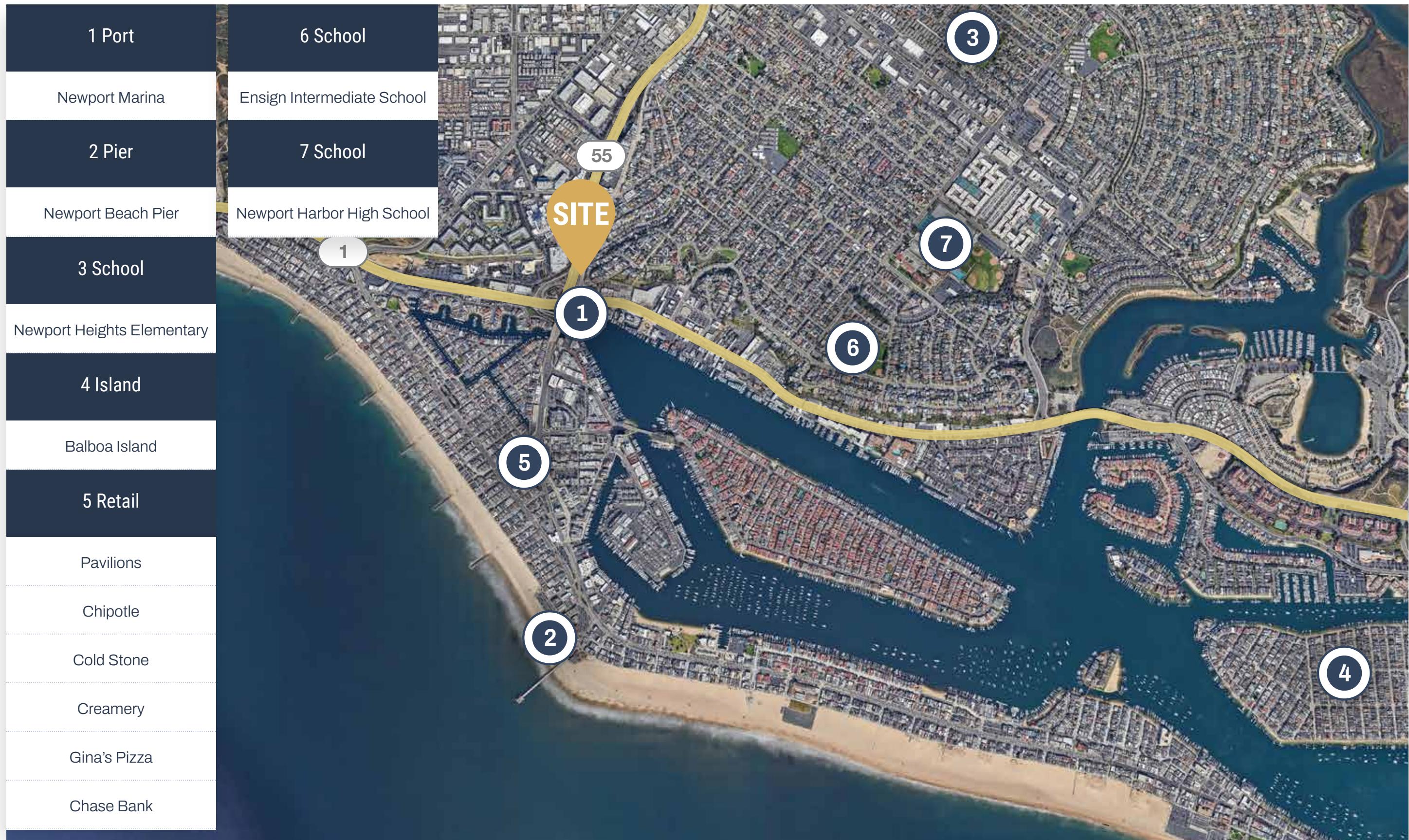
Building and monument signage
opportunity available for strong visibility

LEASE RATE
\$4.95 MG



LOCAL HOSPITAL DISTANCE MAP | 9







**MED
WEST**
R E A L T Y

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