

# 4685 MACARTHUR CT

NEWPORT BEACH, CA 92660

**FOR SUBLEASE**  
6,611 RSF

  
*Systems Source.*

4685

**NEWMARK**





# 4685 MAC ARTHUR

- HIGH IMAGE 6,611 SF  
FOR SUBLEASE
- DOUBLE DOOR,  
ELEVATOR LOBBY  
IDENTITY
- PRIVATE BALCONY
- MASTER LEASE  
EXPIRES 12/31/2025



# MACARTHUR CT. HIGHLIGHTS



**CLASS A**  
4-Story Building



**CENTRAL LOCATION**  
Near John Wayne Airport



**FREEWAY ADJACENT**  
Close to 405 and 55 Freeways



**WIFI CONNECTED**  
conference center featuring the latest in video conferencing technology



**ON-SITE AMENITIES**  
including onsite banking services, ATM, sundries store, dry cleaning and auto detailing



**EV CHARGING STATIONS**



**CERTIFIED LEED® GOLD**  
by U.S. Green Building Council & ENERGY STAR® by U.S. Environmental Protection Agency



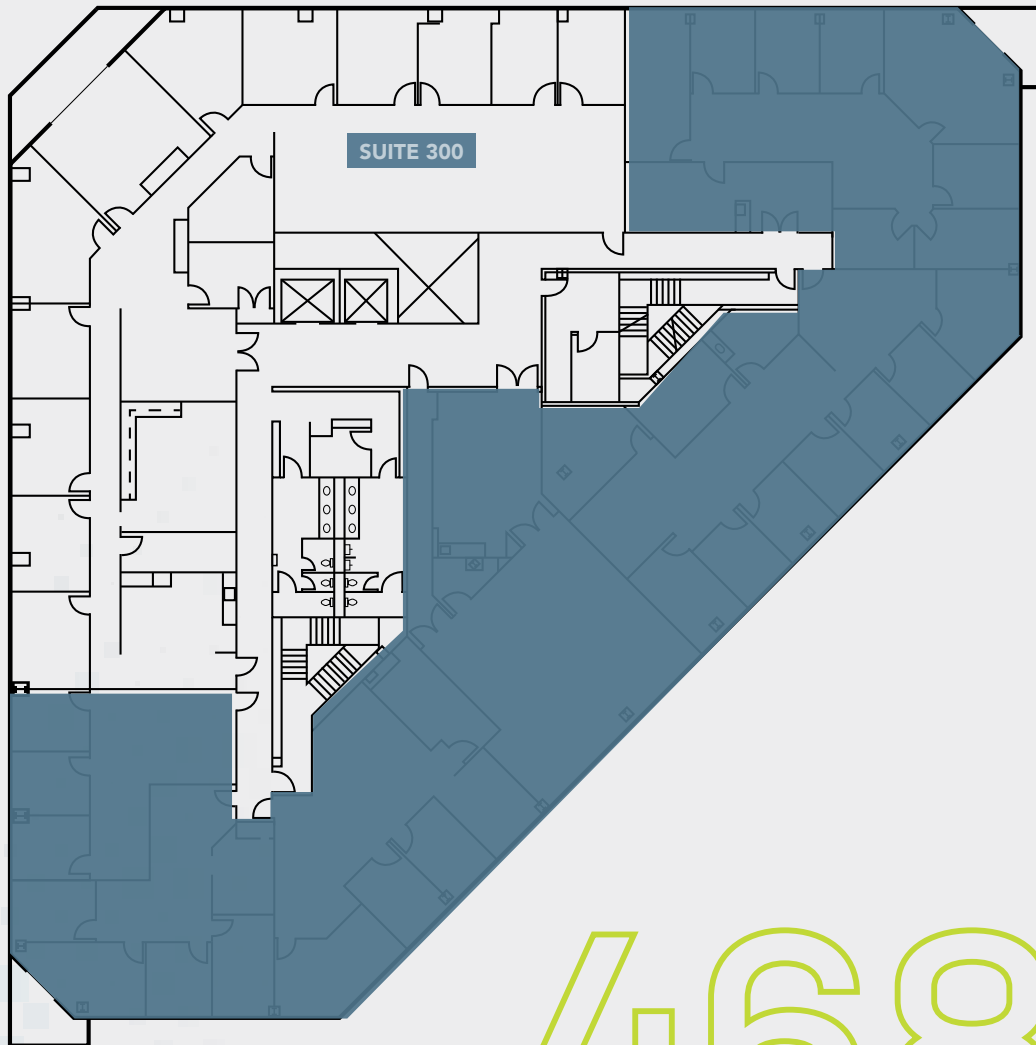
**FITNESS CENTER**  
complete with resort style locker rooms and towel service

# 4685

# MACARTHUR CT.

# SUITE 300

6,611 RSF AVAILABLE














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MACARTHUR CI

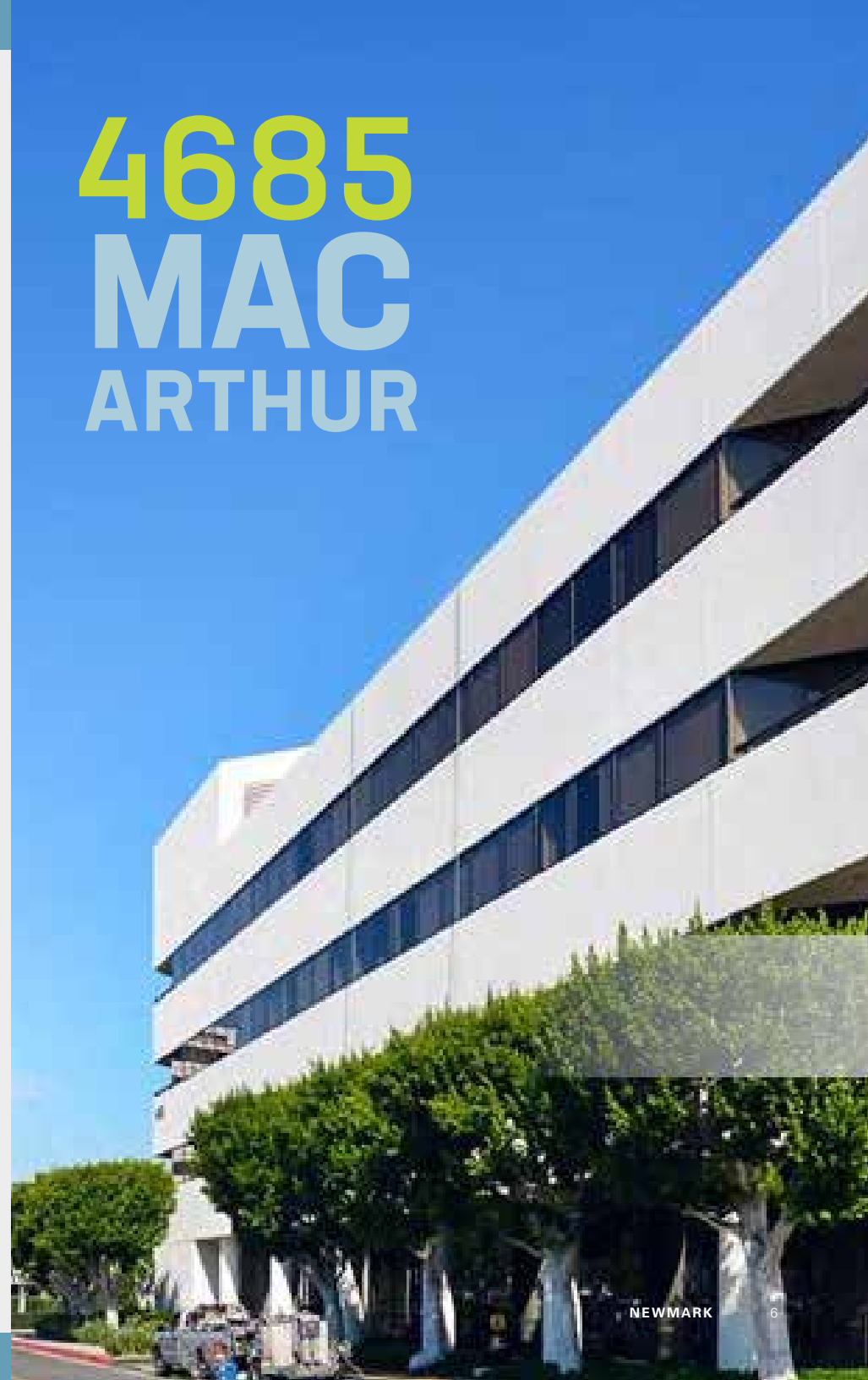
# AMENITIES



## AMENITIES

-  CONFERENCE CENTER
-  CAFÉ
-  DRY CLEANER
-  FITNESS CENTER
-  EV CHARGING STATION
-  OUTDOOR WORKSPACE
-  AUTO DETAILING
-  SUNDRIES
-  WIFI
-  BANK
-  CUSTOMER RESOURCE CENTER

# 4685 MAC ARTHUR





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