



4685 MACARTHUR CI

NEWPORT BEACH, CA 92660

FOR SUBLEASE
6,611 RSF

NEWMARK

4685 MAC ARTHUR

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



4685

MACARTHUR CT.

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

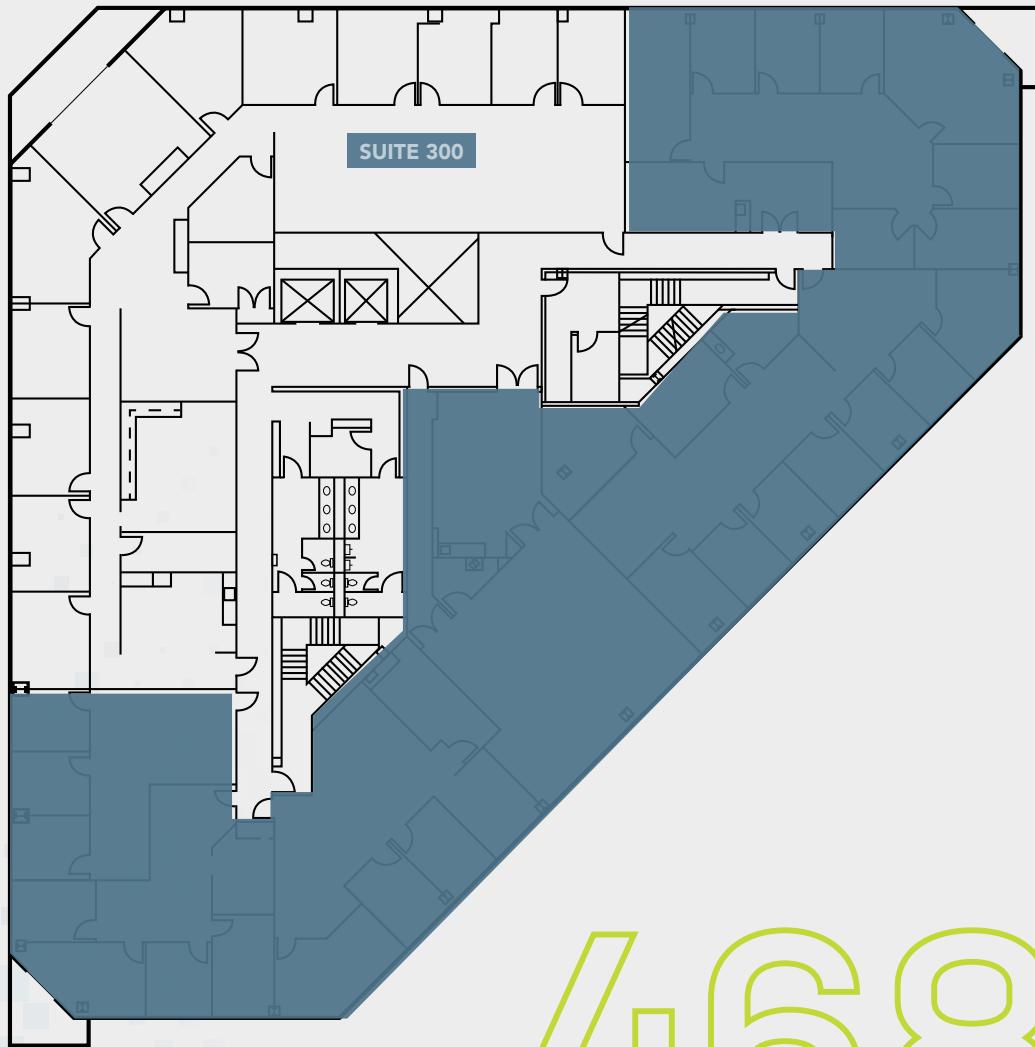


FITNESS CENTER
complete with resort style locker rooms and towel service

MACARTHUR CT

SUITE 300

6,611 RSF AVAILABLE



4685

AMENITIES

MAP NOT TO SCALE

4685 MACARTHUR CI

JOHN WAYNE AIRPORT

MARTIN

CAMPUS DR.

4770

4695

4675

4665

PARKING STRUCTURE

MACARTHUR COURT

MACARTHUR BLVD

BIRCH ST.

RED HILL AVE.

55

405

72

JOHN WAYNE AIRPORT

SKYPARK BUSINESS CENTER

THE SQUARE RETAIL CENTER

MAIN ST.

EMBASSY SUITES

CROWNE PLAZA

VON KARMAN AVE.

HOTEL IRVINE

EXECUTIVE PARK

JOHN WAYNE AIRPORT

MACARTHUR DR.

FAIRMONT HOTEL

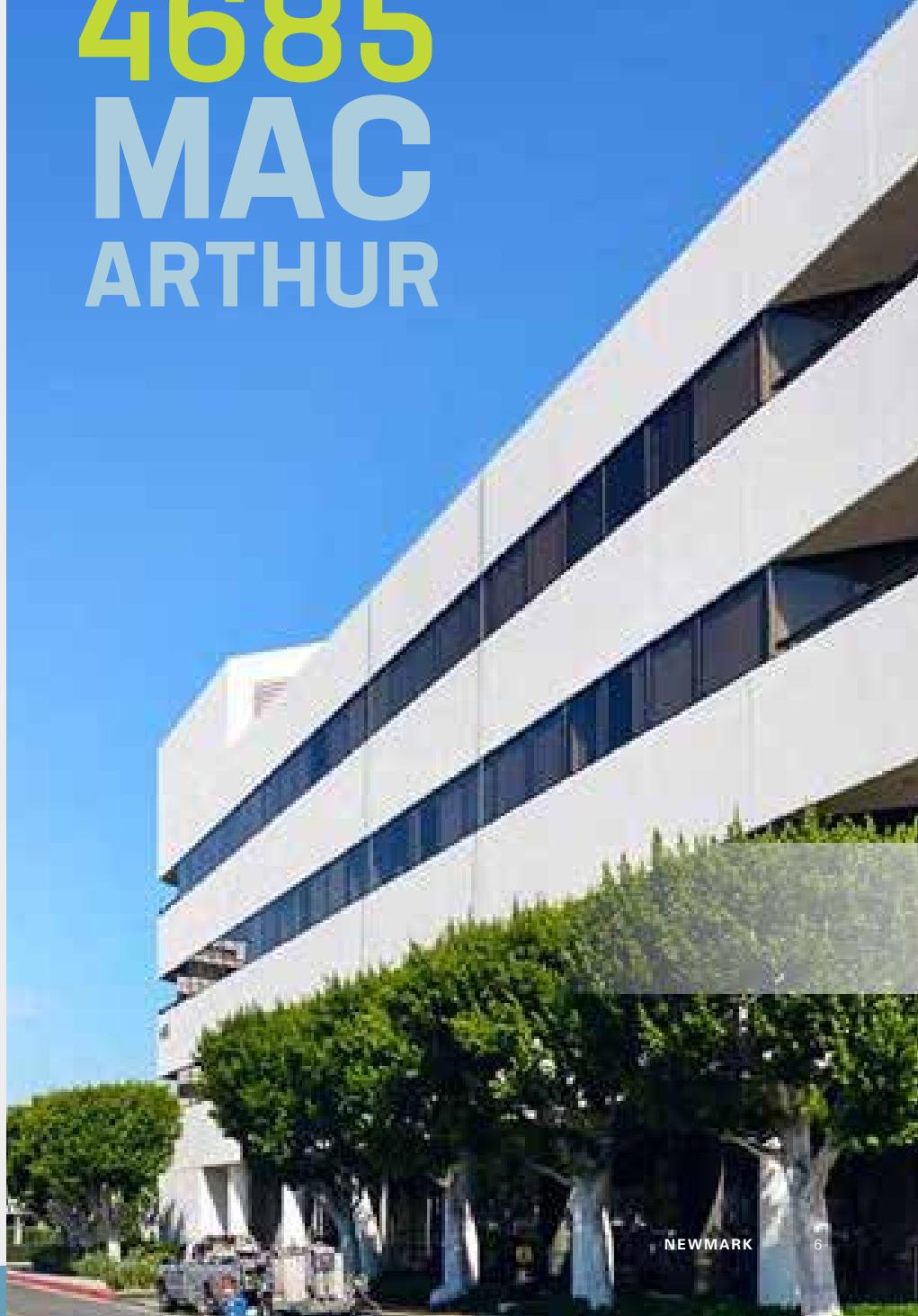
UNIVERSITY AVE.

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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