

±859 SF PRIME OFFICE & RETAIL

FOR SUBLEASE

2828

NEWPORT BLVD.
NEWPORT BEACH, CA



Voit

REAL ESTATE SERVICES

2020 Main Street, Suite 100
Irvine, CA 92614 | Lic #01991785

ALTON BURGESS
Senior Vice President
949.263.5397
aburgess@voitco.com
Lic#01717094

PROPERTY FEATURES

- Property has undergone a complete renovation both exterior and interior
- Corner location with major signage potential on Newport Boulevard
- Walking distance to beach & harbor with every possible amenity
- Retail and office uses possible including: showroom, professional office, food and beverage, fitness, animal grooming, hair and nail
- New Buyer can occupy entire 2,314 SF or occupy a portion and lease out the balance

RENOVATIONS COMPLETE!

- Creative office improvements including exposed ceiling and polished concrete floors
- All brand new glass line throughout
- Brand new ADA restrooms
- Common area courtyard providing an indoor/outdoor experience
- **Ready for immediate occupancy!**



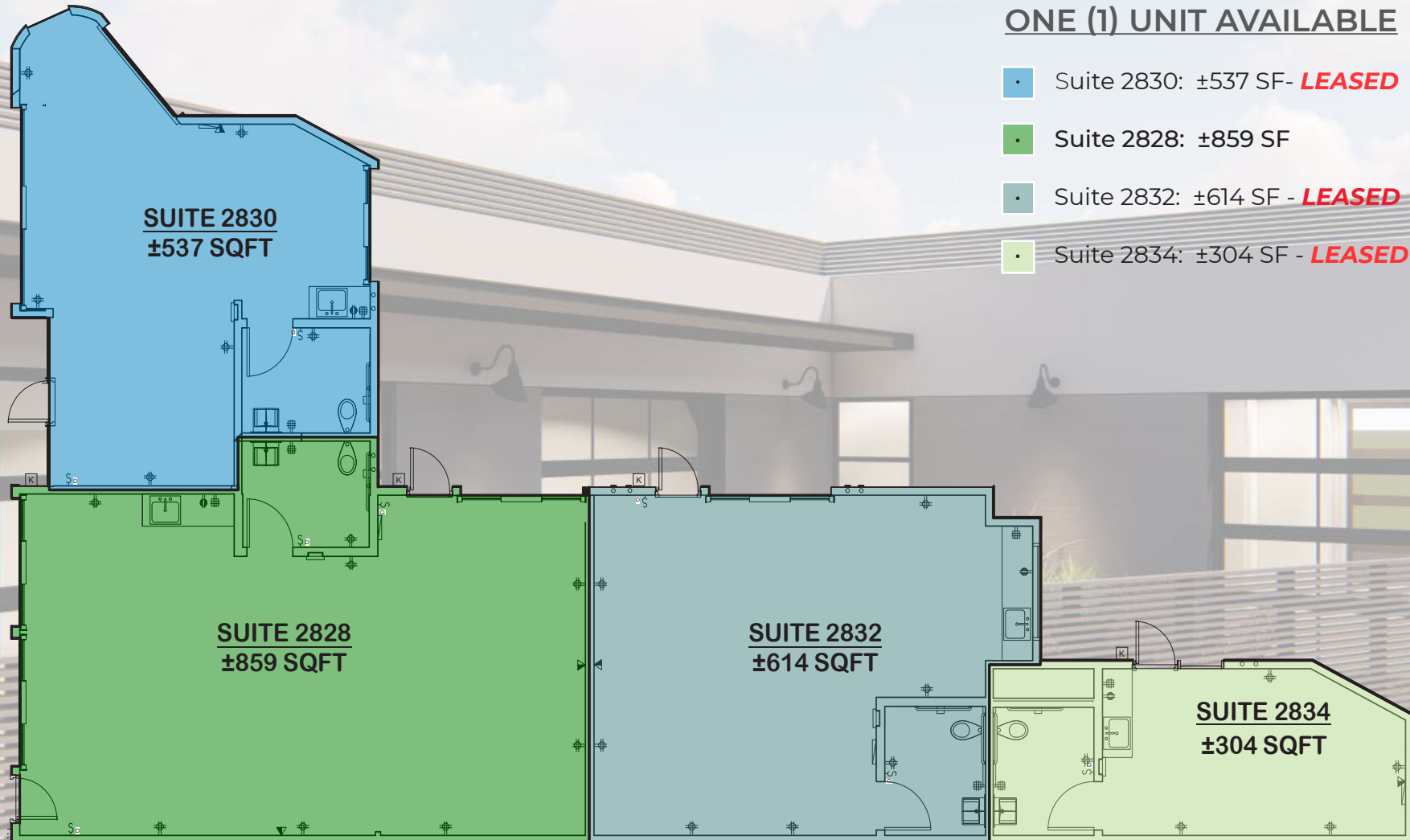
2828 NEWPORT BLVD



NEW COURTYARD

ONE (1) UNIT AVAILABLE

- Suite 2830: ±537 SF - **LEASED**
- Suite 2828: ±859 SF
- Suite 2832: ±614 SF - **LEASED**
- Suite 2834: ±304 SF - **LEASED**



- Four (4) Individual Suite Addresses
- Structural Reinforcement and Upgrades
- New Upsize Water Meter Service
- New Plumbing System
- New Sewer System
- New TPO Roof System with Fifteen (15) Year Warranty
- New Electrical System with Four (4) Separate Electrical Meters
- New Electrical Gear
- Data and Telephone Conduit Provided for Each Unit
- 400 AMP Electrical Service
- 4 LG Mini Split HVAC Units
- New Gas Service
- Hard Wire Smoke Detectors
- Two (2) Hour Rated Wall Adjacent Property
- ADA Compliance Bathroom
- New ADA Compliance Sidewalk and Handicapped Ramp Access
- On Site Trash Enclosure
- Energy Efficient Title 24 Compliance



FROM CONCEPT...

...TO REALITY!



2828 NEWPORT BLVD



EXTERIOR



EXTERIOR (COURTYARD SIDE)



INTERIOR



INTERIOR

2828 NEWPORT BLVD

(±859 SF)



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