



BAYVIEW

NEWPORT BEACH

www.100bayview.com

CONNECT

- WITH BUSINESS
- WITH NATURE
- WITH YOUR COMMUNITY

CONNECT @ 100 BAYVIEW





CONNECT WITH BUSINESS



}} 346,335 square-foot Class A office building in mixed-use office/hotel/services campus setting

}} Newport Beach address in Orange County's central business center

}} World class views and dramatic architectural features

}} Immediate access to all key routes: 405, 55 and 73 Freeway

}} Minutes to John Wayne Airport

}} Owned and managed by Granite Properties, a best-in-class owner, developer and operator



 BAYVIEW

JAMBOREE RD

73 FWY

CONNECT WITH NATURE

Ten distinct neighborhoods make up Newport Beach, each with its own unique personality, natural beauty and story to share.

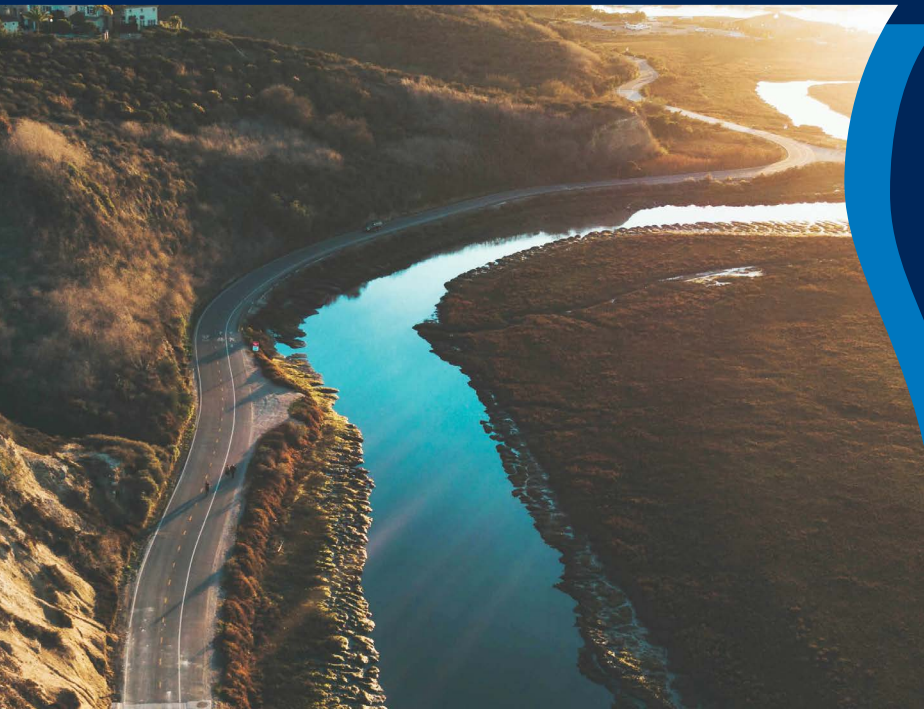
With the largest recreational harbor on the west coast, there are ten miles of extraordinary fishing, swimming, surfing, and aquatic sports activities.

From sunset cruises to surf lessons, wine tastings to harbor-front promenades, Newport Beach has it all, for the perfect work, lifestyle balance.





CONNECT WITH NATURE AND THE BACK BAY



The Newport Beach Back Bay Trail is a 10.1 mile lightly trafficked loop trail located near Newport Beach, that features beautiful wild flowers and is good for all skill levels. Enjoy the sea breeze and back bay views during your daily exercise.

The trailhead entrance is steps away from your workspace at 100 Bayview.



CONNECT WITH BODY & MIND

NEW FITNESS CLASSES AT 100 BAYVIEW

At 100 Bayview we offer the brand new “Burn” fitness class, which is a cardio-based strength class. You can expect to use your bodyweight, medicine balls and bands to exercise and burn calories while you’re in class.

Please contact the Granite team for class times.







CONNECT WITH YOUR COMMUNITY

It is Granite's promise to provide customer centric service, innovative spaces and engaging programs that form connections and inspire our customers to flourish.

100 Bayview offers conference and meeting space for your team to focus and innovate in a distraction free environment.

You're not just leasing office space, you're joining a community full of amenities and resources to grow your business and network.

Connect @ 100 Bayview

For the perfect work, lifestyle balance.



Shops at Costco Plaza

Bristol Plaza

Orange County Museum of Art

The District At Tustin Legacy

Von Karman Plaza

South Coast Plaza

Segerstrom Center for the Arts

Metro Pointe At South Coast

405

Metro Center At South Coast

The Square

Diamond Jamboree Shopping Center

Equinox Irvine
Main Plaza

Irvine

Costa Mesa

Mesa Verde Country Club

The Camp
Thelab



JOHN WAYNE-ORANGE COUNTY AIRPORT

Harvard Place Shopping Center

Mesa Verde Center

Orange Coast College

Tewinkle Memorial Park

Park Place Shopping Center

Fairview Park

Costa Mesa Golf Course

OC Fair & Event Center

Santa Ana Country Club

Rancho San Joaquin Golf Course

Harbor Center

Vanguard University Of Southern California

Newport Beach Golf Course

Bristol Street Retail Corridor

Equinox Newport Beach

William R M Regional P

55

BAYVIEW



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University Center

Campus Plaza

Talbert Regional Park

Costa Mesa Courtyards

The Triangle Shopping Center

Eastbluff Village Center

University Of California-Irvine

Westport Square Shopping Center

Westcliff Plaza Shopping Center

Newport Beach

Hoag Memorial Hospital

Big Canyon Country Club

Newport Beach Country Club

Fashion Island

Harbor View Shopping Center

Newport Beach Pier

Corona Del Mar Plaza

Balboa Pier

AMENITIES

- }} Premier six-story granite clad towers
- }} Subterranean VIP parking available through card-key access
- }} Three-story atrium lobby with ornate design
- }} Modern landscaped campus environment
- }} EV charging stations
- }} On-site 250 room Marriott Hotel, restaurant and meeting rooms
- }} Close proximity to Fashion Island and other high-end retail and restaurants
- }} Balcony suites with panoramic views of the Newport Beach Back Bay

- }} Convenient retail amenities such as cafe, hair salon and auto detailing within walking distance
- }} Walking distance to the Newport Beach Back Bay biking and running trails
- }} State-of-the-art fitness center
- }} High-tech conference facility with customer lounge
- }} New outdoor seating areas complete with wi-fi
- }} On-site food trucks and pop-up restaurants



TOGETHER WE CONNECT

Together We Connect is Granite's way of providing an environment where customers engage and interact with each other to build relationships. Through thoughtful programs and activities, our customers have the opportunity to become more connected, bring about positive change in their community and have some fun along the way. It's Granite's way of creating community at work.







WE ARE GRANITE

Granite Properties is one of the country's leading privately held commercial real estate investment, development and management companies with more than 160 team members across five national offices. Since 1991, we have developed or acquired over 26 million square feet of Class A office space worth \$6.8 billion, achieving returns of more than double the NCREIF index for our investors. The company's current portfolio includes 8.8 million square

feet of office and retail property with close to 100 acres for future development. At the heart of our success is the extraordinary customer experience that we create in each and every asset through our mixed-use environments rich in amenities and our concierge-level service.

This commitment to excellence extends to Granite's corporate culture, which has been recognized as one of Fortune Magazine's Great Places to Work for 7 years running. The Granite senior leadership team is unusual for its depth and longevity, having been together for nearly 20 years and has combined real estate experience of over 550 years. Granite Properties was established in 1991 by Michael Dardick, CEO of the firm, and the Schusterman family, a long-time leader in the oil and gas industry.

Building top signage and branding
Exposure to 173,700 cars per day



CONNECT @

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CBRE | **Granite**

INSPIRING PEOPLE TO FLOURISH
THROUGH THE PLACES WE CREATE

WWW.GRANITEPROP.COM