



WAYPOINT NEWPORT

4440 VON KARMAN

**A STREET
PARTNERS**

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**GOOD BUSINESS
REQUIRES GOOD PARTNERS.
WE ARE A STREET PARTNERS.**

A modern office lounge with dark grey armchairs and a sofa, white coffee tables, and potted plants. In the background, a glass-walled conference room with black chairs is visible. The floor is made of light-colored stone tiles, and the ceiling has recessed circular lights.

PROPERTY OVERVIEW

- Exclusive opportunity to own in Newport's only available Class A office condos
- Nestled in the peaceful oasis of Koll Center, in a pristine office campus environment
- Prestigious location with access to 5 Star Newport Beach dining and accommodations.
- Condominiums from 2,000 - **5,500 SF**
- Medical units available for sale







SOUTH COAST
PLAZA

THE
CAMP

THE
LAB

JOHN
WAYNE
AIRPORT

Hilton

BOSSCAT
& TEN SUSHI

55

NEWPORT
BEACH
GOLF COURSE

BENIHANA



TWENTY EIGHT
STEAKHOUSE

EQUINOX

Marriott

TRIANGLE
SQUARE

73

EDDIE V'S
PRIME
SEAFOOD

FASHION
ISLAND

PELICAN
HILL

405



YOUR ALL ACCESS PASS TO NEARBY AMENITIES



DINING

- Bistango
- Bosscat Kitchen & Libations
- Ten Asian Bistro
- Canaletto Ristorante Veneto
- CUCINA enoteca
- FIG & OLIVE
- Fleming's Prime Steakhouse
- Gulfstream
- True Food Kitchen
- RED O
- Herb & Ranch
- Il Barone Ristorante
- Juliette Kitchen & Bar
- MOULIN
- Portola Coffee Roasters
- The Winery Restaurant & Wine Bar

SHOP

- Back Bay Court
- Bristol Center
- South Coast Plaza
- The LAB Anti-Mall
- University Town Center
- Fashion Island®
- Whole Foods Market
- Bristol Farms
- The Bluffs Shopping Center

STAY

- Atrium Hotel
- Hampton Inn & Suites
- Hilton Irvine
- Hyatt Regency John Wayne Airport
- Marriott Bayview
- Newport Beach Marriott Hotel & Spa
- Hyatt Regency Newport Beach
- The Westin South Coast Plaza
- Pelican Hill Hotel

VISIT

- Segerstrom Center for the Arts
- Back Bay
- Balboa Island
- Newport & Balboa Pier
- Crystal Cove State Park & Beach



**FOR SALE INFORMATION,
CONTACT A STREET PARTNERS AT 949 381 5100
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The accuracy of all information regardless of source, including but not limited to square footages and lot size, is deemed reliable but is not guaranteed and should be independently verified through personal inspection by and/or with the appropriate professionals.