



4000 MACARTHUR BLVD

Newport Beach, CA 92660

WEST TOWER



**Ashwill
Associates**
COMMERCIAL REAL ESTATE



4000 MACARTHUR

EXECUTIVE SUMMARY

Ashwill Associates is pleased to present an exciting Newport Beach sublease opportunity at 4000 MacArthur Blvd. With several high-end office spaces from 2,000 SF collaborative offices to state-of-the-art training rooms, and even entire 19,000 SF floor plates in this Class A building, we're confident there is a space that will fit your client's needs perfectly. This Newport Beach location is less than 1 mile from John Wayne International Airport and offers easy ingress and egress from the 405, 55, and 73 freeways. The building is within walking distance of several restaurants, hotels, Equinox fitness center, brand-new residential developments and is right next to companies such as Google and Bank of America. A sublessee will love the flexible lease terms and highly competitive lease rates at this truly plug and play opportunity.

For more information, please reach out today.



CAMPUS OVERVIEW

No. of Buildings ——— 2

Campus Size ——— **376,242 SF**

Parking ——— **4:1,000 SF**

Renovated ——— **2017**



CRAFT
YOUR
BUSINESS
FUTURE
HERE

VIDEO TOUR

4000macarthursublease.com



PROPERTY FEATURES



ACCESS

Three freeways and John Wayne Airport in < 5 minutes



SIGNAGE

Four building top signs available



TECHNOLOGY

WiFi enabled campus



PARKING

4/1,000 SF Surface and covered parking



FLOOR PLATES

19,000 SF Flexible floor plates with ample natural light.



EV CHARGING

Multiple electric car charging stations



CAR SERVICES

On-site Auto washing and detailing services



SECURITY

24/7 security coverage and camera surveillance

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ELEVATE YOUR BUSINESS ENVIRONMENT

VIDEO TOUR

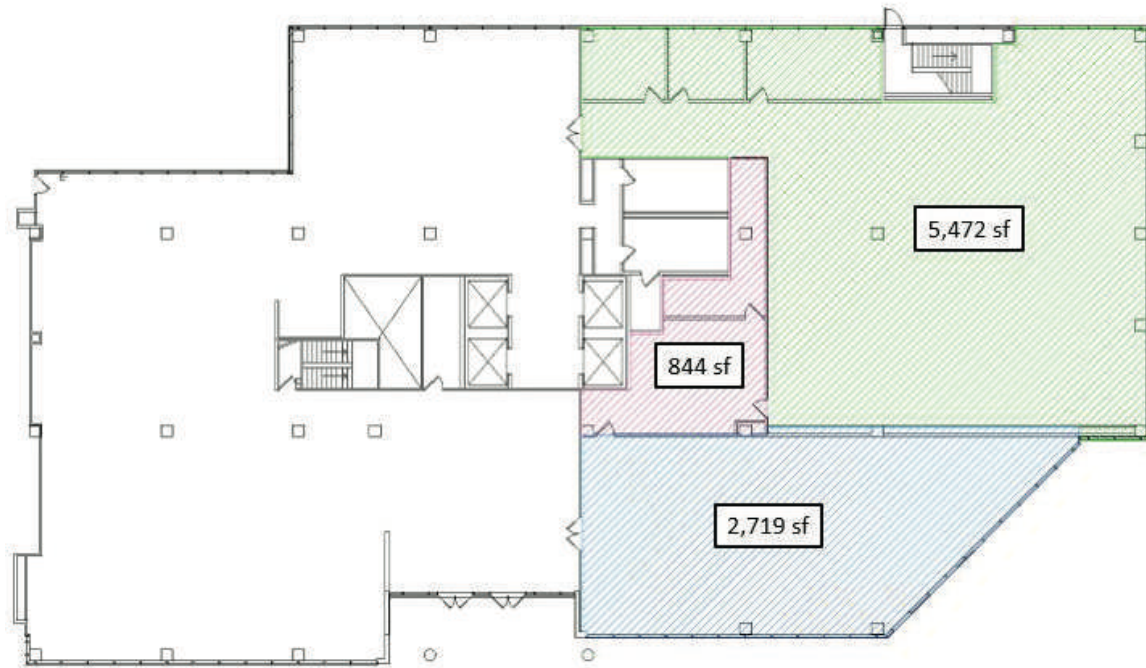
Leasing office space in Newport Beach offers a blend of professional excellence, coastal charm, and vibrant community spirit, creating an ideal environment for business success and growth.



1ST FLOOR

WEST TOWER - FOR SUBLEASE

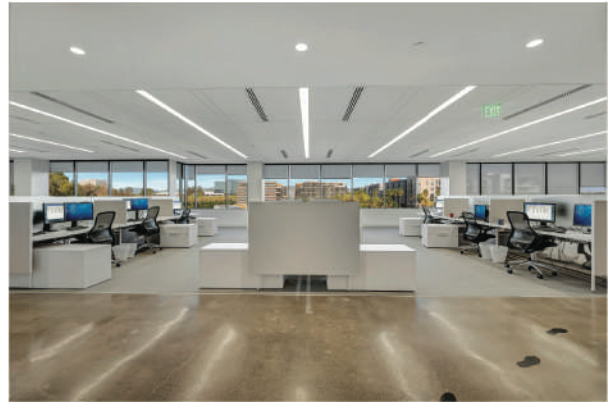
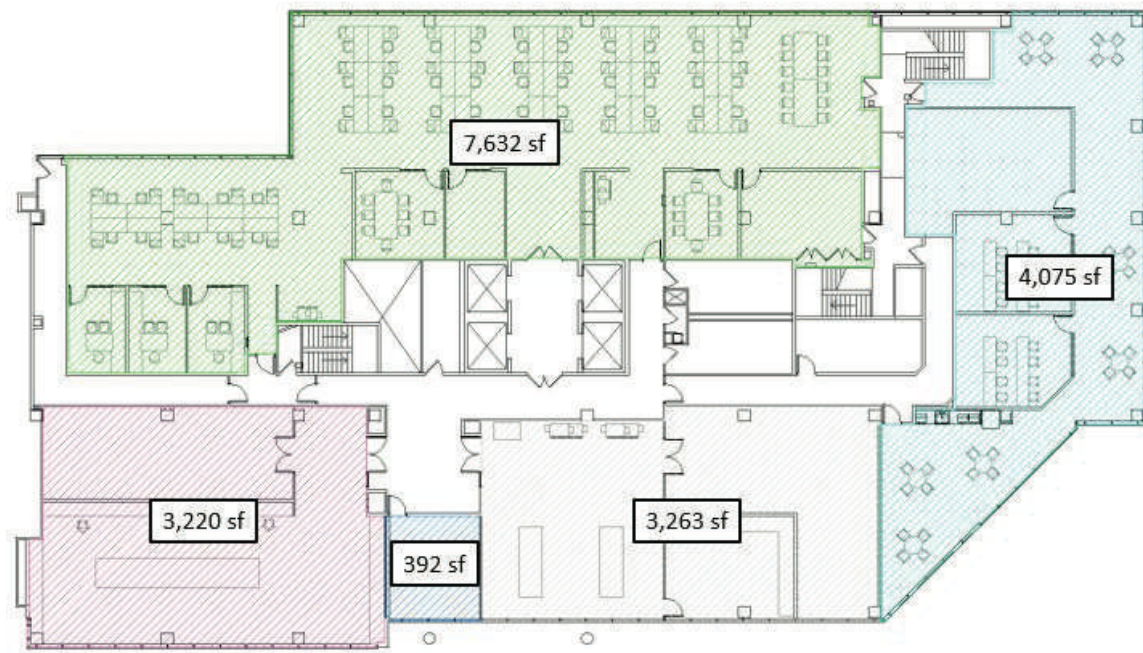
VIRTUAL TOUR



2ND FLOOR

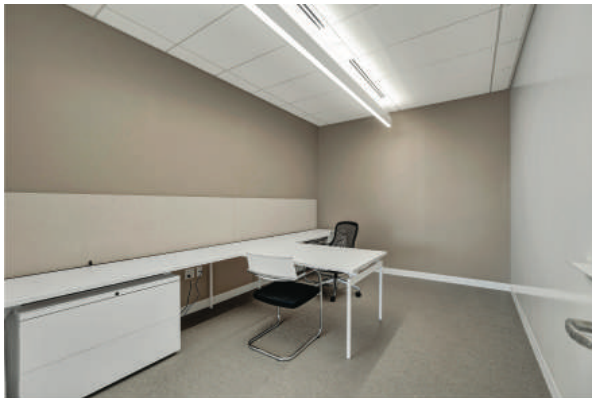
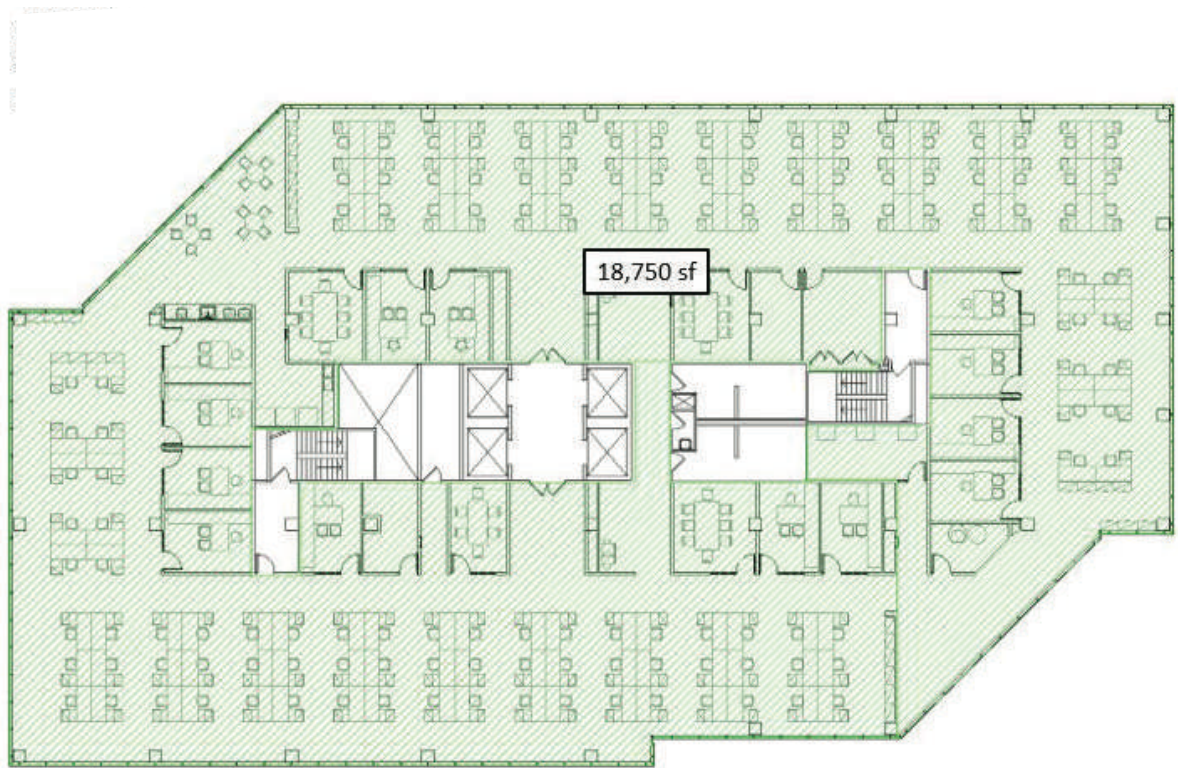
WEST TOWER - FOR SUBLEASE

Virtual Tour



5TH FLOOR

WEST TOWER - FOR SUBLEASE

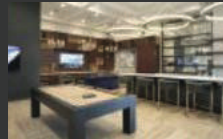


AREA AMENITIES



PACIFIC CLUB

Exclusive members-only club
with fitness + dining.



ONE UPTOWN NEWPORT

luxury apartment homes



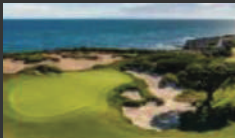
EQUINOX

High-end fitness center
across the street



\$1.5B WORLD CLASS UCI HOSPITAL

best-in-class healthcare



PELICAN HILL GOLF CLUB

award-winning 36-hole
golf course + clubhouse



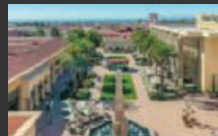
TWENTY EIGHT

full-service bar, restaurant + events
directly across the street



LIDO MARINA VILLAGE

waterfront shopping + restaurant



FASHION ISLAND

world-class shopping + dining

VIDEO TOUR

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AREA AMENITIES: JOHN WAYNE AIRPORT

- Distance: 1.5 Miles

- 100 Years of Flight

- Available Airlines:

Air Canada
Alaska Airlines
American Airlines
Breeze Airways
Delta Air Lines
Frontier Airlines
JSX
Southwest Airlines
Spirit Airlines
United Airlines
WestJet.

- Cargo Airlines: FedEx and UPS

- Parking, Transportation
and Rental Cars

- Dine, Shop and Relax



BUILDING SPECIFICATIONS

YEAR BUILT / RENOVATED

1979 / 2017

BUILDING

± 375,000 SF located at
4000 MacArthur Blvd. Newport Beach 92660

STRUCTURAL

The upper floor structure is light-weight 3" reinforced concrete slab on a galvanized metal decking welded to steel columns and beams.

BUILDING HVAC

Each tower is cooled by central system which includes two 300-ton Carrier chillers with one cooling tower. Hyronic heating is provided to perimeter spaces via a boiler and air distribution system (VAV re-heat boxes).

CEILING HEIGHT

Finished ceiling - first story - 11'
other nine stories - 9'2"

FIRE / LIFE SAFETY

The building have extensive systems for life safety and fire detection / control throughout; waterflow and smoke detectors are monitored on a 24-hour basis.

SECURITY

24/7 campus security
On-site 8AM - 5PM, Mon-Fri
Automated security system
Tenants have 24/7 access

PARKING

Ratio of 4.00 / 1,000 SF

NUMBER OF ELEVATORS

(8) elevators on the property
(3) passenger elevators per tower
(1) freight elevator per tower

TELECOM PROVIDERS

CenturyLink (Lumen), AT&T, Cox and Verizon



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CONTACT INFORMATION

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