

FOR LEASE

NEWPORT MEDICAL LANDING

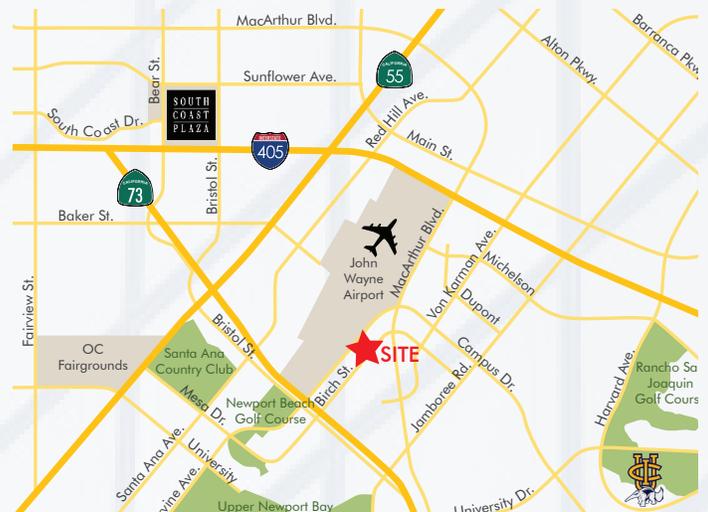
4301 & 4321 Birch Street, Newport Beach, CA 92660

RENOVATIONS STARTING SOON!



PROPERTY FEATURES

- Medical suites ranging from \pm 2,500 to 23,708 SF
- Common area lounge courtyard coming soon
- Design your medical office today
- High identification signage
- Patient parking at suite's front door
- Great natural light
- High end Newport Beach address
- Retail amenities nearby
- Nearby access to the 405, 55 and 73 Freeways
- Lease rate: \$3.45 NNN
- Low NNNs: \approx \$0.37 PSF



CONTACT

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 **LEE &
ASSOCIATES**

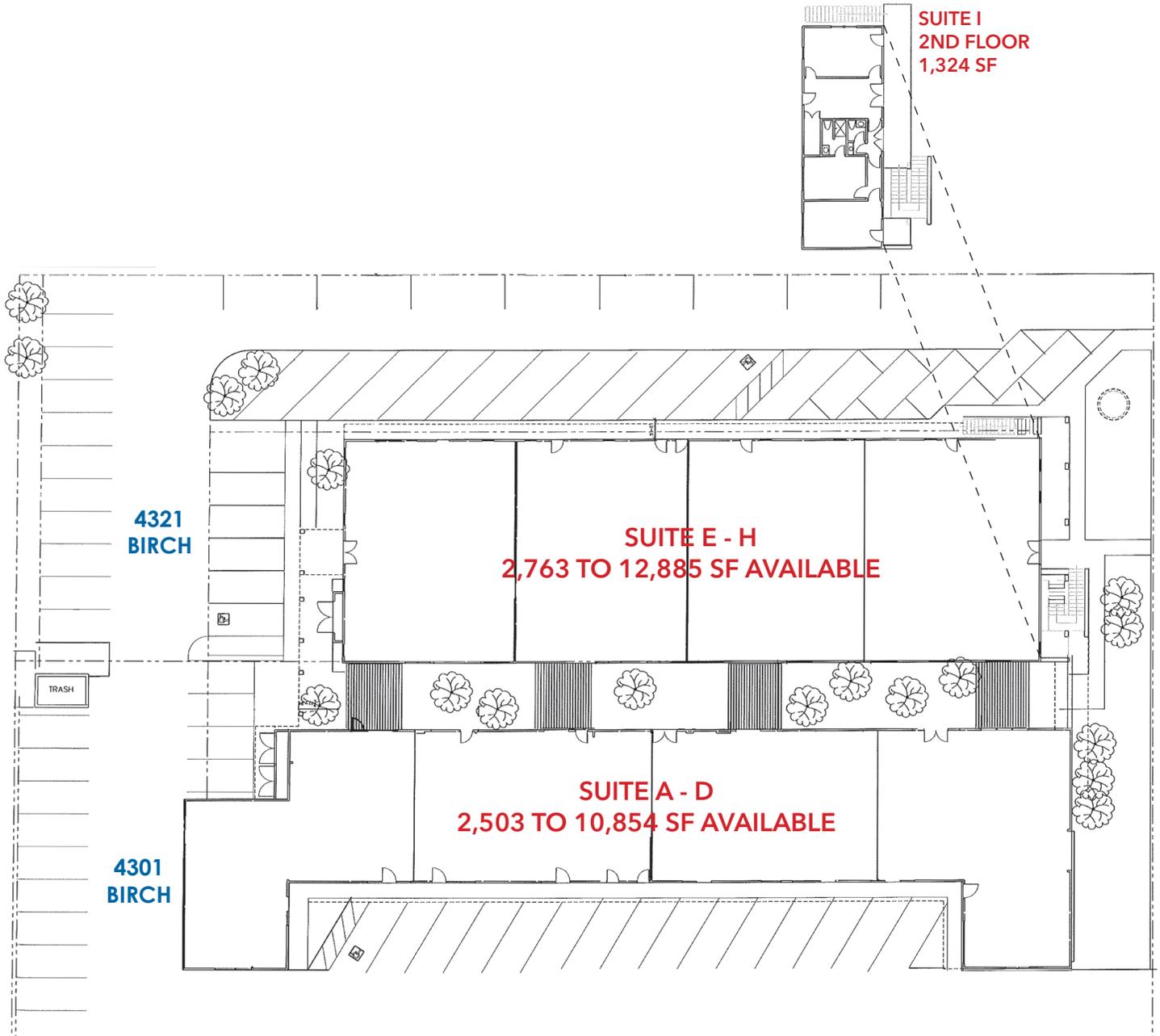
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Floor Plan



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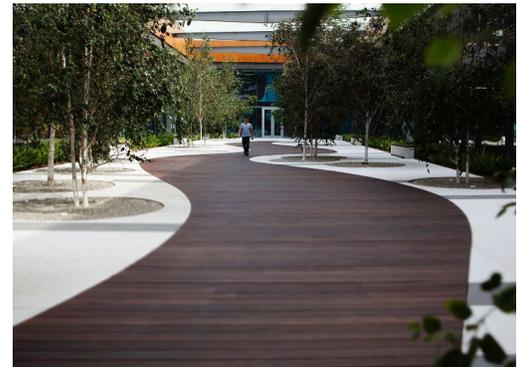
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Renderings

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CONCEPTUAL COMMON AREA OUTSIDE LOUNGE AREA

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