



## OFFICE SPACE FOR LEASE

1200 QUAIL STREET  
Newport Beach, California

for more information, visit [www.lee-irvine.com](http://www.lee-irvine.com)



**COMMON  
CONFERENCE  
ROOM**

Exclusively listed by:

**Dave Smith**

Senior Vice President  
CalBRE 01195186  
949.790.3134  
[dsmith@leeirvine.com](mailto:dsmith@leeirvine.com)

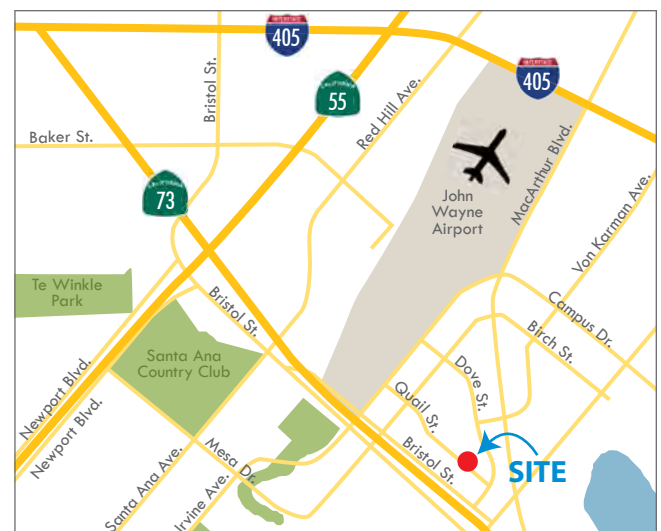
**Matt Fryer**

Senior Vice President  
CalBRE 01333079  
949.790.3122  
[mfryer@leeirvine.com](mailto:mfryer@leeirvine.com)

Lee & Associates, Inc. - Irvine  
9838 Research Drive  
Irvine, California 92618

### PROPERTY FEATURES

- Prime Newport Beach location
- Quality garden office building
- COMMON AREA CONFERENCE ROOM AVAILABLE BY RESERVATION AT NO CHARGE
- Extensive glass line
- Free surface parking and limited covered parking available at monthly charge
- Close to numerous retail amenities
- Minutes to John Wayne Airport
- Immediate access to the 405, 55 and 73 Freeways



**LEE & ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



## OFFICE SPACE FOR LEASE

**1200 QUAIL STREET**  
Newport Beach, California



### AVAILABILITY

| Suite | Sq. Ft. | Lease Rate | Description                   |
|-------|---------|------------|-------------------------------|
| 180   | 490     | \$2.70 FSG | One (1) office and open area. |
| 205   | 400     | \$2.50 FSG | Available September 1, 2026.  |
| 255   | 520     | \$2.50 FSG | One (1) office and open area. |
| 260   | 490     | \$2.50 FSG | One (1) office and open area. |

Exclusively listed by:

**Dave Smith**

Senior Vice President  
CalBRE 01195186  
949.790.3134  
dsmith@leeirvine.com

**Matt Fryer**

Senior Vice President  
CalBRE 01333079  
949.790.3122  
mfryer@leeirvine.com

Lee & Associates, Inc. - Irvine  
9838 Research Drive  
Irvine, California 92618





## OFFICE SPACE FOR LEASE

1200 QUAIL STREET  
Newport Beach, California



Exclusively listed by:

**Dave Smith**

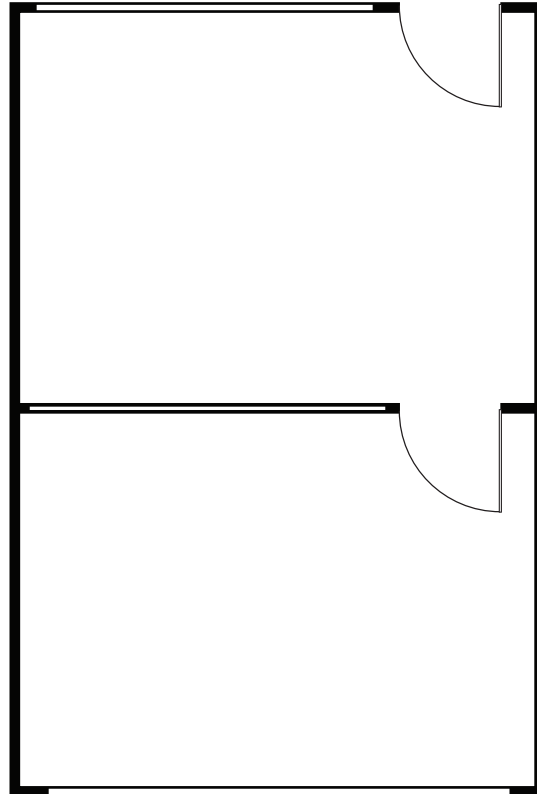
Senior Vice President  
CalBRE 01195186  
949.790.3134  
dsmith@leeirvine.com

**Matt Fryer**

Senior Vice President  
CalBRE 01333079  
949.790.3122  
mfryer@leeirvine.com

Lee & Associates, Inc. - Irvine  
9838 Research Drive  
Irvine, California 92618

SUITE 180 - 490 SQ. FT.





## OFFICE SPACE FOR LEASE

1200 QUAIL STREET  
Newport Beach, California



Exclusively listed by:

**Dave Smith**

Senior Vice President

License ID# 01195186

949.790.3134

dsmith@lee-associates.com

**Matt Fryer**

Senior Vice President

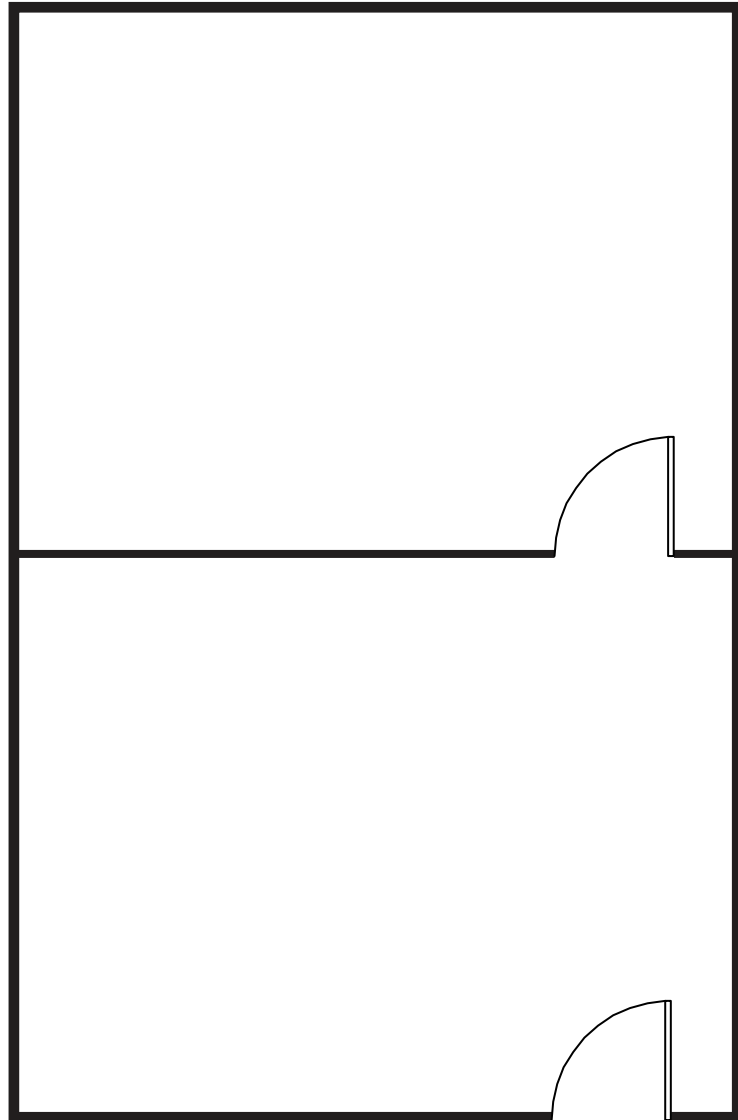
License ID# 01333079

949.790.3122

mfryer@lee-associates.com

Lee & Associates, Inc. - Irvine  
9838 Research Drive  
Irvine, California 92618

SUITE 205 - 400 SQ. FT.





## OFFICE SPACE FOR LEASE

**1200 QUAIL STREET**  
Newport Beach, California



Exclusively listed by:

**Dave Smith**

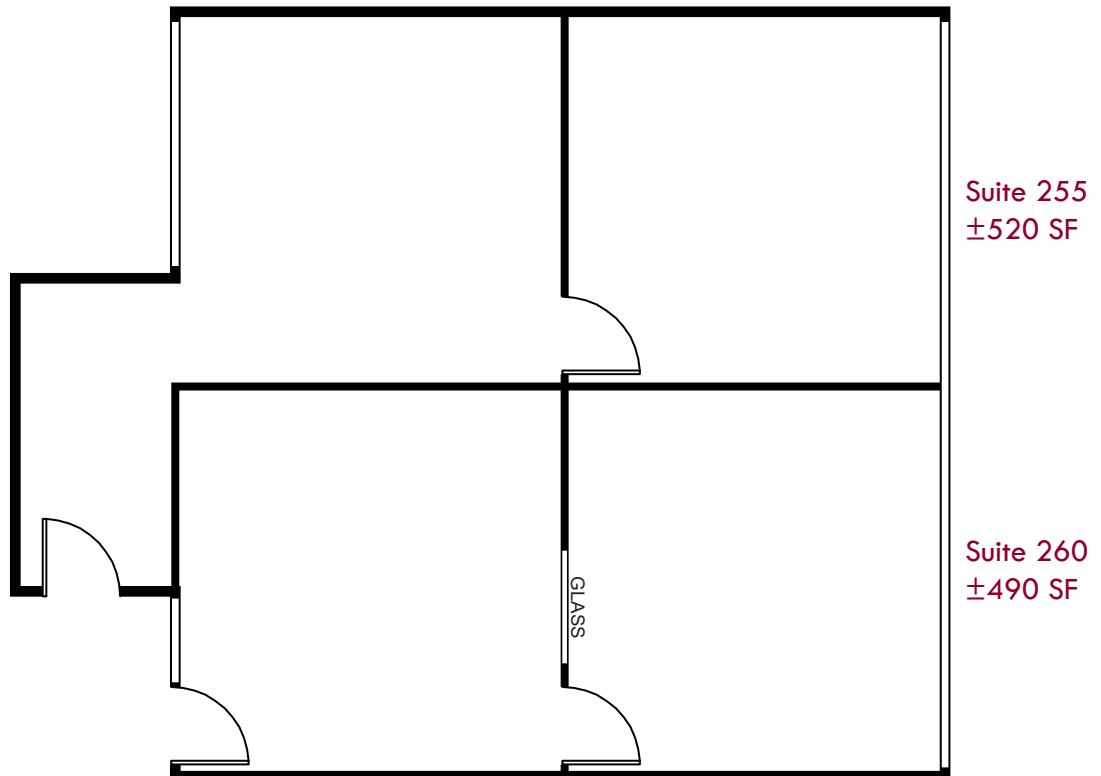
Senior Vice President  
CalBRE 01195186  
949.790.3134  
dsmith@leeirvine.com

**Matt Fryer**

Senior Vice President  
CalBRE 01333079  
949.790.3122  
mfryer@leeirvine.com

Lee & Associates, Inc. - Irvine  
9838 Research Drive  
Irvine, California 92618

### SUITE 255/260



Suite 255



Suite 260