

An aerial photograph of the Newport Harbor Medical Plaza building, a modern structure with a white facade and large glass windows. The building is situated on a street corner in Newport Beach, California. The surrounding area includes residential houses, palm trees, and a harbor with boats in the background. The word "NEWPORT" is overlaid in large white letters on the left side of the image.

# NEWPORT

# HARBOR MEDICAL PLAZA

330 Old Newport Blvd.  
Newport Beach, CA

# Development Overview



## OVERVIEW

NewmarkKnightFrank is pleased to present Newport Harbor Medical Plaza; an under construction state of the art 29,991 square foot Class A medical office building in the heart of Newport Beach. Strategically located across from Hoag Hospital Newport Beach overlooking Newport Harbor and the Pacific Ocean, Newport Harbor Medical Plaza will be a best-in-class medical office building for discerning physicians and practices.

## FEATURES

- 2-Story 29,991 SF medical office building
- Class A facility with 5:1,000 parking
- Ocean view suites
- I2.1 construction allowing for high acuity users including surgery centers
- Available 2nd floor terrace looking over Newport Boulevard and Newport Harbor
- Divisible floor plates with flexible suite sizes
- Highly visible location at the busy intersection of Old Newport Boulevard and Hospital Road
- Close proximity to the 55, 73, 405, and Pacific Coast Highway
- Signage opportunities facing Newport Boulevard - 52,000 cars per day
- Walking distance to Hoag Hospital Newport Beach
- Highly affluent Newport Beach Location with exceptional demographics offering upscale retail, dining, hotels, acclaimed universities and John Wayne Airport
- Multiple local attractions including Lido Marina Village, Newport Harbor and Fashion Island

# Area Overview



## LOCATION

Newport Harbor Medical Plaza will be located in the affluent coastal community of Newport Beach, California. Newport Beach is home to more than 85,000 residents with an impressive average household income of \$173,772 per year.

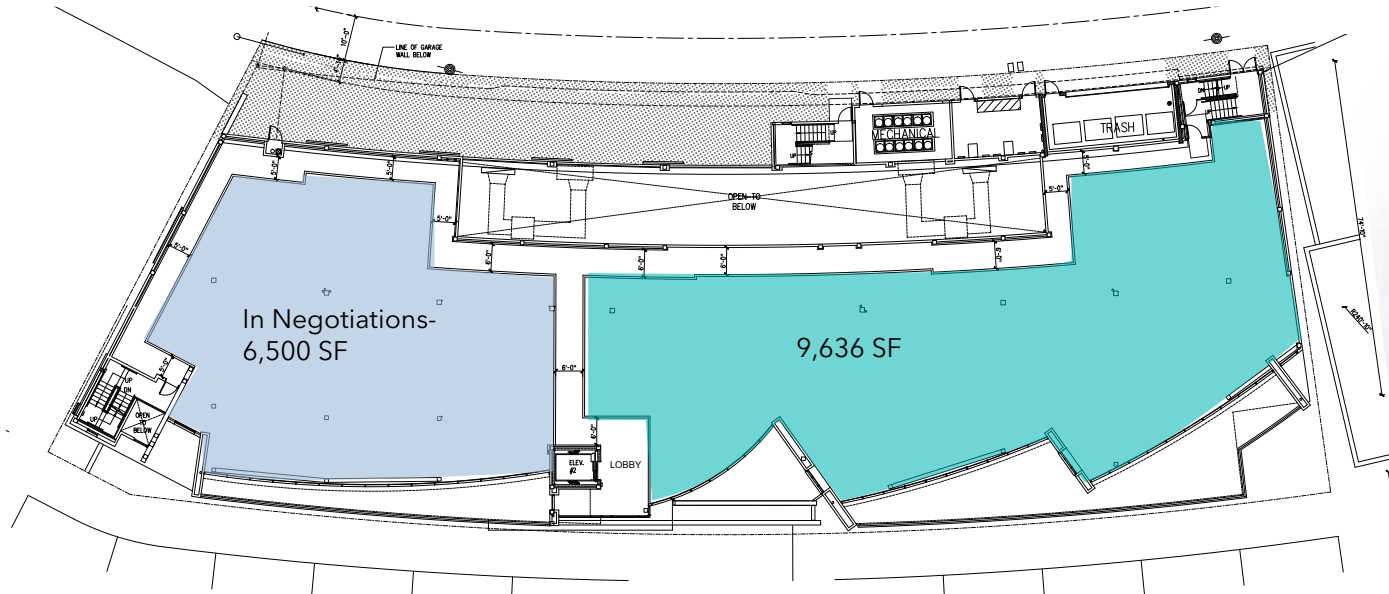
## HOAG HOSPITAL

Newport Harbor Medical Plaza is conveniently located across from the 498 bed, Hoag Memorial Presbyterian Hospital of Newport Beach. The acute care, non-profit hospital is strategically located to serve Orange County residents. Hoag offers a comprehensive mix of health care services including institutes specializing in care for cancer, heart and vascular, neurosciences and women's health, and orthopedics through Hoag's affiliate, Hoag Orthopedic Institute. Hoag Hospital Newport Beach is now a part of Providence St. Joseph Health.

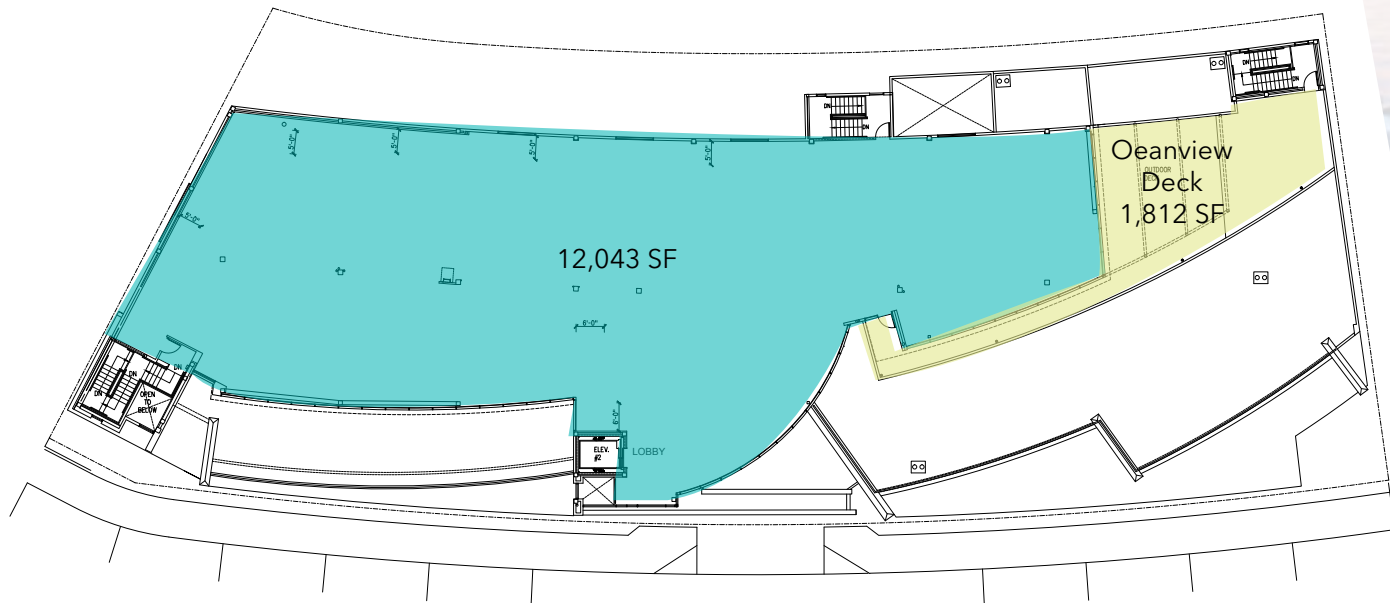
## TRANSPORTATION

Access to Newport Beach is via the 55, 73, 405, and 5 freeways as well as the famous Pacific Coast Highway 1. In addition the Property is located approximately seven (7) miles from the John Wayne Orange County Airport. John Wayne Airport is the sole commercial airport for Orange County. The airport serves approximately nine (9) million passengers annually.

# Floor Plans

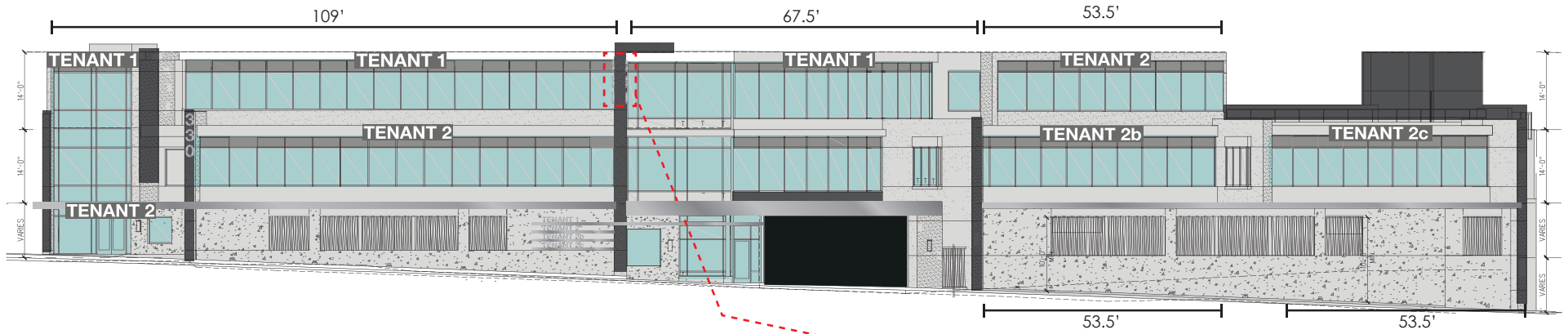


**First Floor** - 16,136 SF Divisible



**Second Floor** - 13,855 SF Divisible

# Elevation



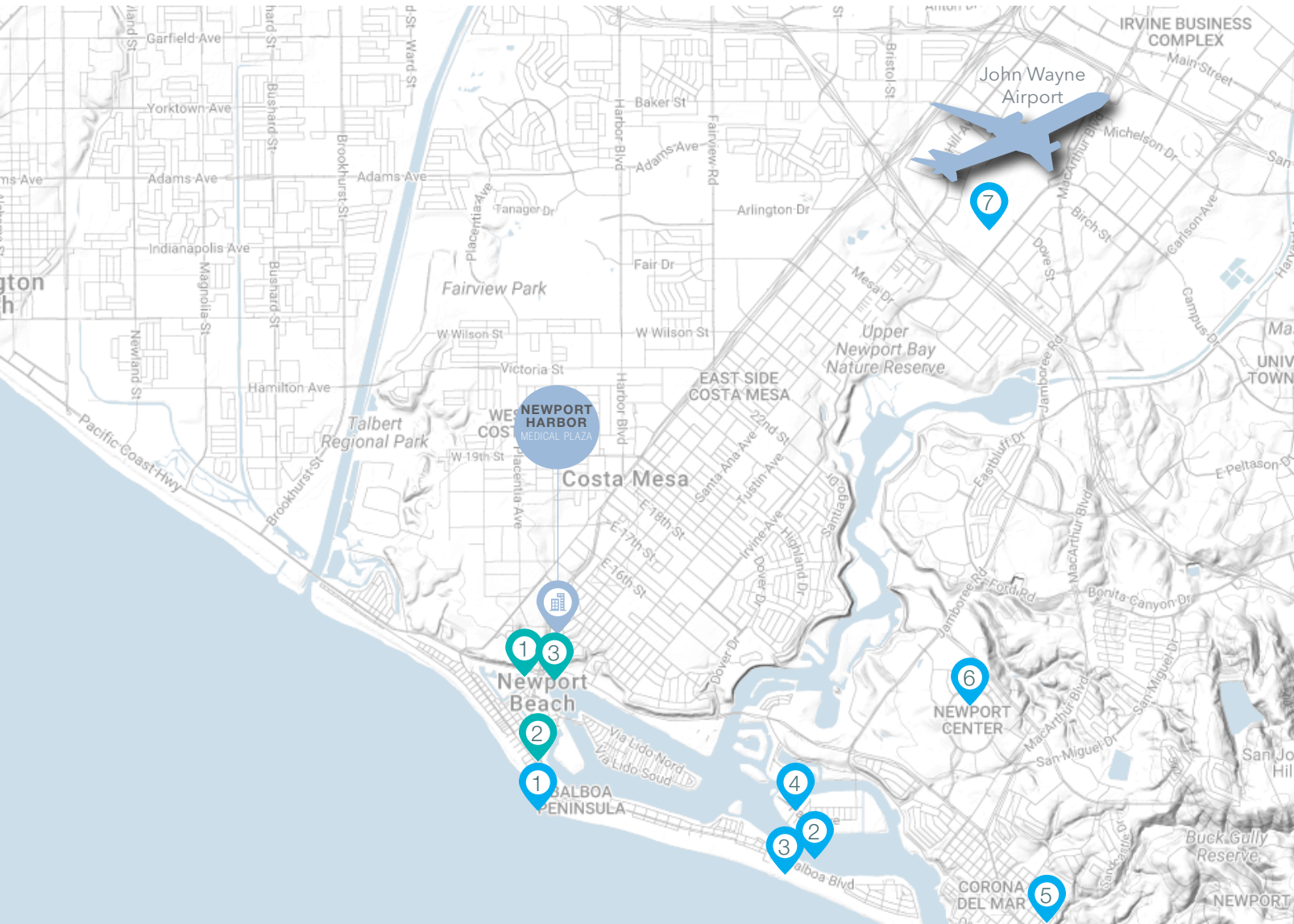
West Elevation - NTS



Max letter height is 30 in. with 36 in. backer.  
 The maximum total allowable sign area for each Tenant shall be 1.5 Square feet of sign face area for each lineal foot of frontage.  
 Each tenant is allowed 75 square feet + 30 % of frontage. 96.5 square foot max.

330 Old Newport Blvd. Newport Beach, CA 92663

# Area Amenities



## Area Amenities

- 1 Newport Beach Pier
- 2 Balboa Village
- 3 Balboa Pier
- 4 Balboa Island Ferry
- 5 Corona del Mar State Beach
- 6 Fashion Island
- 7 John Wayne Airport

## Surrounding Area Developments

- 1 Lido House
- 2 Vue Newport
- 3 Lido Marina Village

# Newport Peninsula Revitalization



## 1 LIDO HOUSE

Lido House is a 130-room upscale boutique hotel which serves as a true gateway to the Newport Peninsula. The hotel's architecture is Newport Nautical, fitting in with Lido Village and the surrounding communities. The interior décor showcases the lifestyle, history and culture of Newport Beach.

Hotel amenities include:

- Mayor's Table restaurant
- Spa and fitness center
- Topside rooftop lounge and viewing deck
- Main ballroom
- Meeting rooms
- 5 luxury suites



## 2 VUE NEWPORT

Vue Newport is a live/work community at 2300 Newport Boulevard, Newport Beach. The development has a total of 27 residential units.

Amenities include:

- 40,000 sf of office/retail
- 214 space lower level parking
- 20 boat slips
- Marine inlet station for shopping



## 3 LIDO MARINA VILLAGE

Lido Marina Village is a mix of charming boutiques, shops, beauty and fitness retailers and dining waterside located in Newport Beach. Shops include Warby Parker, Cynthia Rowley, and Elyse Walker. Restaurants include world renowned Nobu featuring Japanese cuisine, Zinque, a waterfront food and wine bar, Lido Bottle Works with craft beers and tapas and more.



# NEWPORT HARBOR

## MEDICAL PLAZA

330 Old Newport Blvd.  
Newport Beach, CA

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