

# FOR LEASE

## NEWPORT MEDICAL LANDING

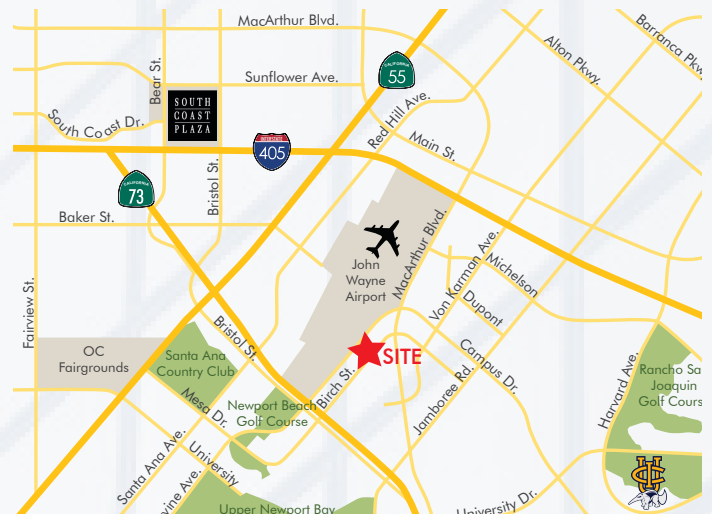
4301 & 4321 Birch Street, Newport Beach, CA 92660

### RENOVATIONS STARTING SOON!



### PROPERTY FEATURES

- Medical suites ranging from  $\pm 2,500$  to 21,553 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: \$3.25 NNN
- Low NNNs:  $\approx \$0.37$  PSF



## CONTACT

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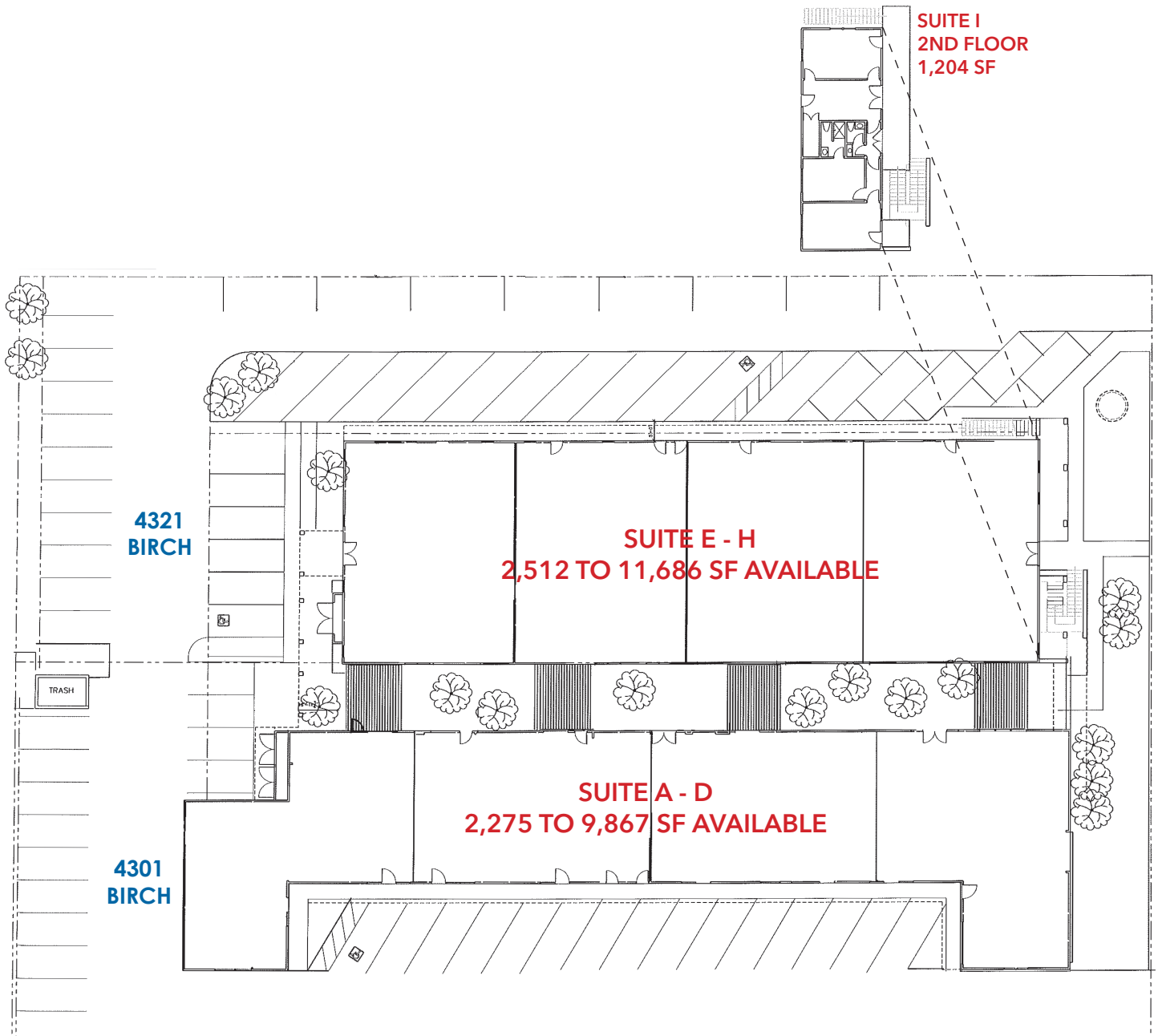
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### Floor Plan



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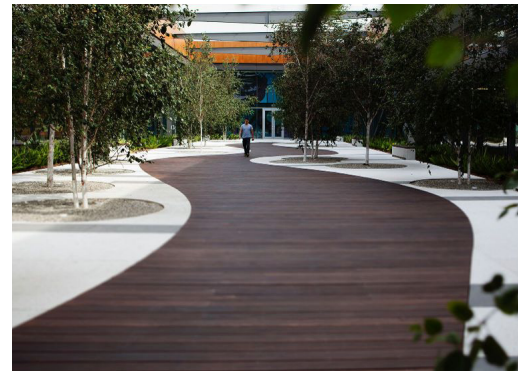
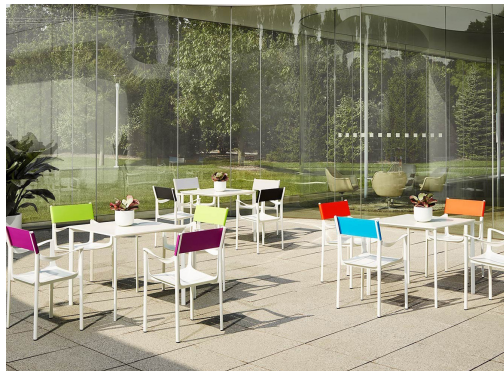
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Renderings

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### CONCEPTUAL COMMON AREA OUTSIDE LOUNGE AREA

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