

**PATIENTS PARK AT
SUITE ENTRANCE!**

4301

4301 & 4321

BIRCH ST

NEWPORT BEACH, CALIFORNIA

DESIGN YOUR SUITE TODAY

PLEASE
FOR

FOR LEASE

4301 & 4321 BIRCH ST



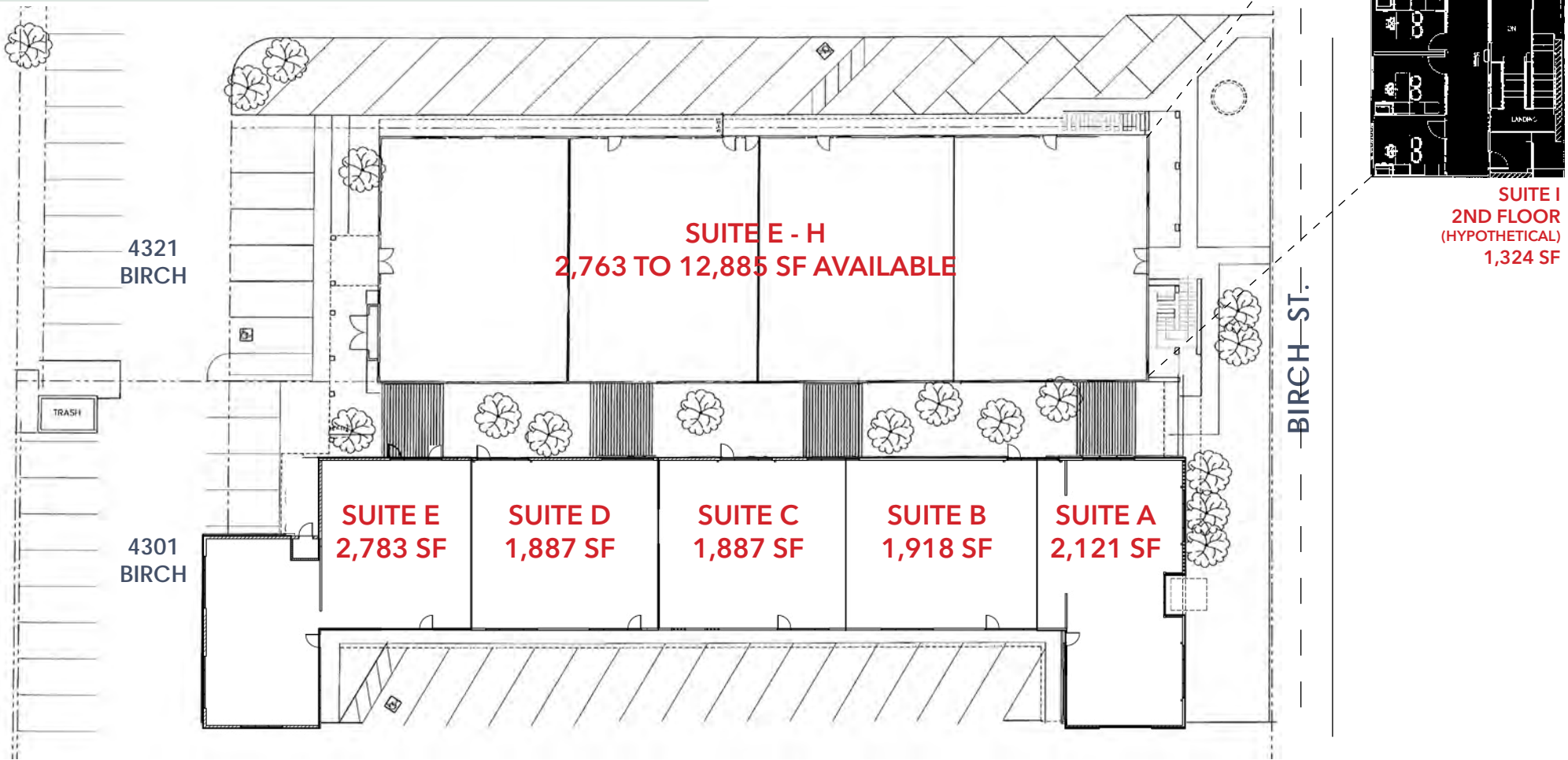
PROPERTY FEATURES

- Medical suites ranging from \pm 1,887 to 23,708 SF
- Common area lounge courtyard
- 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 NNN: \$0.37 PSF
- **Ownership will Custom Design and Build Your Suite**

FOR LEASE

FIRST FLOOR

4301 & 4321 BIRCH ST



HYPOTHETICAL DIVISIBLE LAYOUTS

RENOVATIONS ARE COMPLETE. READY FOR LEASES!

FOR LEASE

4301 & 4321 BIRCH ST



COMMON AREA COURTYARD



DIRECT ACCESS



READY NOW, WARM SHELL

