

5010 & 5020 CAMPUS DRIVE - CLASS "A" MEDICAL OFFICE BUILDINGS - UPGRADES COMPLETED!

TWO MEDICAL OFFICE BUILDINGS NEAR JAMBOREE RD. & FUTURE UCI HOSPITAL



5010 CAMPUS



5020 CAMPUS

LEASING NOW
HIGH-END MEDICAL SUITES AVAILABLE

5010 & 5020 CAMPUS DR. | ±1,500 - 12,500 RSF
NEWPORT BEACH



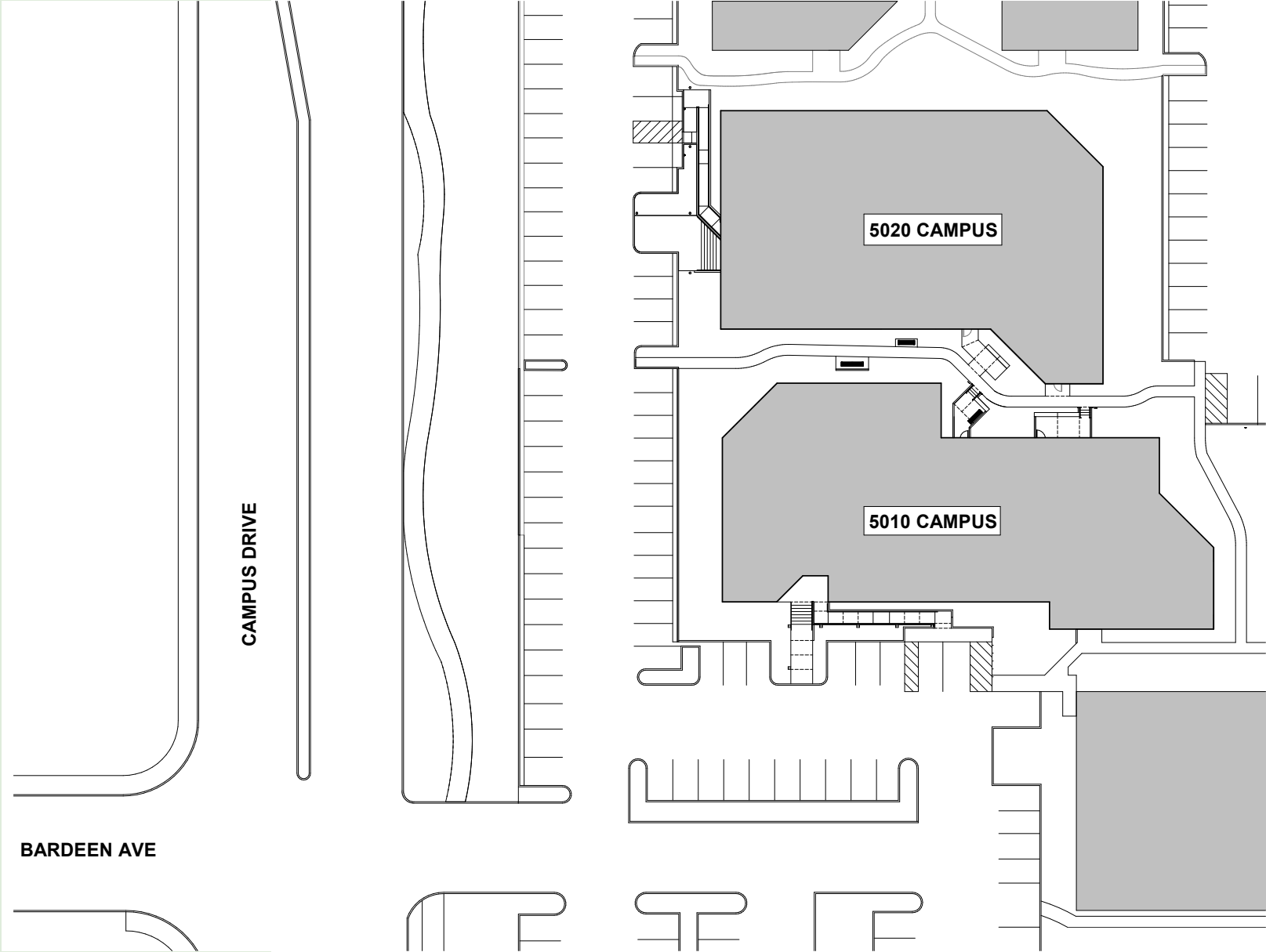
LEASING NOW

PROPERTY FEATURES:

- Available NOW
- Exclusive Newport Beach address
- High-end and unique single-story office buildings
- Medical suites ranging from $\pm 1,500$ to $\pm 12,500$ RSF
- Design your brand new Medical Office today
- Class "A" building upgrades completed
- Extensive glass line with great natural light
- Nearby access to the 405, 55, and 73 freeways
- Within walking distance to the new UCI Medical Complex that includes 144-bed acute care hospital, an ambulatory care center and a cancer center
- Campus frontage with 15,072 ADT traffic near Jamboree
- Ample free surface parking (5:1000)
- Across the street from the new 467 unit Elements luxury apartments, close to the 388 unit Uptown Newport, Central Park West, and the high-rise residential on Jamboree
- **Lease Rate: \$3.65 NNN (Nets \$0.79)**
- **Generous TI Allowance**

MEDICAL SUITES AVAILABLE FOR LEASE

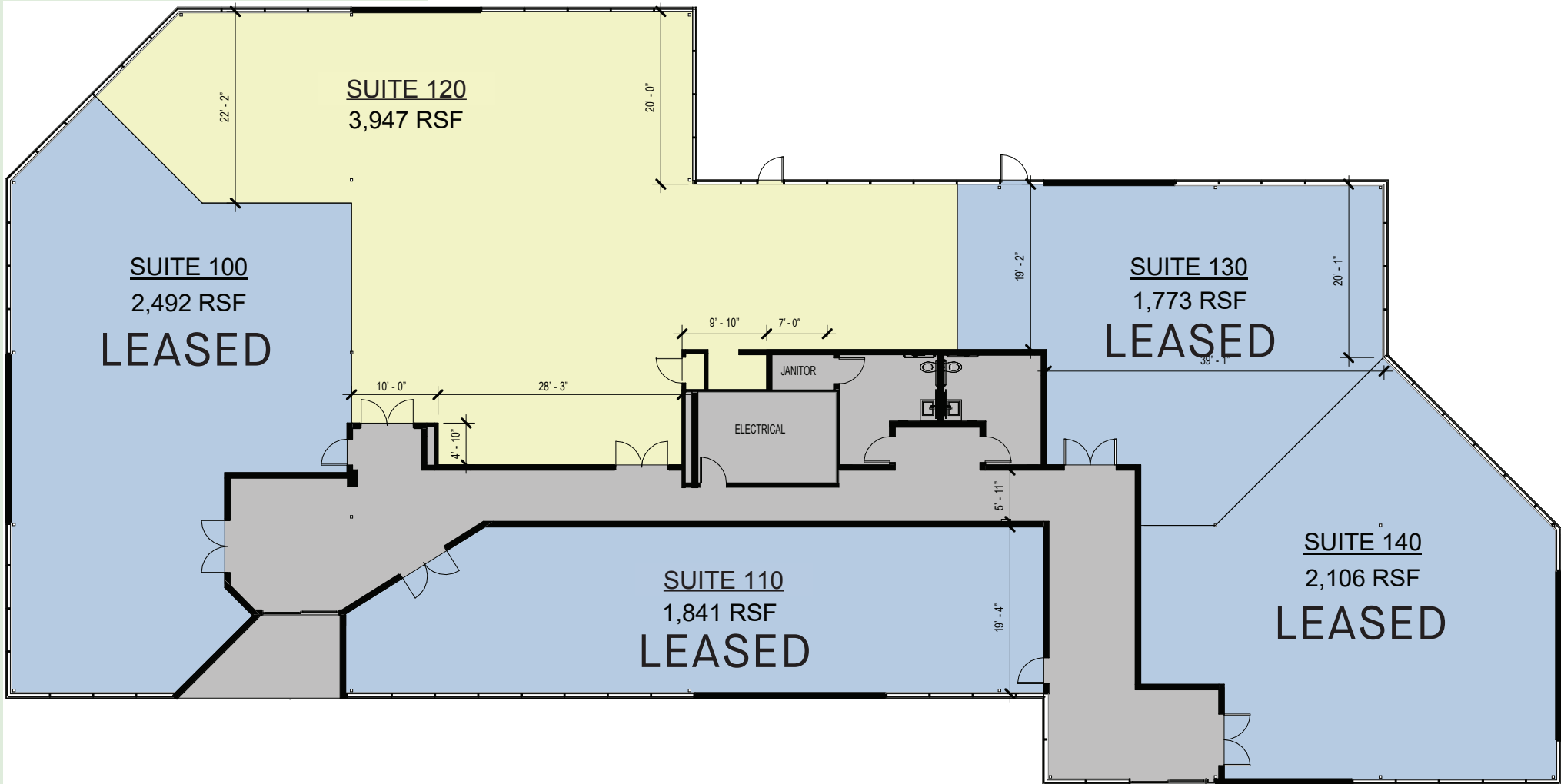
±1,500 - ±12,500 RSF



SITE PLAN

MEDICAL SUITES AVAILABLE FOR LEASE

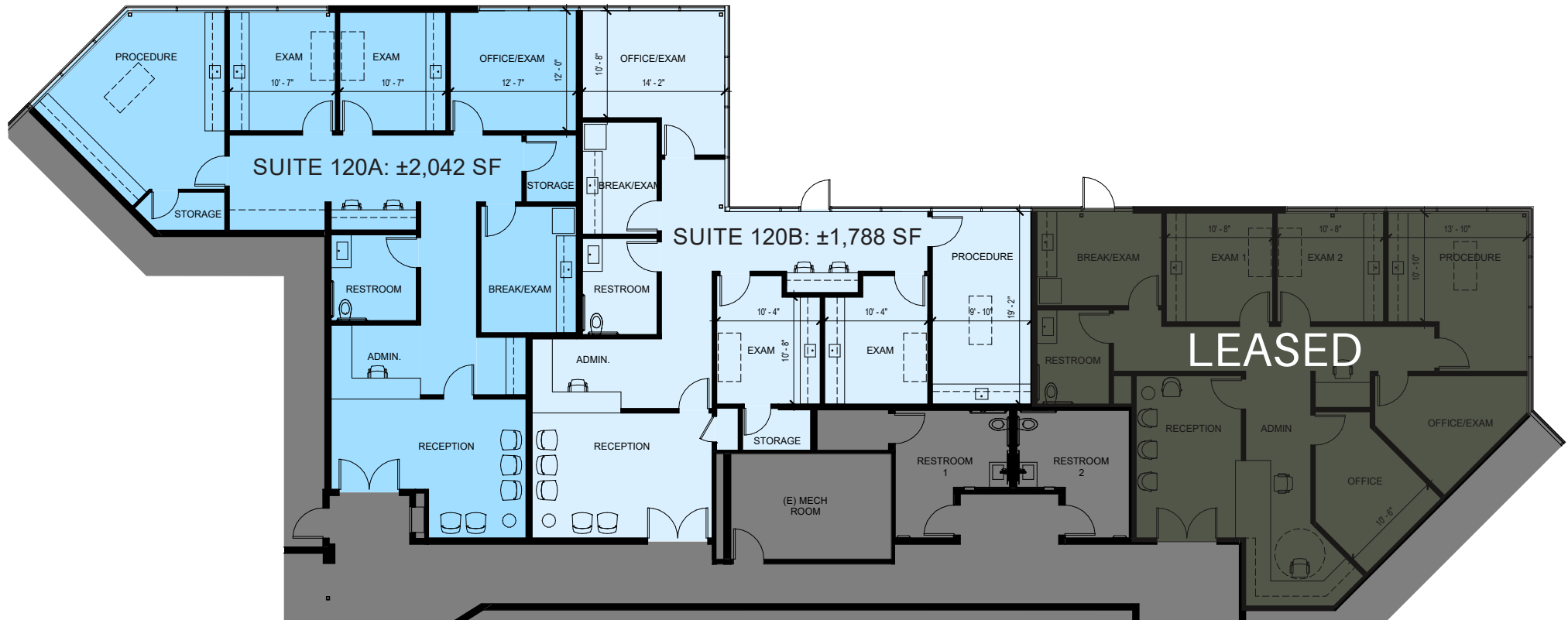
±1,500 - ±12,500 RSF



**5010 CAMPUS DR.
BUILDING 1**

MEDICAL SUITES AVAILABLE FOR LEASE

±1,500 - ±12,500 RSF

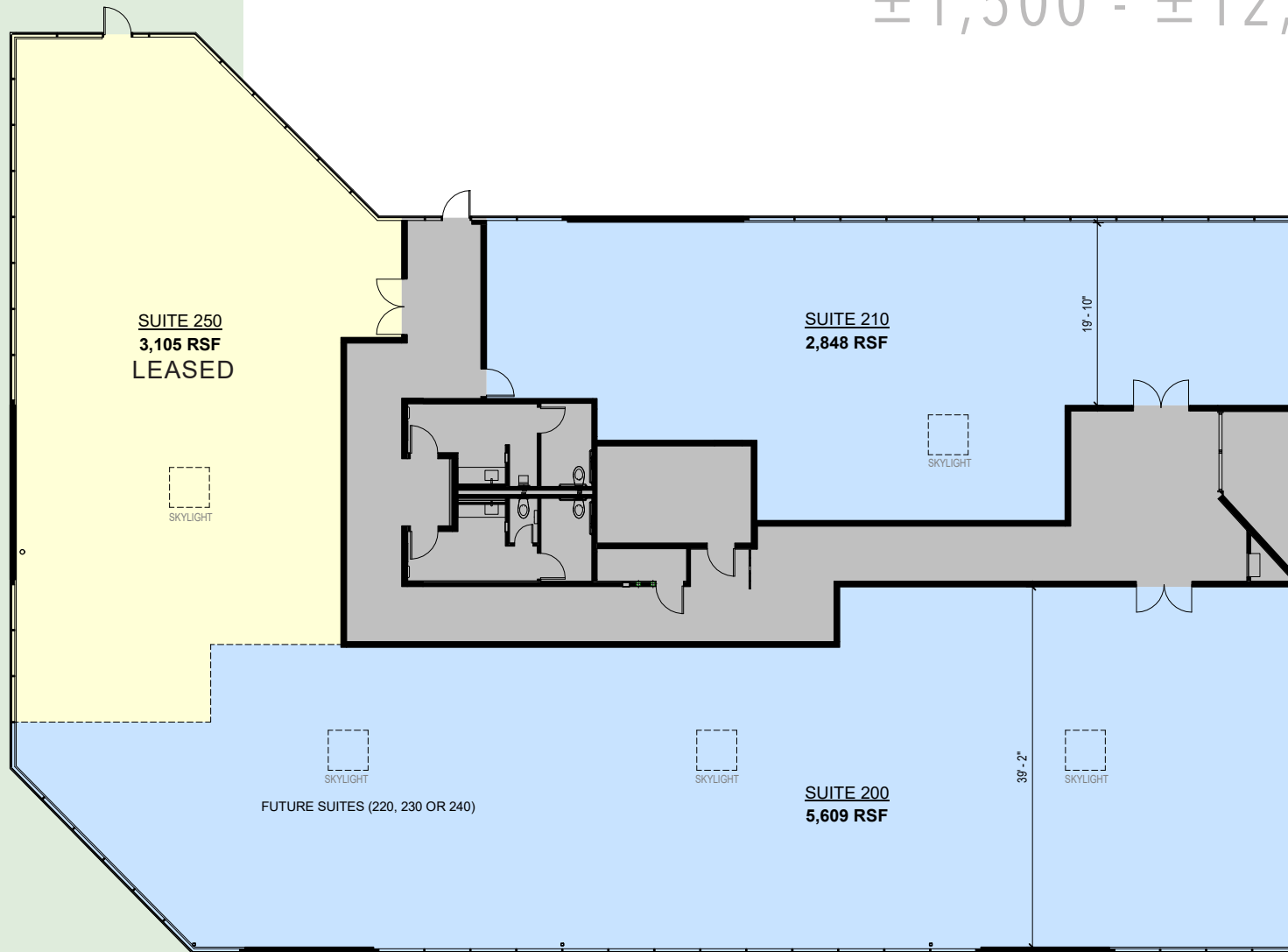


5010 CAMPUS DR.

BUILDING 1 (SUITE 120 HYPOTHETICAL SPACE PLANS)

MEDICAL SUITES AVAILABLE FOR LEASE

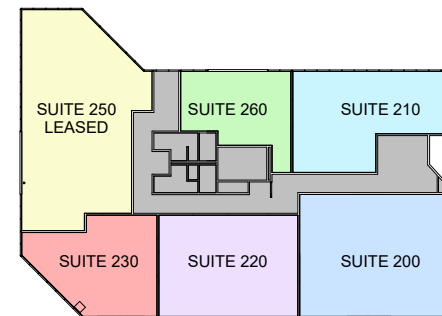
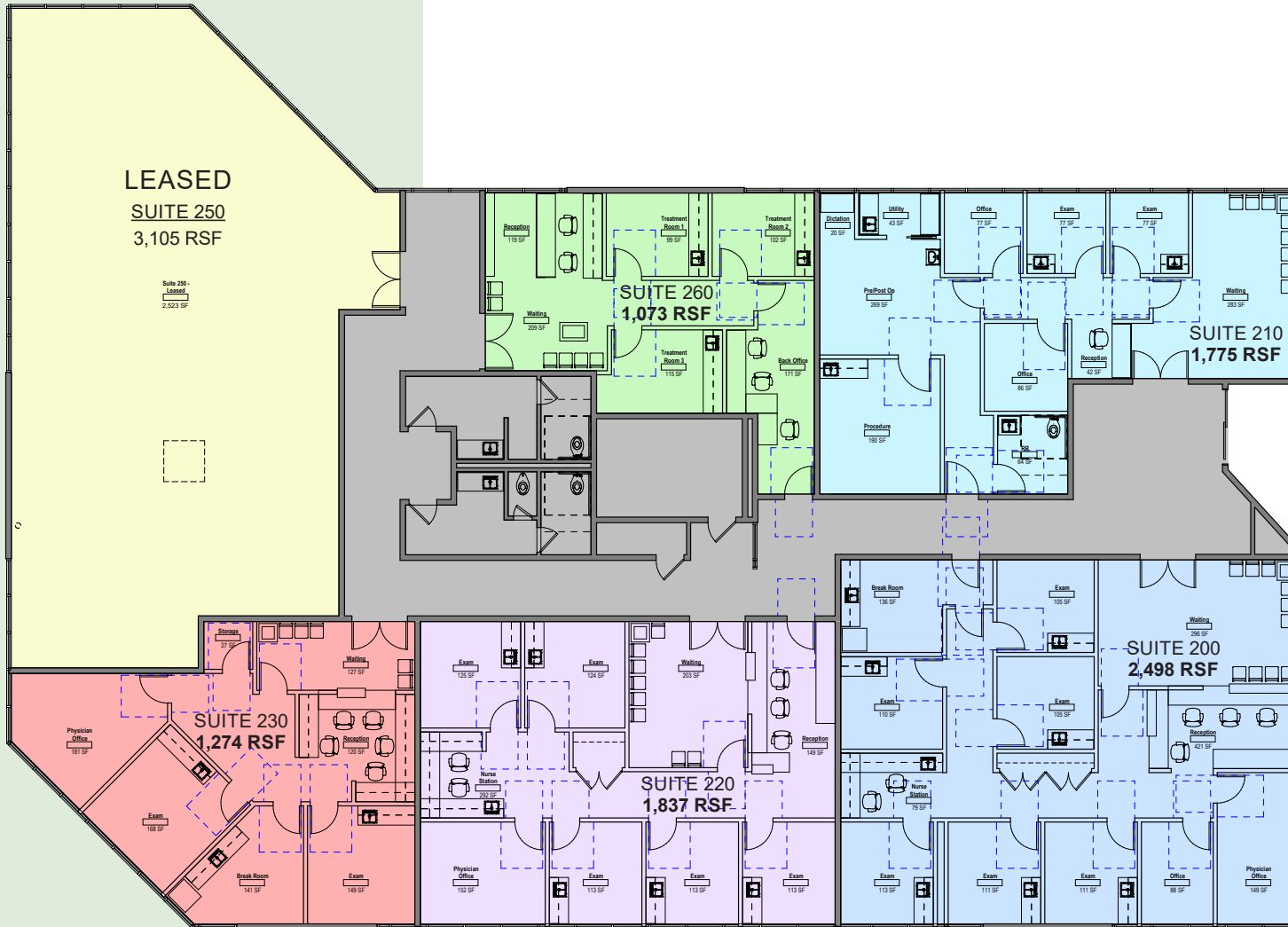
±1,500 - ±12,500 RSF



**5020 CAMPUS DR.
BUILDING 2**

MEDICAL SUITES AVAILABLE FOR LEASE

±1,500 - ±12,500 RSF



5020 CAMPUS DR.
BUILDING 2 (HYPOTHETICAL SUITE LAYOUTS)



5010 & 5020 Campus Drive
Newport Beach

CENTRAL
PARK
WEST

PARK
PLACE

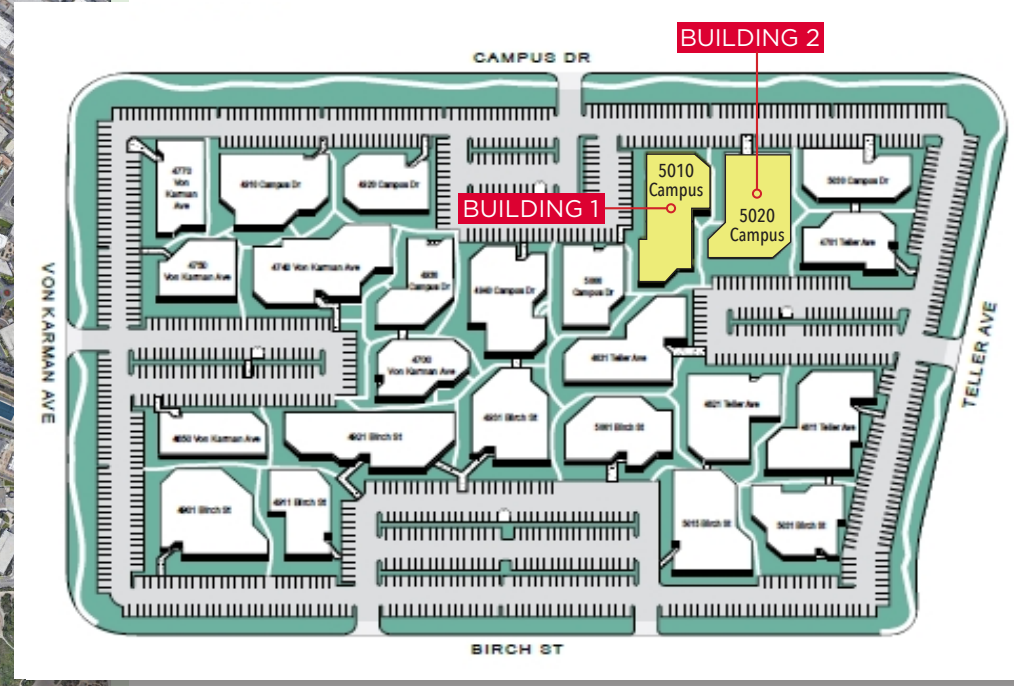
ELEMENTS
LUXURY APARTMENTS

THE PLAZA

WATERMARKE

ONE
UPTOWN
NEWPORT

UCI
MEDICAL
CENTER



BUILDING 1

BUILDING 2

BIRCH ST