

# NEWPORT IRVINE CENTER

3300 IRVINE AVE, NEWPORT BEACH, CA



SUITE	SIZE	DESCRIPTION	ASKING PRICE
105	4,019 sf	White box space ready for a tenant's build out	\$3.25 FSG
120	2,221 sf	6 offices, large corner conference room, large open area for workstations and open kitchen	\$3.25 FSG
150	535 sf	2 window line offices and a small open area	\$3.25 FSG
162	1,880 sf	3 window line offices, conference room and large storage room	\$3.25 FSG
210	1,335 sf	Large open are with one private office.	\$3.25 FSG
208	2,036 sf <small>*3,146 sf contiguous</small>	Available 7/1/21. 3 offices, open area on the window line and kitchen	\$3.25 FSG
220	1,110 sf <small>*3,146 sf contiguous</small>	Available 8/1/21. 2 offices, storage and open area.	\$3.25 FSG
260	1,688 sf	4 window line offices, open kitchenette (no water) & IT closet	\$3.25 FSG
268	806 sf	Spec suite. One window line office, open area and small break area with upper & lower cabinets and under counter refrigerator.	\$3.25 FSG
330	1,373 sf	3 offices, open area for cubicles and a break area (no sink).	\$3.25 FSG

**FOR LEASING INFORMATION,  
CONTACT A STREET PARTNERS AT 949 381 5100  
OR VISIT [ASTREETPARTNERS.COM](http://ASTREETPARTNERS.COM)**

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The accuracy of all information regardless of source, including but not limited to square footages and lot size, is deemed reliable but is not guaranteed and should be independently verified through personal inspection by and/or with the appropriate professionals.