



FOR LEASE

KOLL CENTER NEWPORT

4340 VON KARMAN AVE | NEWPORT BEACH, CA | **FIRST FLOOR SPACE AVAILABLE**

CONTACT

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VICE PRESIDENT

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PROPERTY FEATURES

- High Image Professional Office Bldg.
- Highly Efficient Layout w/ Upgraded Interior
- Extensive Window Line Allowing for an Abundance of Natural Light
- Free & Common Surface Parking (3.2:1,000 SF)
- Ideal for Professional Office Tenants (Pure Office Zoning)
- Adjacent to John Wayne Airport & South Coast Plaza Shopping Center
- Close Proximity to Irvine's Newest Residential Developments
- Immediate Access to the 55, 405, 73 & 5 Freeways/Toll Roads
- Proactive & Responsive Ownership
- Professionally Managed Business Park/Building Project
- Monthly Parking Rate of \$80/Unreserved Stall

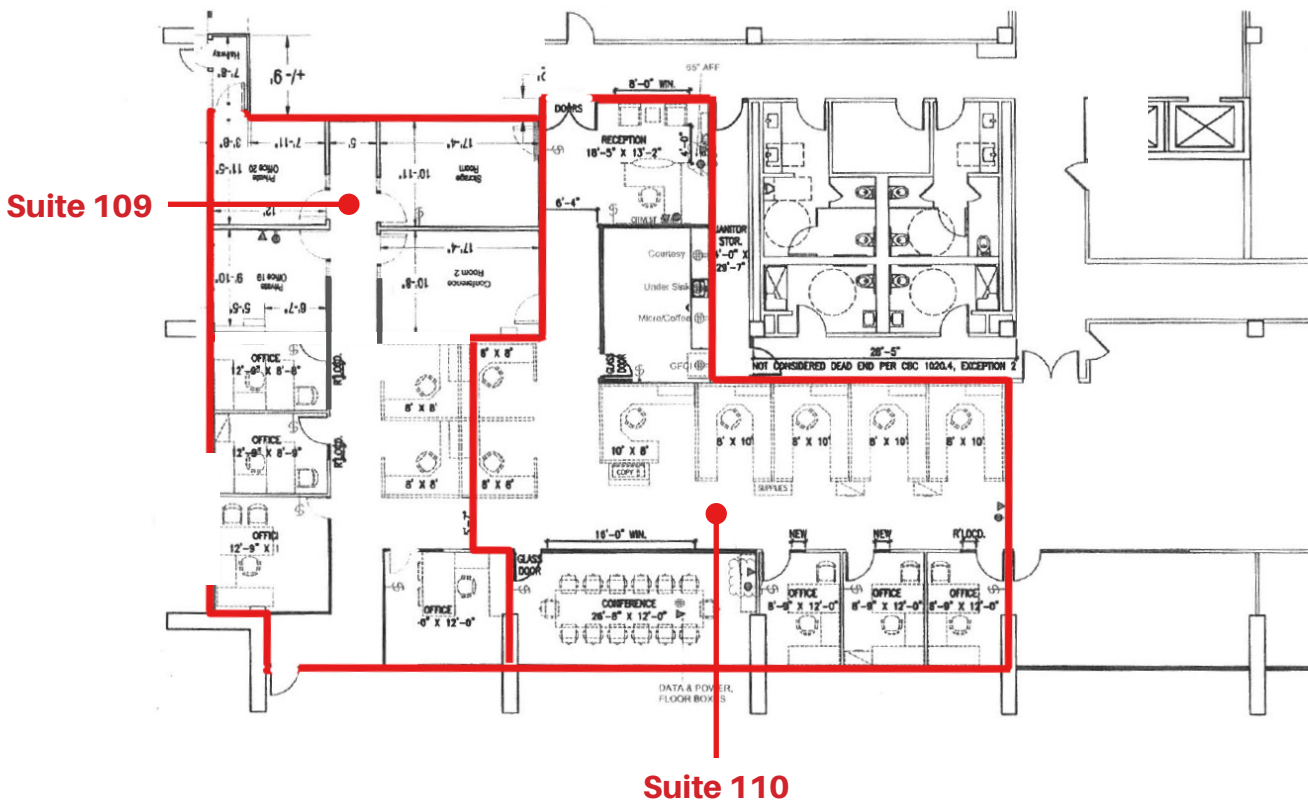
AVAILABILITY



| SUITE | SQ FT | LEASE RATE/SF | DESCRIPTION |
|-----------|-------|---------------|---|
| 109 & 110 | 5,047 | \$2.90 FSG | GROUND FLOOR SPACE. TEN (10) PRIVATE OFFICES, CONFERENCE ROOM, STORAGE ROOM, CUBICLE AREA, AND KITCHEN WITH PROFESSIONAL LOBBY. FURNITURE MAY BE MADE AVAILABLE. |
| 110 | 2,775 | \$2.90 FSG | GROUND FLOOR SPACE. THREE (3) PRIVATE OFFICES, CONFERENCE ROOM, CUBICLE AREA WITH PROFESSIONAL LOBBY. FURNITURE MAY BE MADE AVAILABLE. |
| 109 | 2,272 | \$2.90 FSG | GROUND FLOOR SPACE. SEVEN (7) PRIVATE OFFICES AND CUBICLE AREA. FURNITURE MAY BE MADE AVAILABLE. |



SUITE 109 & 110 - 5,047 SQ FT



INTERIOR PHOTOS





4340

VON KARMAN AVE

NEWPORT BEACH
CALIFORNIA

