

# 4041

MACARTHUR BLVD, STE 500  
NEWPORT BEACH

FOR SUBLEASE





## PROPERTY FEATURES

- ±8,077 SF Creative Office Suite
- Massive Private Balcony (Not Included In SF)
- Floor to Ceiling Windows and Located Directly Off Elevator
- Thoughtfully Designed with High End Finishes
- Great Reception and Waiting Area
- Furniture Available
- Coffee Shop and Property Management Onsite
- Multiple Outdoor Collaborative Areas
- Prime Newport Beach Location with Signage Available
- Walking Distance to Restaurants and Retail
- Immediate Access to the 405, 55, and 73 Fwys

**ASKING:** \$3.55 FSG PSF

**SUBLEASE EXPIRATION:** 02/28/2030



**ALLEN BASSO**

Lic. #01298152  
949.790.3130

abasso@leeirvine.com



**ERIC DARNELL**

Lic. #01888743  
949.460.3681

edarnell@leeirvine.com



**KYLEE KING**

Lic. #02101275  
949.790.3108

kking@leeirvine.com



# FLOOR PLAN





**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**OC**  
OFFICE GROUP

The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.

**ALLEN BASSO**  
Lic. #01298152  
949.790.3130  
abasso@leeirvine.com

**ERIC DARNELL**  
Lic. #01888743  
949.460.3681  
edarnell@leeirvine.com

**KYLEE KING**  
Lic. #02101275  
949.790.3108  
kking@leeirvine.com

# NEARBY AMENITIES



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**OC**  
OFFICE GROUP

The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.

**ALLEN BASSO**  
Lic. #01298152  
949.790.3130  
abasso@leeirvine.com

**ERIC DARNELL**  
Lic. #01888743  
949.460.3681  
edarnell@leeirvine.com

**KYLEE KING**  
Lic. #02101275  
949.790.3108  
kking@leeirvine.com



**ALLEN BASSO**

Lic. #01298152

949.790.3130

abasso@leeirvine.com



**ERIC DARNELL**

Lic. #01888743

949.460.3681

edarnell@leeirvine.com



**KYLEE KING**

Lic. #02101275

949.790.3108

kking@leeirvine.com

# 4041

## MACARTHUR BLVD, STE 500

FOR SUBLEASE

±8,077 SF OFFICE SUITE AVAILABLE



COMMERCIAL REAL ESTATE SERVICES



The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.