

Creative Office/Flex Facility Available for Sublease



FOR SUBLEASE

1071 Camelback Street, Newport Beach, CA 92660



Space Profile

Suite 150
PREMISES

6,938 SF
TOTAL SF AVAILABLE

2/28/2029
TERM

\$2.10/SF/NNN
ASKING RENTAL RATE

\$0.65/SF
OPERATING EXPENSES

KEY HIGHLIGHTS

- Newly renovated improvements include conference room, kitchen, storage and open work area with concrete floors and exposed ceilings.
- 28 unreserved parking spaces.
- 16' clear height.
- Private outdoor seating area.
- On-site golf putting green.
- Limited furniture in space (no existing workstations).
- Close proximity to Eastbluff Village Center with many dining options, yoga, gas, etc.

AERIAL MAP



16' CLEARANCE HEIGHT



28 PARKING STALLS



NEARBY AMENITIES



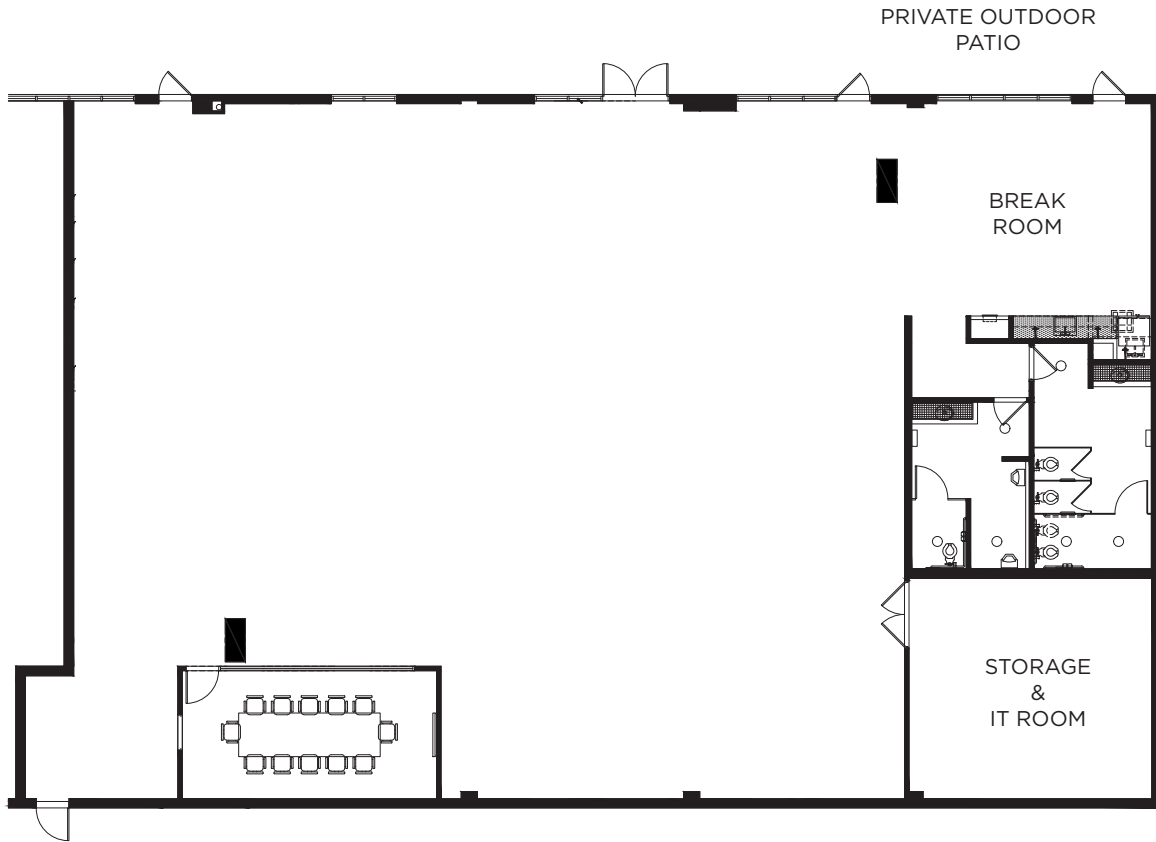
PRIVATE OUTDOOR AREA



ON-SITE PUTTING GREEN



LIMITED FURNITURE
AVAILABLE

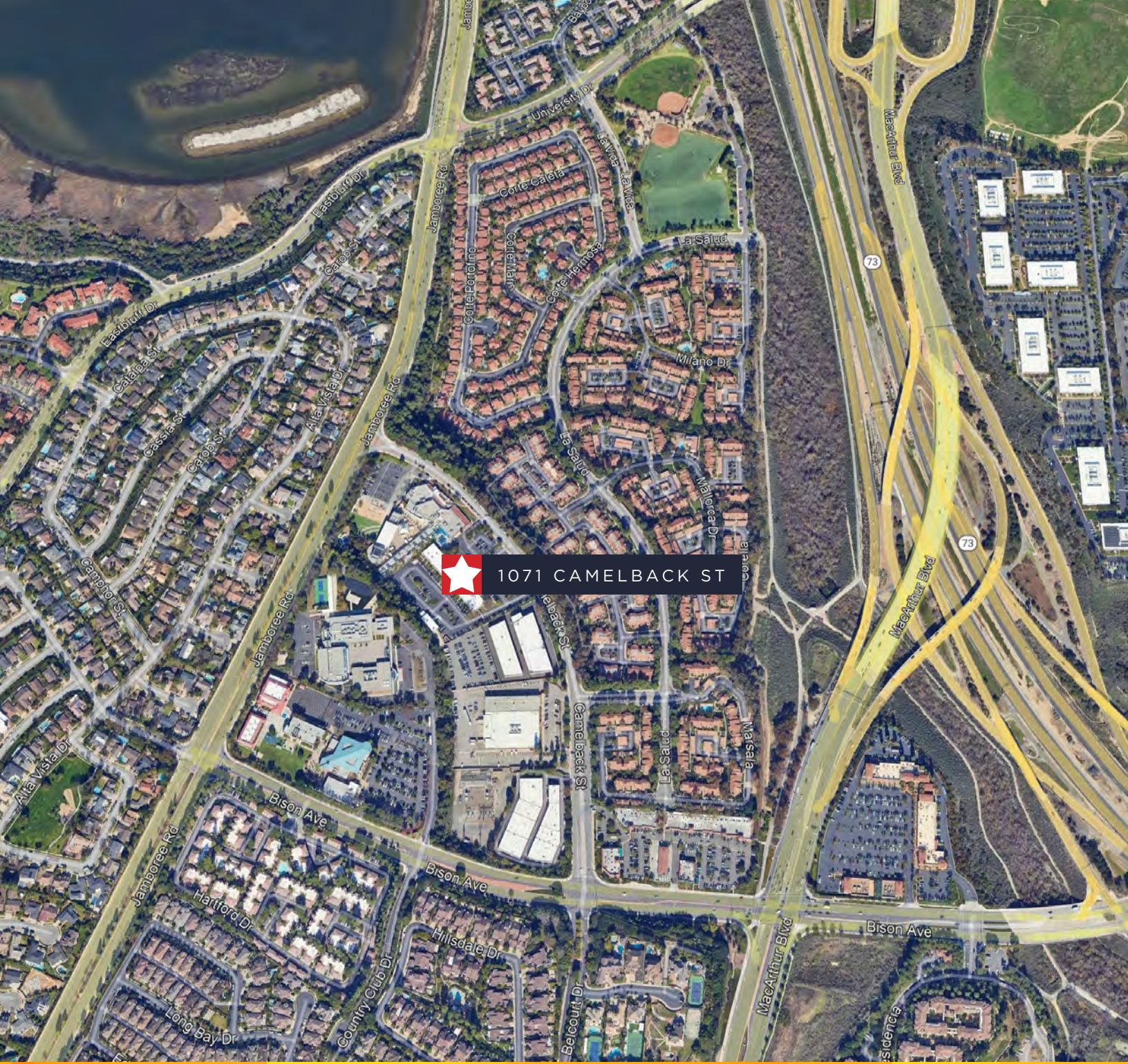


Steve Card

+1 949 706 6610
SCard@savills.us
License 01204748

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License 01204748

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