

# 1501 WESTCLIFF DR

NEWPORT BEACH



NOW LEASING

Office / Medical Space

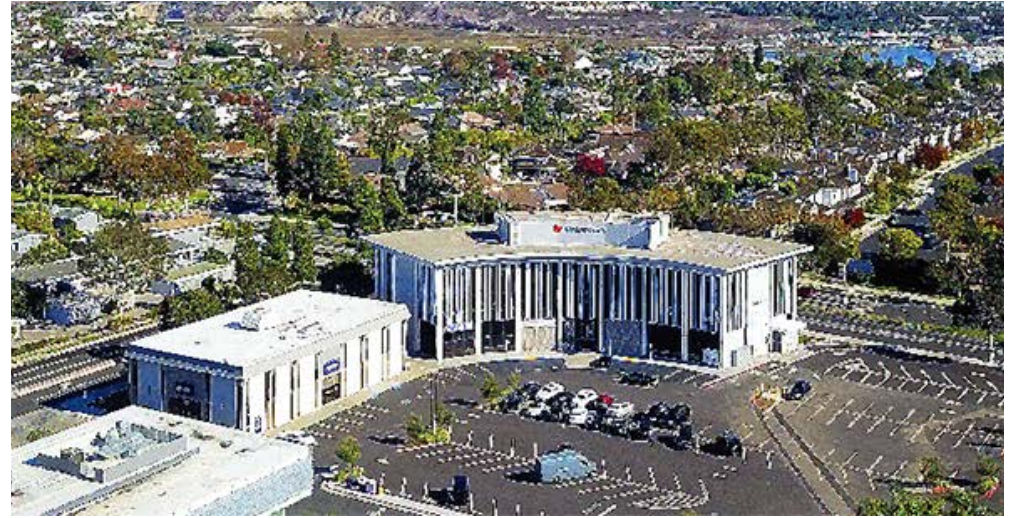
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WELCOME TO

# 1501 WESTCLIFF DR

1501 Westcliff Drive is a mixed-use general office and medical office building located in the heart of Dover Shores. The property is newly renovated, has ample parking and neighbors many desirable retail locations. The property is situated among some of Southern California's most distinguished neighborhoods, restaurants and beaches creating an irreplaceable coastal business environment where employees can truly live, work and play.





NICK'S



# The *Features* & Amenities

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FEATURED LOCATION



Opening a new location in Newport Beach in 2025, Nick's mission is to operate restaurants in a spirit of excellence. They are committed to being among the best in the industry, operating friendly, relaxed, comfortable restaurants for all guests. Nick' will serves great food and maintain high standards along with reasonable prices.

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- Build to Suit and/or Move in Ready Space Available
  - Remodeled in 2019
  - Walking distance to High-end amenities and restaurants
  - Creative Space
  - Floor to ceiling windows
  - Convenient access to the 55 Fwy, Dover Shores & Eastside Costa Mesa
  - Elevator Service



KIT COFFEE

NEIGHBORHOOD HOT SPOTS



NICK'S



HAUTE CAKES CAFE



PLAYA MESA



WILD GOOSE TAVERN

FASHION ISLAND

NEWPORT CENTER

NEWPORT BACK BAY

1501 WESTCLIFF DR

DOVER SHORES

17TH STREET / EASTSIDE COSTA MESA

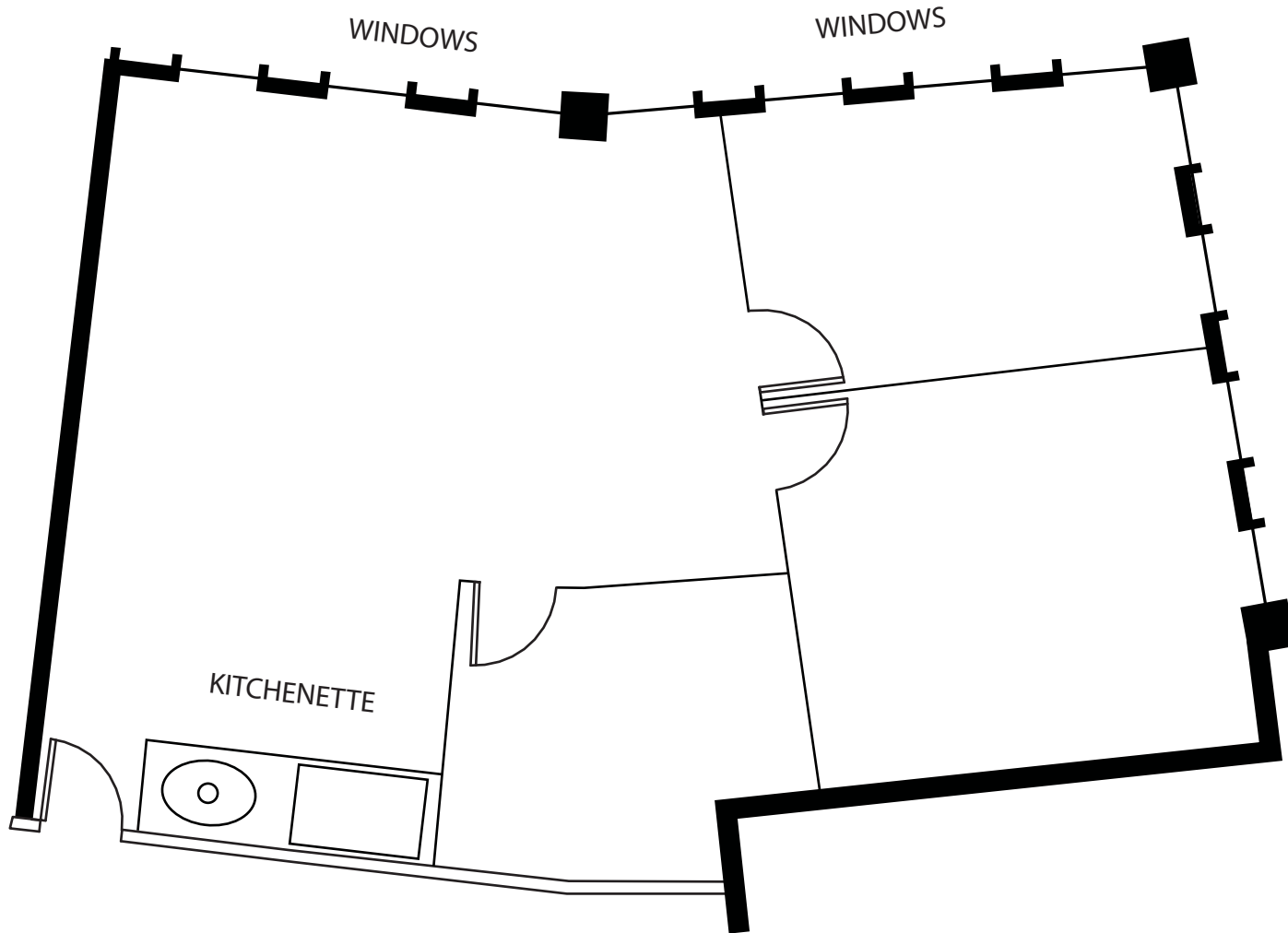


# Suite 270

+/- 1,226 SF

AVAILABLE JAN 1 2026

EXPOSED  
CEILINGS



WESTCLIFF DRIVE

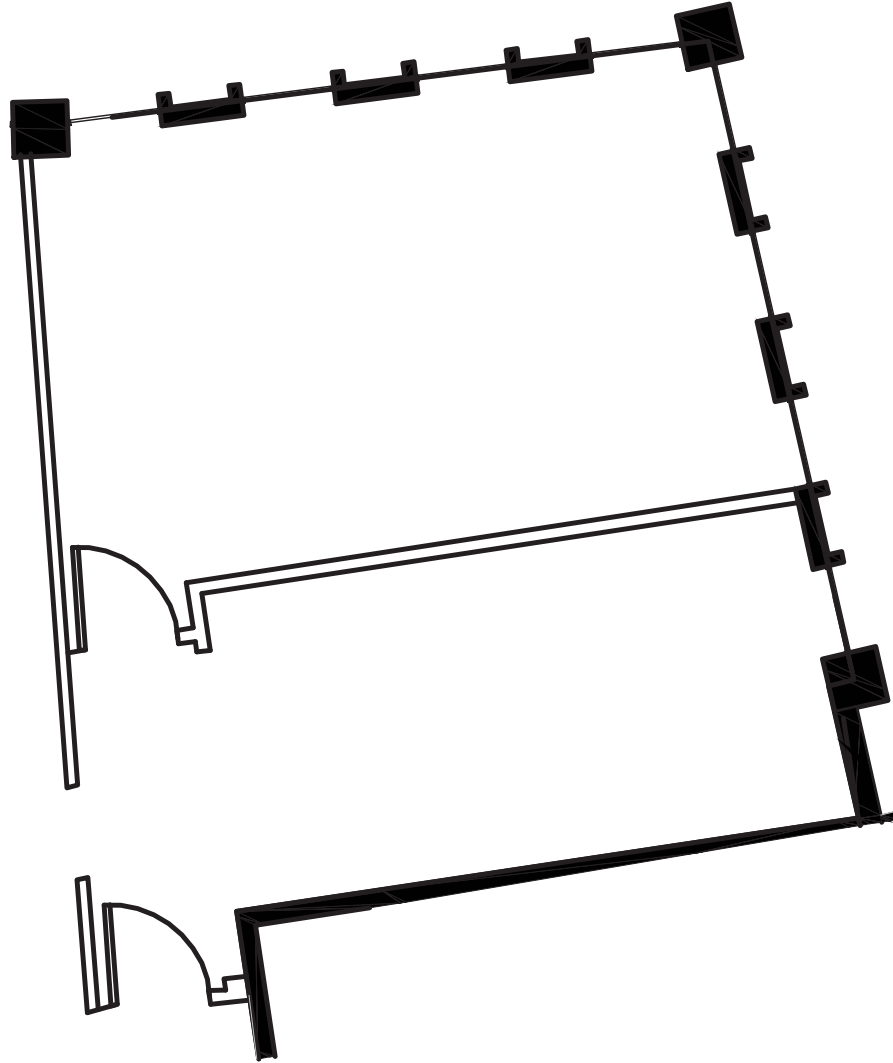
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# Suite 306

+/- 677 SF

AVAILABLE OCT 1 2026



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