

20162

SW BIRCH, NEWPORT BEACH

FOR LEASE



HIGH IMAGE 3-STORY MEDICAL AND OFFICE BUILDING

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

OC
OFFICE GROUP

ALLEN BASSO
Senior Vice President
Lic. #01298152
949.790.3130
abasso@leeirvine.com

ERIC DARNELL
Senior Vice President
Lic. #01888743
949.460.3681
edarnell@leeirvine.com

KYLEE KING
Vice President
Lic. #02101275
949.790.3108
kking@leeirvine.com

PROPERTY FEATURES

- Professional Office Space Available
- Free Surface Parking
- Immediate Access to The 73 & 55 Freeways and PCH
- Tenant Improvements Available
- Minutes Away From Fashion Island
- Available NOW

AVAILABILITIES

SUITE	SIZE	USE	RATE
200	±1,958 SF	Medical	\$4.75 FSG
325	±2,120 SF	Office	\$2.60 FSG



ALLEN BASSO
Senior Vice President
Lic. #01298152
949.790.3130
abasso@leeirvine.com



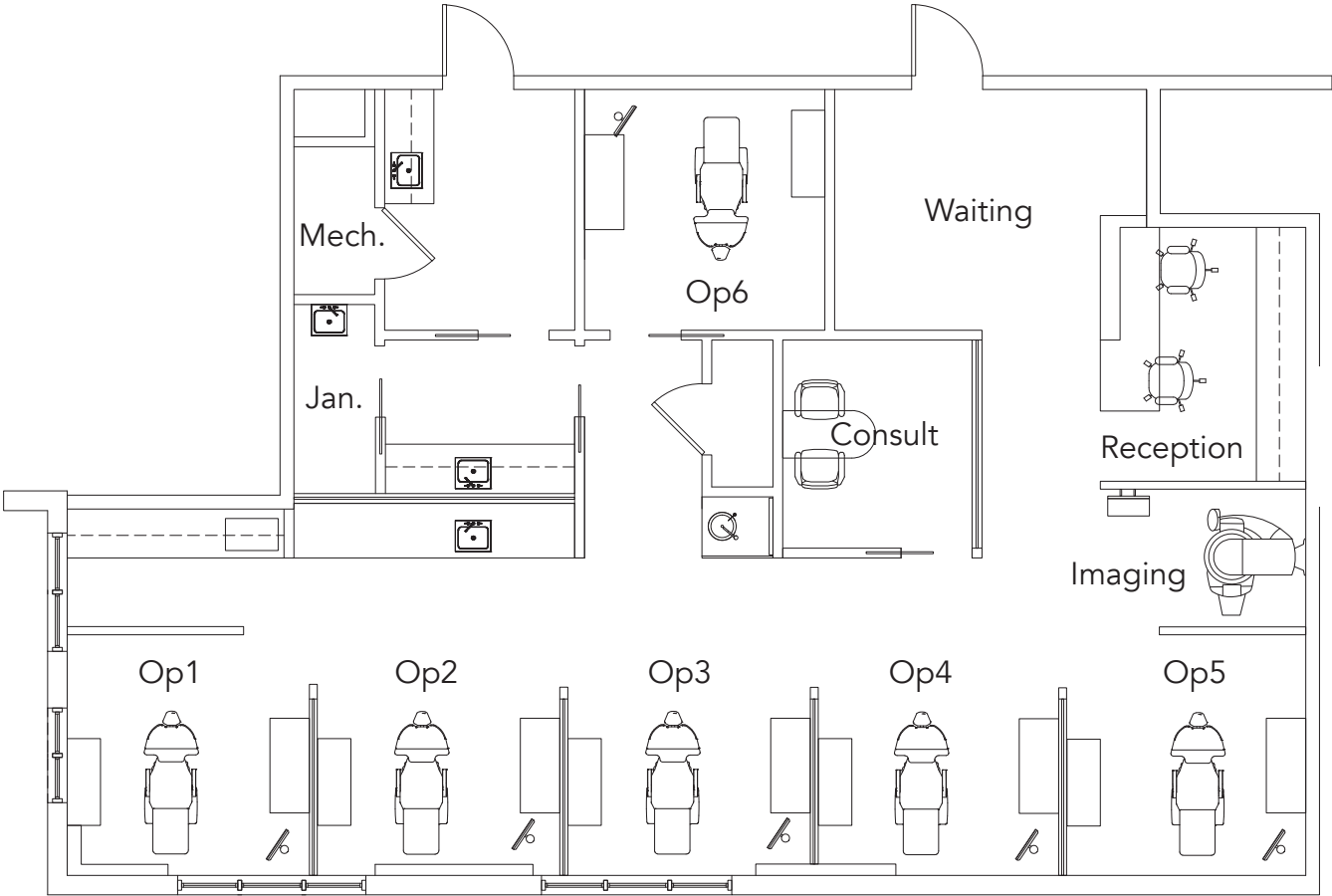
ERIC DARNELL
Senior Vice President
Lic. #01888743
949.460.3681
edarnell@leeirvine.com



KYLEE KING
Vice President
Lic. #02101275
949.790.3108
kking@leeirvine.com

20162 SW BIRCH

SUITE 200



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.

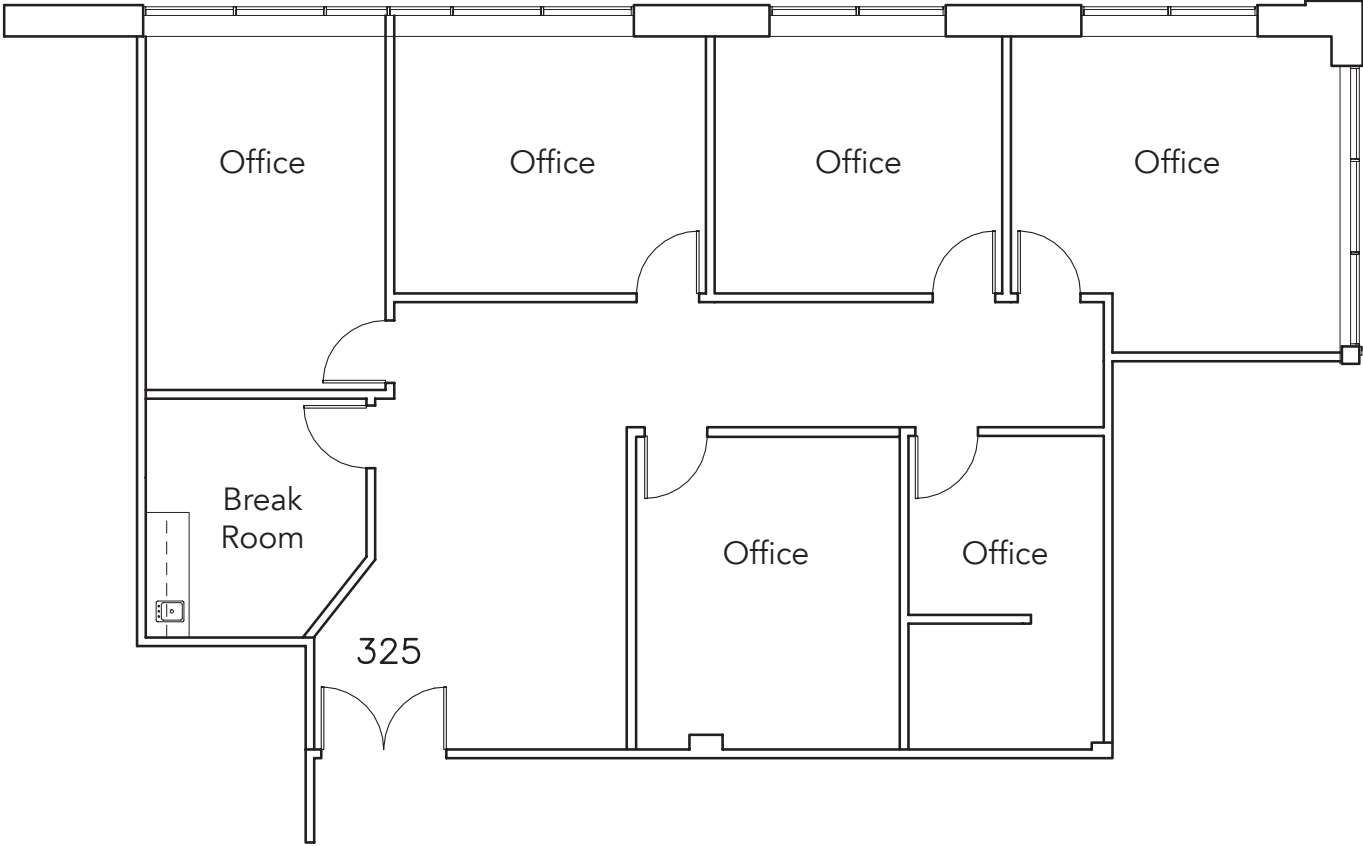
ALLEN BASSO
Senior Vice President
Lic. #01298152
949.790.3130
abasso@leeirvine.com

ERIC DARNELL
Senior Vice President
Lic. #01888743
949.460.3681
edarnell@leeirvine.com

KYLEE KING
Vice President
Lic. #02101275
949.790.3108
kking@leeirvine.com

20162 SW BIRCH

SUITE 325



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
Senior Vice President
Lic. #01298152
949.790.3130
abasso@leeirvine.com

ERIC DARNELL
Senior Vice President
Lic. #01888743
949.460.3681
edarnell@leeirvine.com

KYLEE KING
Vice President
Lic. #02101275
949.790.3108
kking@leeirvine.com