

# 1800

QUAIL ST, NEWPORT BEACH

FOR SALE & LEASE

## ONE OF A KIND OPPORTUNITY



### 3 INDIVIDUAL CONDOS AVAILABLE FOR SALE

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**ALLEN BASSO**  
Senior Vice President  
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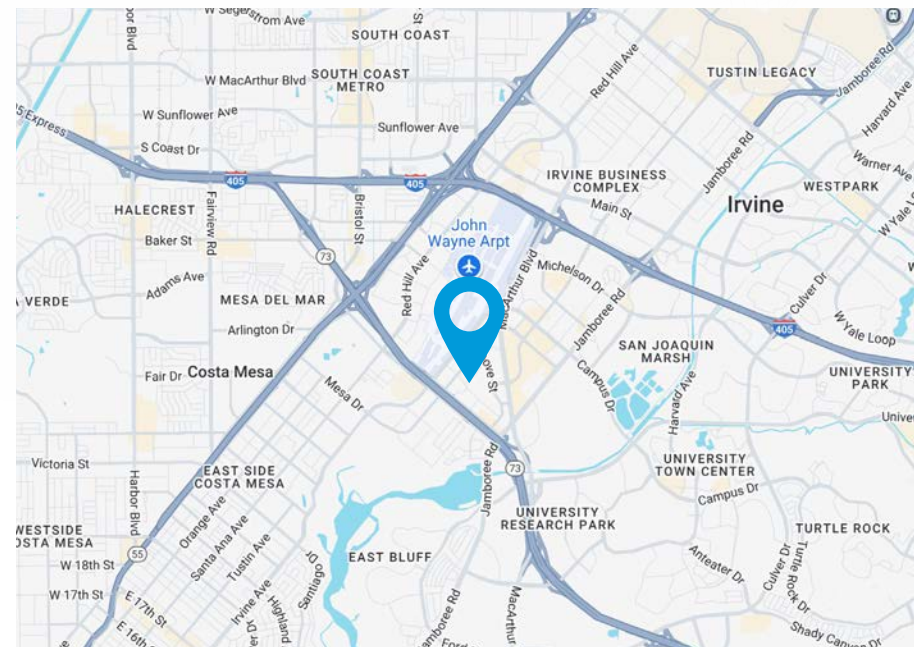
**RYAN HARMAN**  
Senior Vice President  
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## PROPERTY FEATURES

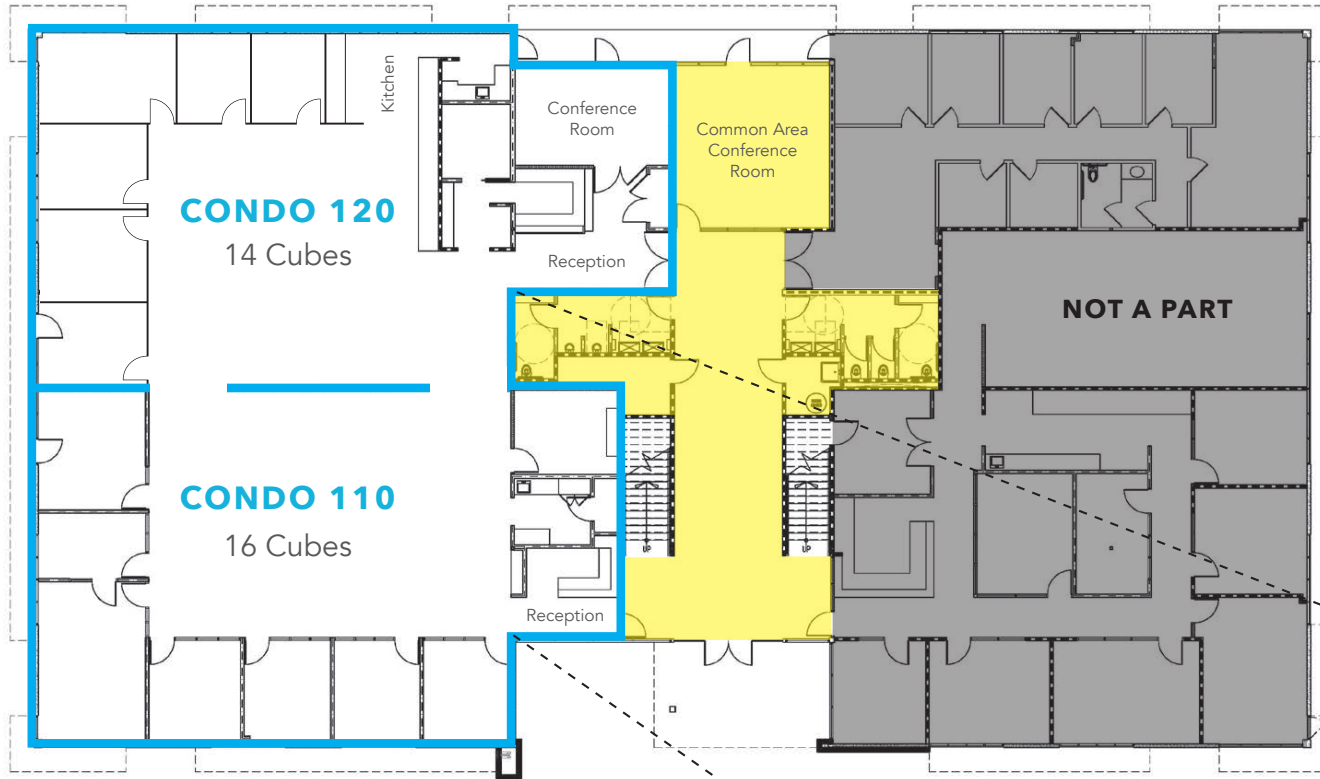
- Up to ±8,702 Sq. Ft. of Office Space Available For Sale/Lease
- Prestigious Newport Beach Location
- Parking 4:1000 - Free and in Common
- High End Finishes with 2nd floor with Executive Lounge and Balcony, 2nd Floor Executive Lounge Features Sleek, Contemporary Architecture with Stylish Finishes and an Open-Concept Layout
- Efficient Layout with Direct Access from the Parking
- Part of a Larger 16,039 Sq. Ft. Two Story Building
- Immediate Access to 73, 55 and 405 Freeways
- Full Size Kitchen Equipped with Modern Appliances
- Spacious Private Balcony, Shared Conference Room and Common Area Restrooms
- Includes a Fully Equipped Restroom with Shower
- Conveniently Situated Above the Main Office Space
- **FOR SALE: \$7,788,290 (\$895 PSF)**
- **FOR LEASE: \$3.25 NNN**
  - Association Dues: Approx. \$0.55 PSF per Month

## CURRENT AVAILABILITY

- **Condo 110/120/210:** ±8,702 Sq. Ft.
- **Condo 110:** ±3,868 Sq. Ft. - Reception, 7 Private Offices, Conference Room and Open Area (16 Cubes)
- **Condo 120:** ±3,968 Sq. Ft. - Reception, Kitchen, 8 Private Offices, Conference Room and Open Area (14 Cubes)
- **Condo 210:** ±865 Sq. Ft. - Open Plan, Kitchen, Restroom, and Balcony (Bonus 230 Sq. Ft. Balcony) - Can't be Sold Separate

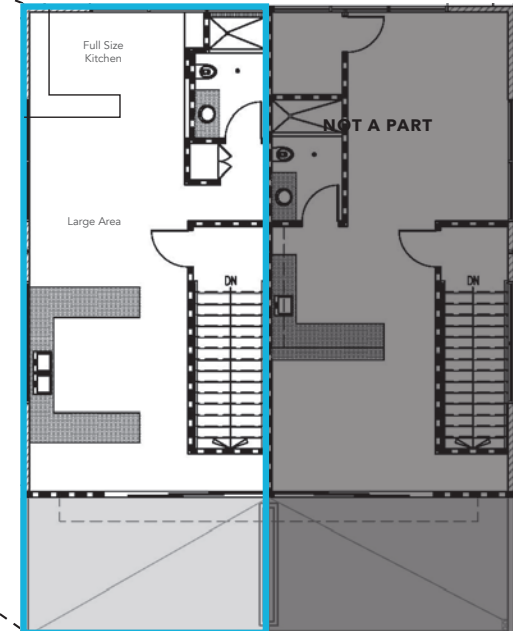


# 1<sup>ST</sup> FLOOR FLOORPLAN



Common Area

# 2<sup>ND</sup> FLOOR FLOORPLAN



CONDO 210



# FIRST FLOOR OFFICE PHOTOS



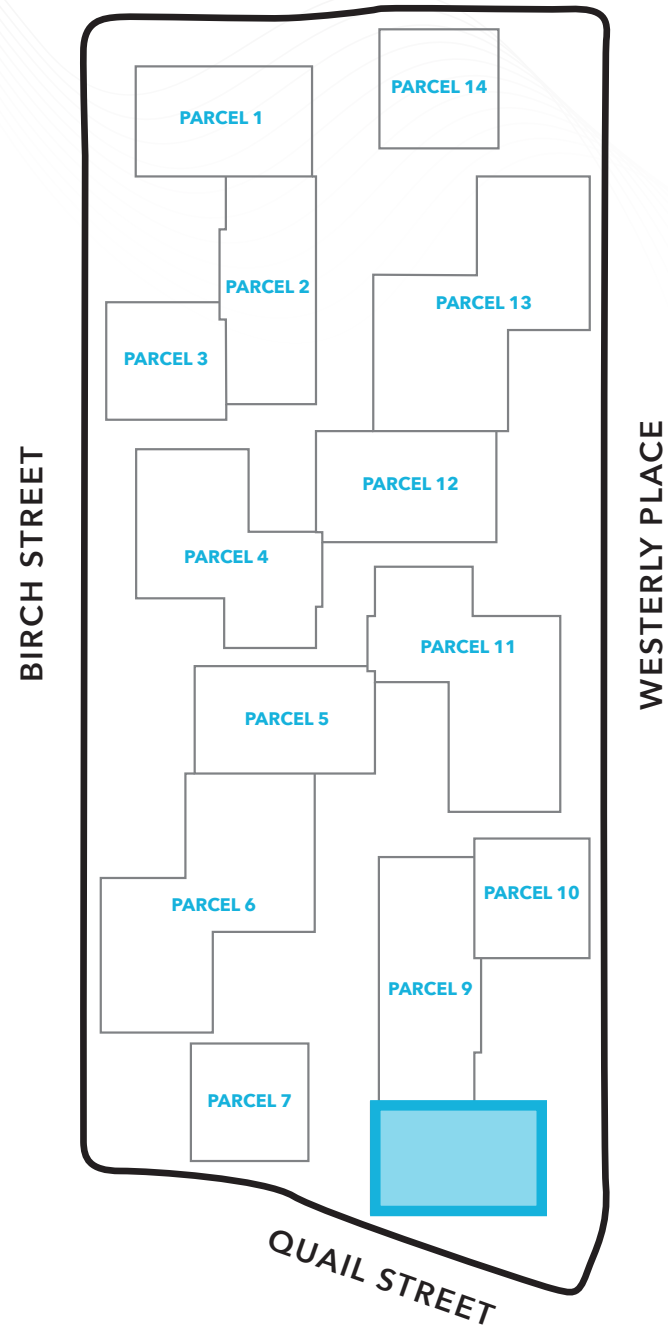
## SECOND FLOOR EXECUTIVE LOUNGE PHOTOS





## SITE PLAN

DOVE STREET





EQUINOX

JOHN WAYNE AIRPORT  
OF INOC COUNTY



NB GC

SANTA ANA  
COUNTRY CLUB

C  
M P

Mitsuwa®  
MARKETPLACE

thelab  
25 YEARS OF ANTI-MALLISM