



1109 QUAIL ST

NEWPORT BEACH, CA 92660

CBRE



Building Amenities



Beautiful high ceilings in reception area



1st and 2nd floor with staircase within space



2 private restrooms within space



Exterior building signage



2 reserved stalls + free parking



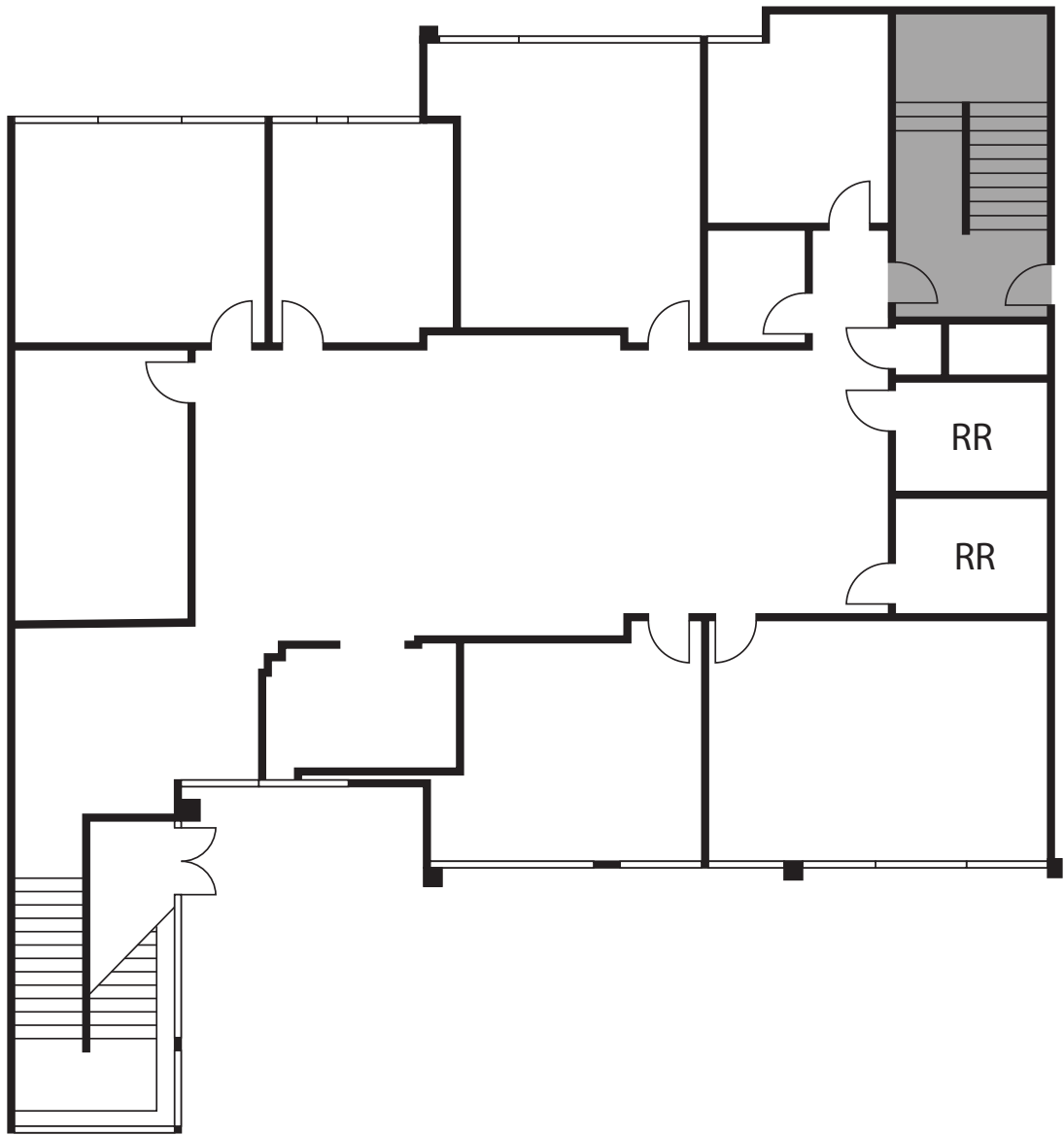
Walking distance to amazing food options like Moulin, Vibe Organic, Mario's Butcher Shop, Sweetfin, Bouillion + many other options

Hypothetical Interiors



Floor Plan

3,158 RSF Available



Why Lease when you can Own



15 years of leasing this suite will be
±1,800,000 in rent paid



Office condos in this submarket of
Newport Beach are appreciating at about
5.7% per year- in 15 years if that keeps up
the value of the condo would be around
\$5,100,000 million



Many tax advantages to owning like
depreciation, cost segregation, and fully
deductible interest and property taxes



SBA financing with a little as 10% down



Rare opportunity to own in Newport
Beach- where a lot of office buildings are
being torn down for residential/medical
conversions. Supply is shrinking pretty
dramatically in next 36 months





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