

3701 BIRCH ST
NEWPORT BEACH, CA 92660

THE AESTHETIC CENTERS PLASTIC SURGERY
COOLSCULPTING

3701 Birch St



**BEVERLYHILLS
PLASTIC SURGEONS**

FOR LEASE

 **LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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PROPERTY OVERVIEW

Lee & Associates is proud to present an opportunity to lease a beautiful, high image medical space, located at 3701 Birch St, in the city of Newport Beach. The property is located in the desirable Airport Area submarket, at the signalized intersection of Bristol St. N., and Birch St., with front exposure facing the 73. The property is easily accessible from the 73, 405 and 55 freeways. The following medical suite is available: Suite 100 (3,935 SF). The available suite is located on the second floor, which is supported by a covered parking structure on the first floor. The suite is accessible via multiple staircases and a centrally located elevator. Most of the rooms/offices in the suite is window-lined. From the ground floor, the elevator opens up to a beautiful common area lobby on the second floor. The building offers ample surface and covered parking, building signage and is nearby several amenities (shopping, casual dining, and hotels).

PROPERTY HIGHLIGHTS

- 2-story Medical building
- Prestigious Newport Beach address
- Free Ample Parking
- Corner of Birch St. and Bristol St. N.
- Excellent access
- Within a 2 minute drive to John Wayne Airport
- 50,000+ cars per day on Birch Street
- 40,000+ cars per day on Bristol Street

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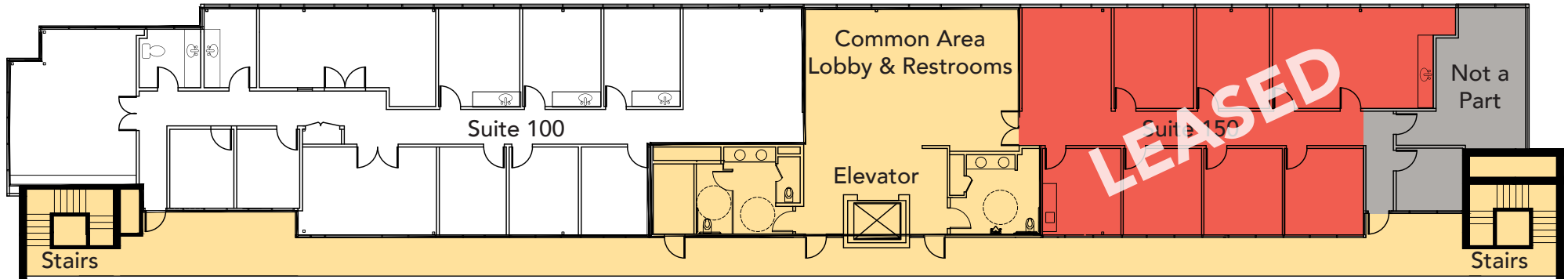


FLOOR PLAN

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- Suite 100 - ±3,935 SF
- Suite 150 - ±2,600 SF
- Common Areas
- Not a Part

The entire floor is 6,535 SF. If tenant leases the entire floor, the lobby and restrooms will become exclusive, for the tenant's private use.





SOUTH COAST PLAZA
 bloomingdales ★ macy's *Saks Fifth Avenue*
 WOLFGANG PUCK LAURY'S CARVERY 鼎泰豐
 A chef show BNS TM FUSION

IRVINE BUSINESS COMPLEX

JOHN WAYNE AIRPORT
ORANGE COUNTY

LYON AIR MUSEUM

HYATT REGENCY

Bistango
WINE & BEER ARTISANAL

OCEAN EVENT CENTER

POMO OLIVE
Mediterranean Cuisine

BENIHANA
EXPERIENCE THE ORIGINAL

RENAISSANCE
NEWPORT BEACH HOTEL

55

Reality HB
BISTRO

poke OC

MOULIN Go Go

VANGUARD UNIVERSITY

3701 BIRCH ST
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Starbucks

MARRIOTT

UNIVERSITY RESEARCH PARK

UCI University of California, Irvine

EAST SIDE COSTA MESA

EAST BLUFF

DEMOGRAPHICS

POPULATION



1 mile	5,514
3 mile	175,595
5 mile	451,531

TOTAL HOUSEHOLDS



1 mile	2,228
3 mile	66,132
5 mile	159,624

AVERAGE HH INCOME



1 mile	\$142,819
3 mile	\$136,323
5 mile	\$147,743



3701 BIRCH ST
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CAMPUS DRIVE



BRISTOL STREET N (40,000 CARS PER DAY)



BIRCH STREET (50,000 CARS/DAY)

EXTERIOR PHOTOS



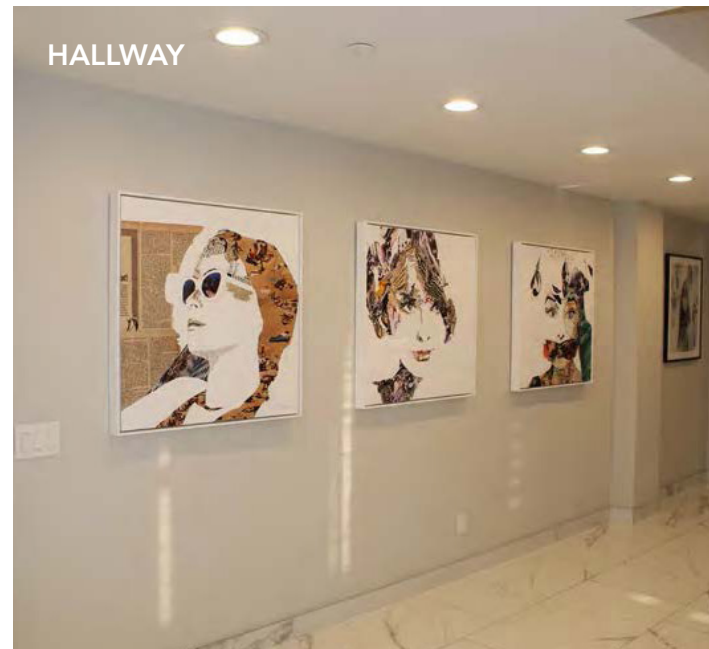
EXTERIOR PHOTOS



COMMON AREA LOBBY AND RESTROOMS



SUITE 100



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SECOND FLOOR

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