

Medical and Professional Office Space For Lease

1901 WESTCLIFF DRIVE MARINERS MEDICAL ARTS

Newport Beach, California, 92660



Accelerating success.

**Exclusively
Offered By:**

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BURNHAM | WARD
PROPERTIES

Mariners Medical Arts – A Mid-Century Masterpiece Reimagined

Originally designed by iconic modernist architect **Richard Neutra**, 1901 Westcliff is a rare architectural gem offering **20,000 square feet** of historically significant **mid-century modern design**.

This landmark property has undergone a **meticulous, multi-year, multi-million dollar restoration**, reviving Neutra's original vision while integrating **modern infrastructure and amenities**.

Now recognized with **multiple prestigious awards** from the architectural community, **1901 Westcliff stands** as a shining example of timeless design and thoughtful preservation.

Located in a **high-barrier-to-entry market**, this is a **unique leasing opportunity** for tenants seeking a space that combines **legacy, design prestige, and functional excellence**.

Availability

Suite 3 | 2,256 SF



Floor Plans

Hypothetical

Thoughtful Restoration & Modern Enhancements

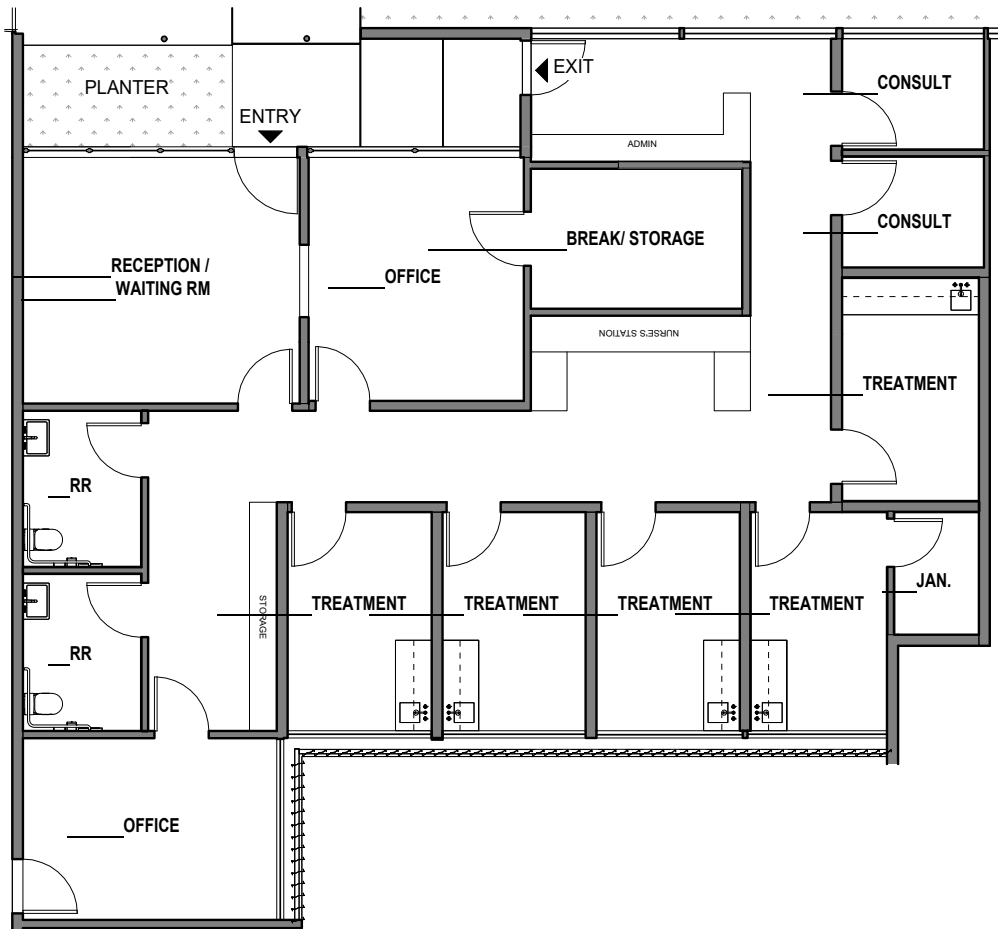
Major project improvements now complete preserving the legacy of this iconic Newport Beach Property.

Key Improvements Include:

- Brand new, reimagined **common areas**
- **Rehabilitated façade** reflecting Richard Neutra's original vision
- All-new **mechanical systems** for modern efficiency and comfort
- Upgraded **landscaping** to complement the mid-century aesthetic

Ample & Convenient Parking

1901 Westcliff offers **abundant, free on-site surface parking** exclusively for tenants and their visitors—ensuring ease of access and a seamless experience. For added convenience, a limited number of **reserved, gated, and covered parking spaces** are also available to tenants.



Suite 3

2,256 SF

Available **August 2025**

Site Plan

WESTCLIFF DRIVE

First Floor Availability:

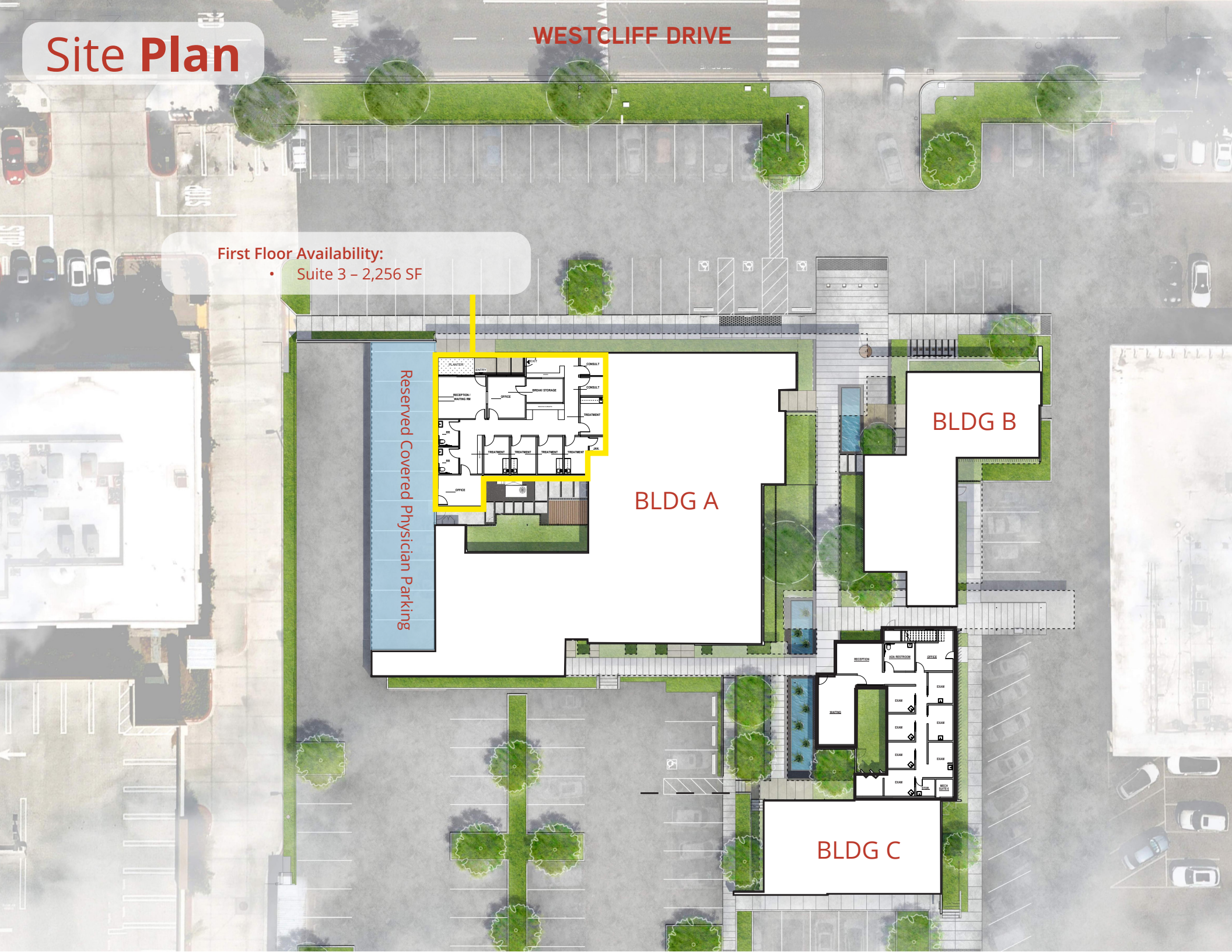
- Suite 3 - 2,256 SF

Reserved Covered Physician Parking

BLDG A

BLDG B

BLDG C



Quick Facts

Within 5 Miles



286,503

Residents



\$173,880

Average Income



48,897

Senior Population
(65+ age)



37.3

Average Age

Demographics Information

(2024)

Overview	1 -Mile Radius	3-Miles Radius	5-Miles Radius
Population	18,851	132,156	286,503
Senior Population (65+)	3,274	24,361	48,897
Median Age	39.6	40.0	37.3
Average Household Income	\$218,835	\$190,414	\$173,880



BALBOA PENINSULA

DOVER SHORES

1901 WESTCLIFF DRIVE
MARINERS MEDICAL ARTS

Irvine Avenue

17th Street

Westcliff Drive

Location

In addition to its **prominent location along one of the busiest retail corridors** in the area, **Mariners Medical Arts** is surrounded by some of **Orange County's most affluent neighborhoods**, including **Newport Heights, Dover Shores, and Eastside Costa Mesa**. The campus offers unparalleled accessibility, with **immediate proximity to the 55 Freeway** and key regional destinations such as **Hoag Hospital, Lido Marina Village, and Fashion Island**. This strategic location provides both **high visibility** and **convenient access** for patients, professionals, and visitors alike.



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1901

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