

NEWPORT GATEWAY
19900 MACARTHUR BLVD.
AIRPORT AREA

Full-floor Opportunity

SUITE 300 / ±21,285SF



 IRVINE COMPANY



AMENITIES



- CONCOURSE LEVEL
- FAIRCHILD LEVEL
- AUTO DETAILING
- CAFE/RESTAURANT
- CONFERENCE CENTER
- DRY CLEANING
- EV CHARGING
- FITNESS
- FLORIST
- FOOD TRUCKS
- GAME LOUNGE
- OUTDOOR WORKSPACE (WIFI-ENABLED)
- PARKING OFFICE
- PARKING STRUCTURE
- PUTTING GREEN
- SALON

The Edge of Newport

19900 MACARTHUR BLVD / ±21,285 SF

One full floor of premium workspace, ready for occupancy

Modern granite and glass architecture with oversized windows offering expansive views of Upper Newport Bay and UCI

WiFi-enabled outdoor collaboration and event space with shaded seating and an indoor-outdoor pavilion

Easy access to 405 and 55 freeways, 73 toll road and John Wayne Airport

Minutes from 150+ shopping, dining and entertainment options at Fashion Island

Nearby resort-style living at Baypointe, Newport North and Newport Bluffs

FLOOR PLAN

19900 MacArthur Blvd.

SUITE 300 / ±21,285 SF



SAN JOAQUIN
WILD LIFE
SANCTUARY



Photography depicts potential workspace design and layout.

Artist rendering subject to change

// AIRPORT AREA

All properties are offered for lease through Irvine Management Company, a licensed real estate broker DRE LIC. #02041810

Amenity-rich Neighborhood



NEWPORT GATEWAY
19900 MACARTHUR BLVD
±21,285 SF

THE BLUFFS

UPPER NEWPORT BACK BAY

NEWPORT NORTH SHOPPING CENTER

BAYPOINTE APARTMENT HOMES

JOHN WAYNE AIRPORT

NEWPORT NORTH APARTMENT HOMES

HYATT REGENCY NEWPORT BEACH

FASHION ISLAND
NEWPORT BEACH

blanningdales *Neiman Marcus* NORDSTROM

RH CUCINAenotec R+D KITCHEN

Ocean 48 JOEY NEWPORT BEACH RH OCEAN BEACH

150 RETAIL AND DINING LOCATIONS

MARRIOTT BAYVIEW NEWPORT BEACH

RENAISSANCE NEWPORT BEACH

CAMPUS DR.

MACARTHUR BLVD.

JAMBOREE RD.

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We Create Places that *Bring People Together to Succeed*

More than 18 million people choose to live, work, shop, stay and play in Irvine Company's 129M SF real estate portfolio. Decades of thoughtful planning and stewardship ensure we deliver exceptional placemaking and customer experiences — all backed by our commitment to long-term ownership and industry-leading financial stability.

Industry-leading Financial Stability

Our unmatched capital resources ensure we uphold our standards of excellence, regardless of market conditions.

Future-Proof Flexibility

A range of lease options and our collaborative partnership support your growth.

Elevated Customer Care

Expert teams, fast response times and personalized service ensure worry-free workdays.

Ready for What's Next

From enabling hybrid solutions to supporting diverse work styles, we keep your business at the forefront of what's possible.

Activated to Attract & Engage Teams

Experience-driven amenities make your workplace an essential employee destination.

Sustainability By Design

We strive to lead and innovate for the preservation of environmental resources.



 **IRVINE COMPANY**

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