

# 1375 DOVE STREET - SUITE 200

NEWPORT BEACH, CA

±5,741 SQ. FT. OF CREATIVE OFFICE SPACE FOR LEASE

WWW.1401.COM

**\$2.95 MG  
FIRST  
YEAR  
RATE**



For more information, please contact:

**CARTER HARRINGTON**

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**BRIAN GARBUTT**

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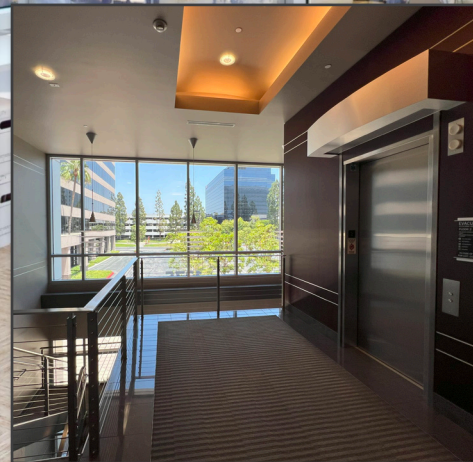
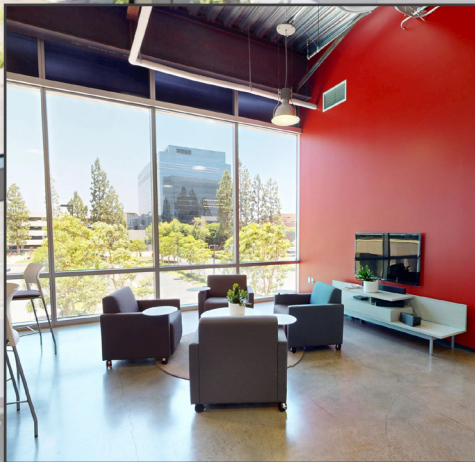
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1375 Dove is a jewel box 23,435 SF office building providing an intimate tenant experience with only 2 other tenants in the elevator serviced building built in 2009. Located in the heart of Newport Beach. The suites offer 12' to 14' foot ceiling heights with floor to ceiling glass that creates a unique offering that differentiates your space from the competition. Tenants can create identity with eyebrow signage. The property cultivates optionality with blending covered reserved parking, surface reserved parking, free surface parking, and flexible HVAC hours and electronic access. The property is well located and minutes to John Wayne airport with excellent lent access to the 5, 405, 73, and 55 freeways. Businesses benefit from café's and restaurants within walking distance, designated guest parking and long-term local ownership committed to creating a professional business environment.



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Floor to Ceiling Glass Window Line



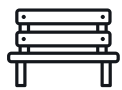
12'-14' Foot Ceiling Heights



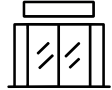
Free Ample Surface Parking



Four (4) reserved covered parking spaces



Outdoor Meeting Area



Building Eyebrow Signage Available



2009 Construction One Elevator



Fire Sprinklers in Building



Marked Visitor Parking for Guests



Outdoor Balcony



Walking Distance to Retail Amenities



Local Long Term Ownership

BUILDING	SUITE	SIZE	RATE	COMMENTS
1375 Dove St	200		\$2.95 MG*	Double door entrance of elevator lobby with outdoor balcony access, high clear reception with exposed ducting opening to a beautiful glass conference room, exposed ceilings throughout, eight offices with floor to ceiling glass, One interior office with glass, open area for cubes with high ceilings, break area with sink and dishwasher, Storage rooms, turn-key creative office space. Furniture negotiable. Reserved covered parking available.

*\*Year 1 rate \$2.95 MG, Year 2 rate \$3.95 MG with annual increases.*



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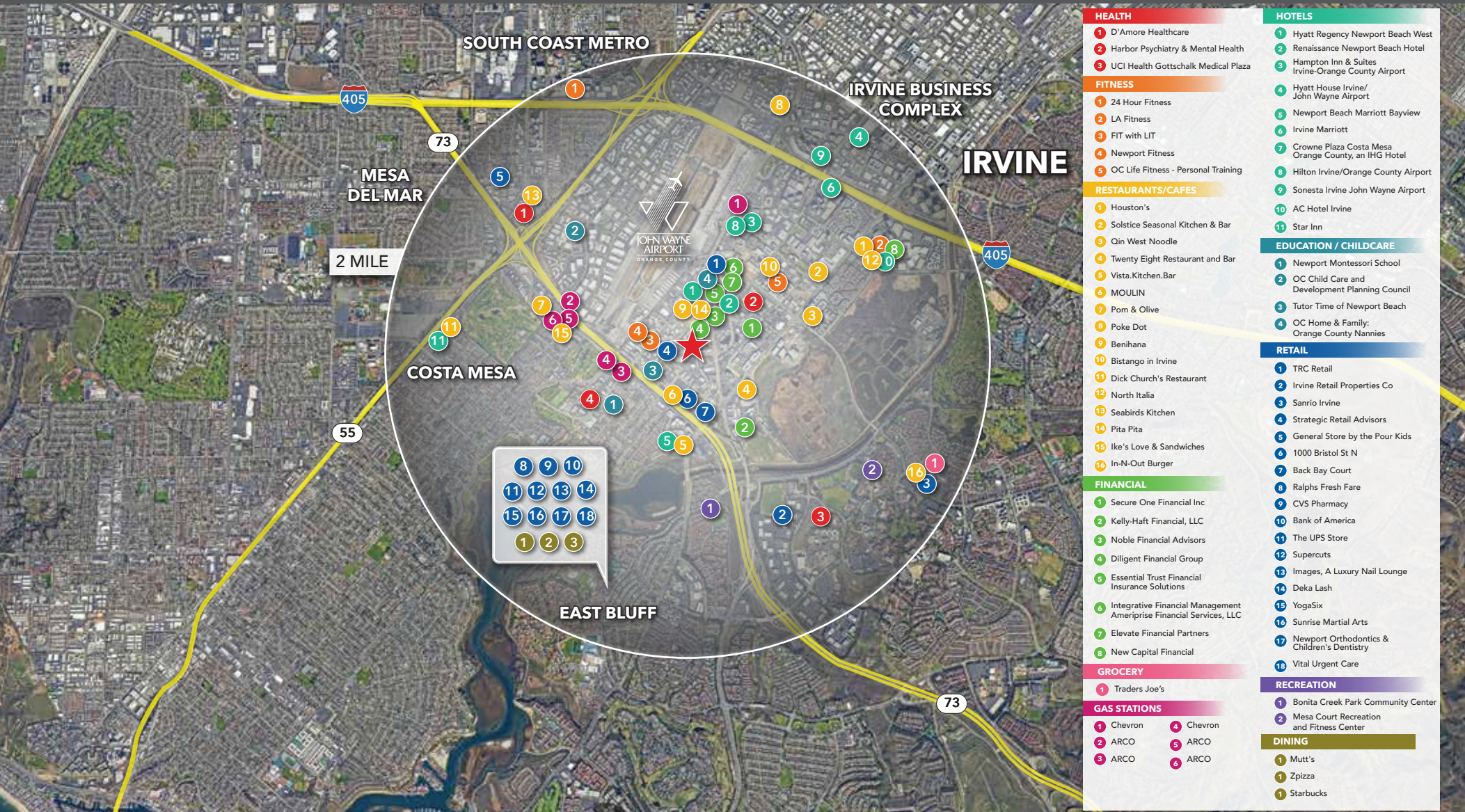
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HEALTH	HOTELS
1 D'Amore Healthcare	1 Hyatt Regency Newport Beach West
2 Harbor Psychiatry & Mental Health	2 Renaissance Newport Beach Hotel
3 UCI Health Gottschalk Medical Plaza	3 Hampton Inn & Suites Irvine-Orange County Airport
FITNESS	4 Hyatt House Irvine/ John Wayne Airport
1 24 Hour Fitness	5 Newport Beach Marriott Bayview
2 LA Fitness	6 Irvine Marriott
3 FIT with LIT	7 Crowne Plaza Costa Mesa Orange County, an IHG Hotel
4 Newport Fitness	8 Hilton Irvine/Orange County Airport
5 OC Life Fitness - Personal Training	9 Sonesta Irvine John Wayne Airport
RESTAURANTS/CAFES	10 AC Hotel Irvine
1 Houston's	11 Star Inn
2 Solstice Seasonal Kitchen & Bar	EDUCATION / CHILDCARE
3 Qin West Noodle	1 Newport Montessori School
4 Twenty Eight Restaurant and Bar	2 OC Child Care and Development Planning Council
5 Vista.Kitchen.Bar	3 Tutor Time of Newport Beach
6 MOULIN	4 OC Home & Family, Orange County Nannies
7 Pom & Olive	RETAIL
8 Poke Dot	1 TRC Retail
9 Benihana	2 Irvine Retail Properties Co
10 Bistango in Irvine	3 Sanrio Irvine
11 Dick Church's Restaurant	4 Strategic Retail Advisors
12 North Italia	5 General Store by the Pour Kids
13 Seabirds Kitchen	6 1000 Bristol St N
14 Pita Pita	7 Back Bay Court
15 Ike's Love & Sandwiches	8 Ralphs Fresh Fare
16 In-N-Out Burger	9 CVS Pharmacy
FINANCIAL	10 Bank of America
1 Secure One Financial Inc	11 The UPS Store
2 Kelly-Haft Financial, LLC	12 Supercuts
3 Noble Financial Advisors	13 Images, A Luxury Nail Lounge
4 Diligent Financial Group	14 Deka Lash
5 Essential Trust Financial Insurance Solutions	15 YogaSix
6 Integrative Financial Management Ameriprise Financial Services, LLC	16 Sunrise Martial Arts
7 Elevate Financial Partners	17 Newport Orthodontics & Children's Dentistry
8 New Capital Financial	18 Vital Urgent Care
GROCERY	RECREATION
1 Traders Joe's	1 Bonita Creek Park Community Center
GAS STATIONS	2 Mesa Court Recreation and Fitness Center
1 Chevron	DINING
2 ARCO	1 Mutt's
3 ARCO	1 Zpizza
4 Chevron	1 Starbucks
5 ARCO	
6 ARCO	

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