

# 620 Newport Center Dr.

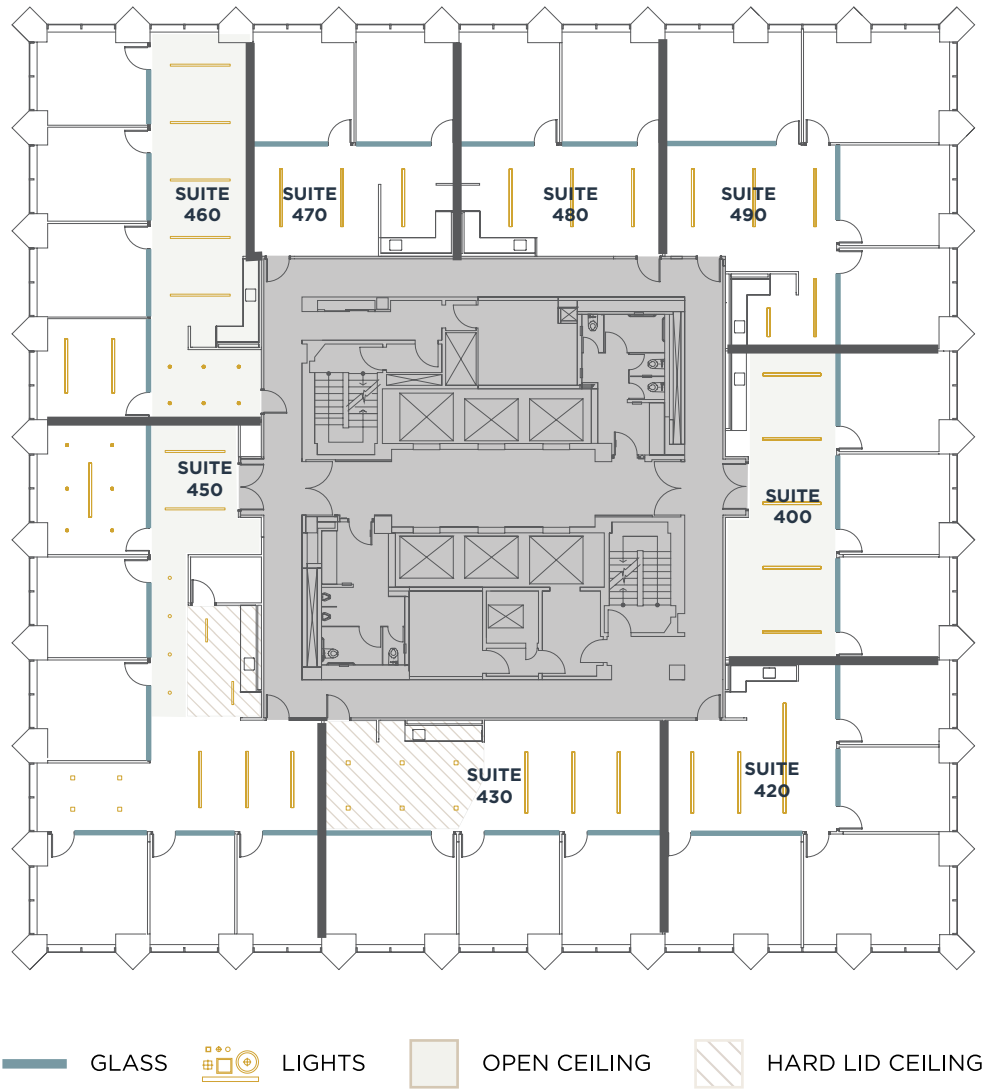
Fourth Floor

**Flex+**<sup>®</sup>  
BY IRVINE COMPANY



# 620 Newport Center Dr.

## 4th Floor Overview



- 8 new, premium move-in ready suites ranging from 1K - 3K SF  
(Available May 2026)
- High-end suite designs feature a variety of modern lighting, premium break areas and exposed ceilings
- Suites are pre-installed with Meter's enterprise-grade network, providing Wi-Fi on day 1 with zero setup
- Elevate your workday at a premier destination featuring a private fitness center, outdoor workspaces, and elevated conferencing, all within steps of the exceptional shopping, dining, luxury hotels and resort-style living of Fashion Island®

# 620 Newport Center Dr. Suite 400

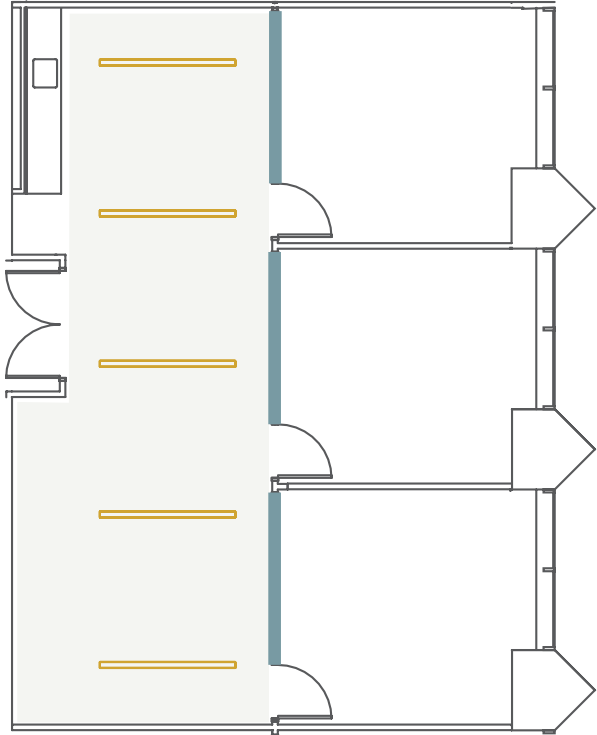
Total  
Size  
**±1,513 sqft**

Team  
Size  
**6-8**

Private  
Offices  
**2**

Meeting  
Room  
**1**

Private  
Offices  
**3**



— GLASS     LIGHTS     OPEN CEILING

# breakroom rendering

Suite 400

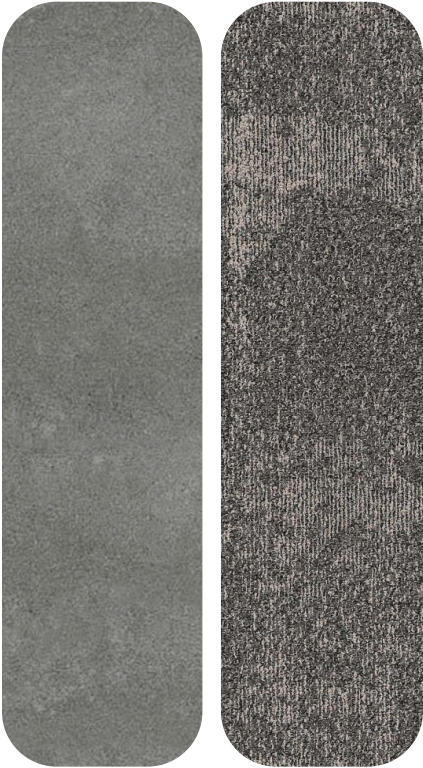


# workspace rendering

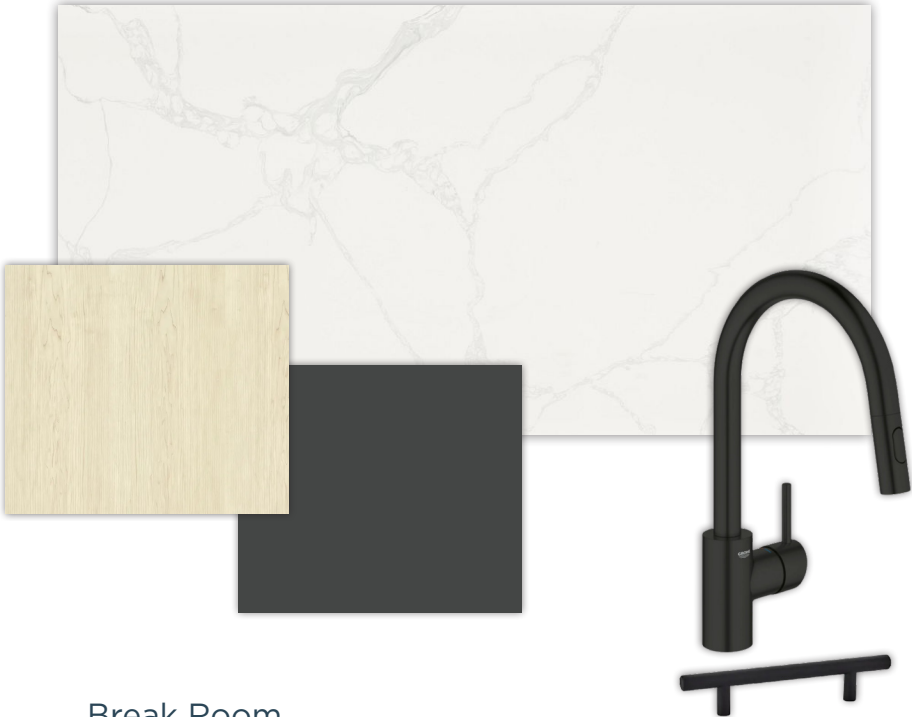
## Suite 400



# finish palette



Flooring



Break Room



Paint Scheme

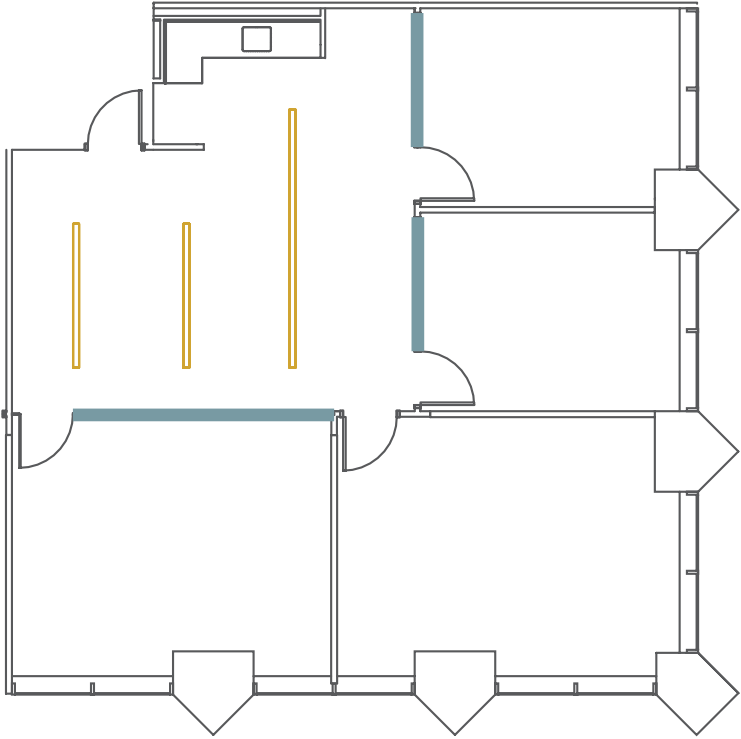
# 620 Newport Center Dr. Suite 420

Total  
Size  
**±1,922 sqft**

Team  
Size  
**8-10**

Private  
Offices  
**3**

Meeting  
Room  
**1**



GLASS LIGHTS

# breakroom rendering

## Suite 420

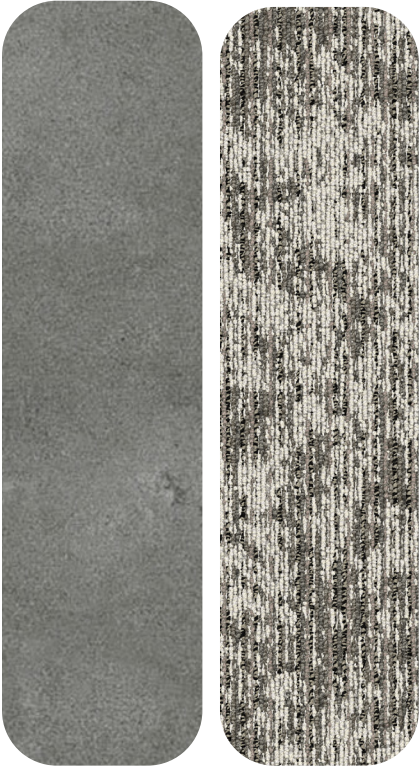


# workspace rendering

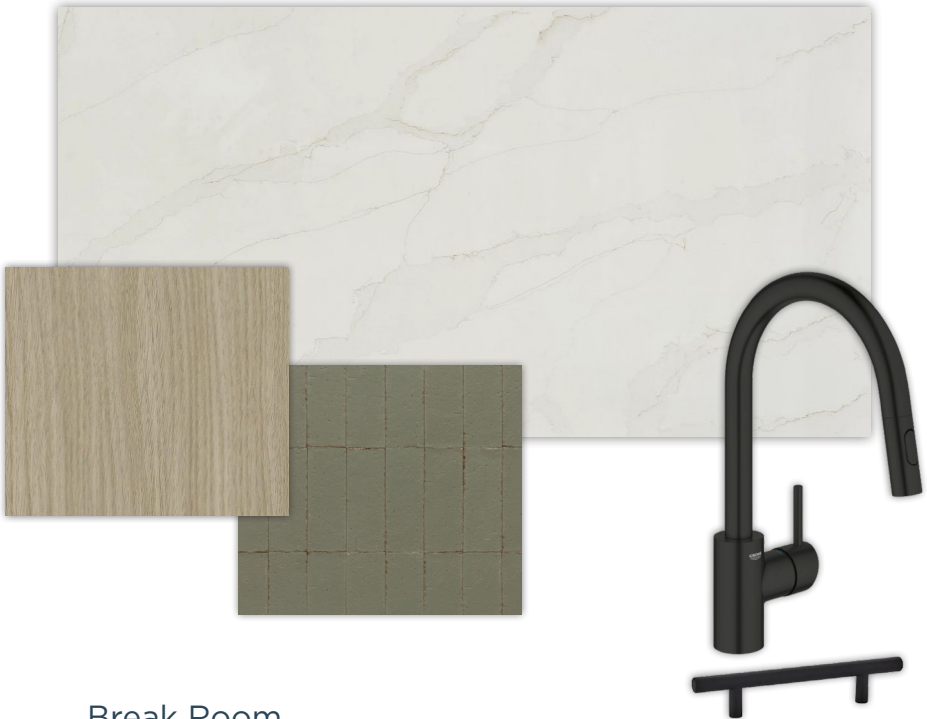
## Suite 420



# finish palette



Flooring



Break Room



Paint Scheme

# 620 Newport Center Dr. Suite 430

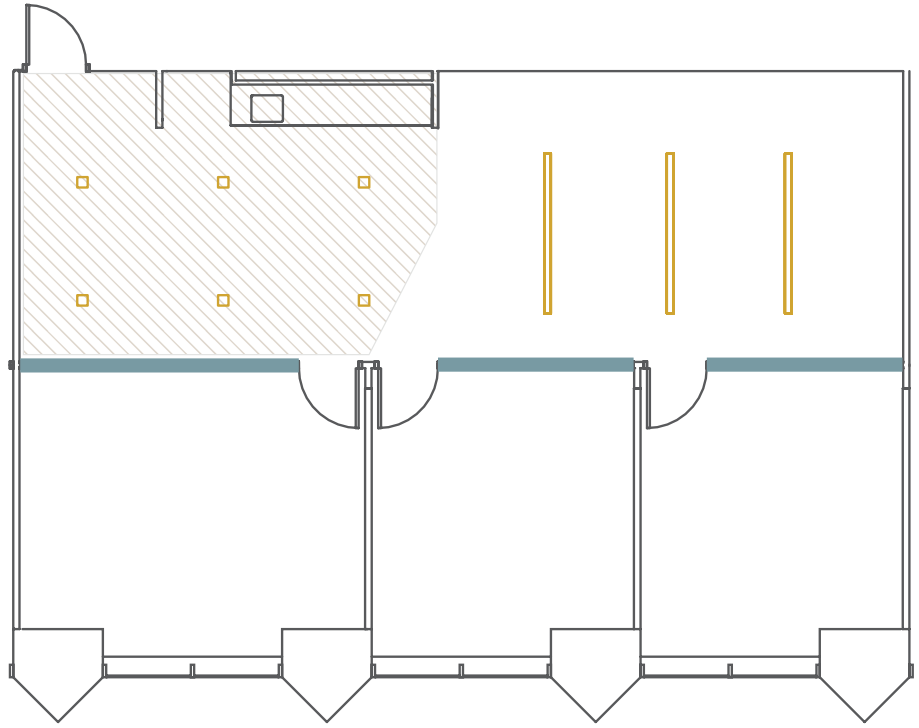
Total Size  
**±1,822 sqft**

Team Size  
**8-10**

Private Offices  
**2**

Meeting Room  
**1**

Private Offices  
**3**



— GLASS     LIGHTS     HARD LID CEILING

# breakroom rendering

## Suite 430



# meeting room rendering

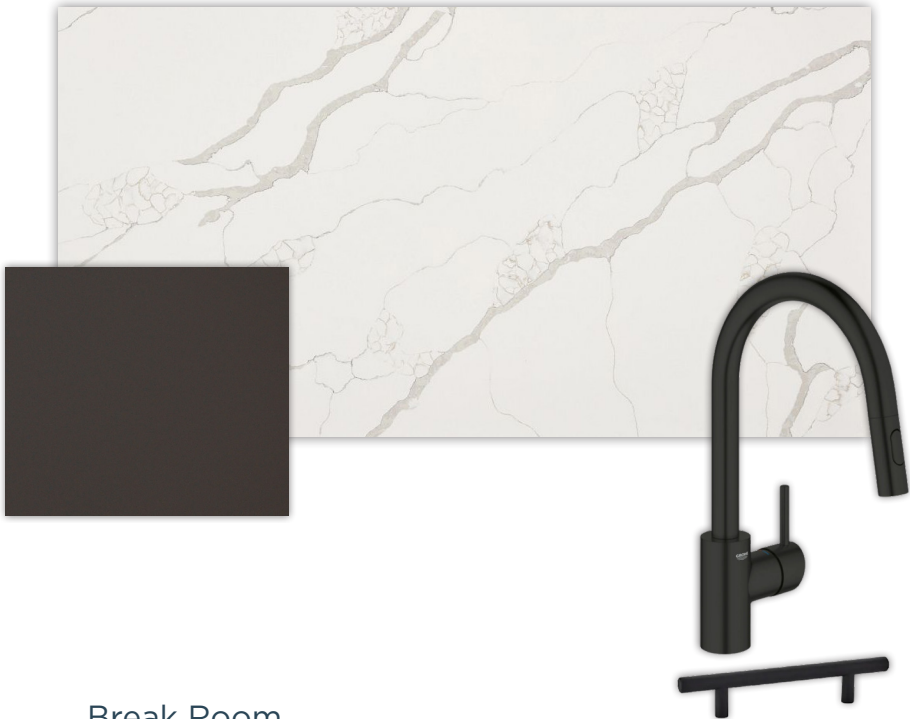
## Suite 430



# finish palette



Flooring



Break Room



Paint Scheme

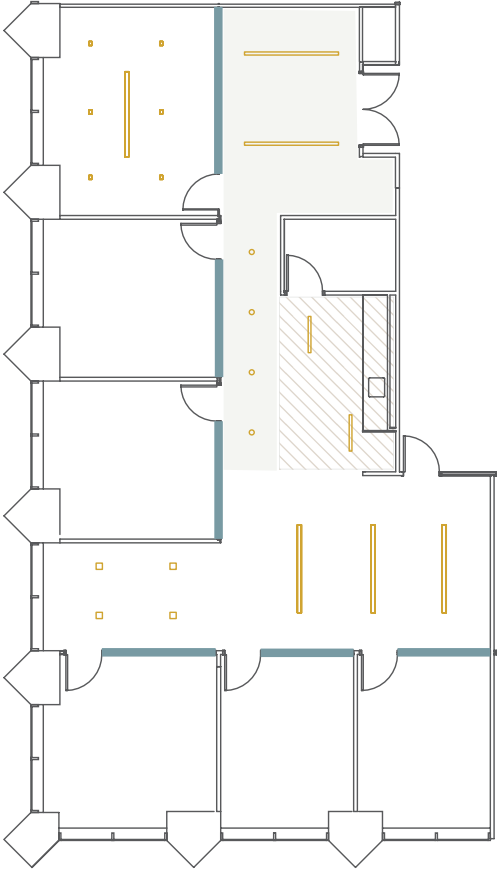
# 620 Newport Center Dr. Suite 450

Total  
Size  
**±3,159 sqft**

Team  
Size  
**14-18**

Private  
Offices  
**5**

Meeting  
Room  
**1**



GLASS LIGHTS OPEN CEILING HARD LID CEILING

# breakroom rendering

## Suite 450

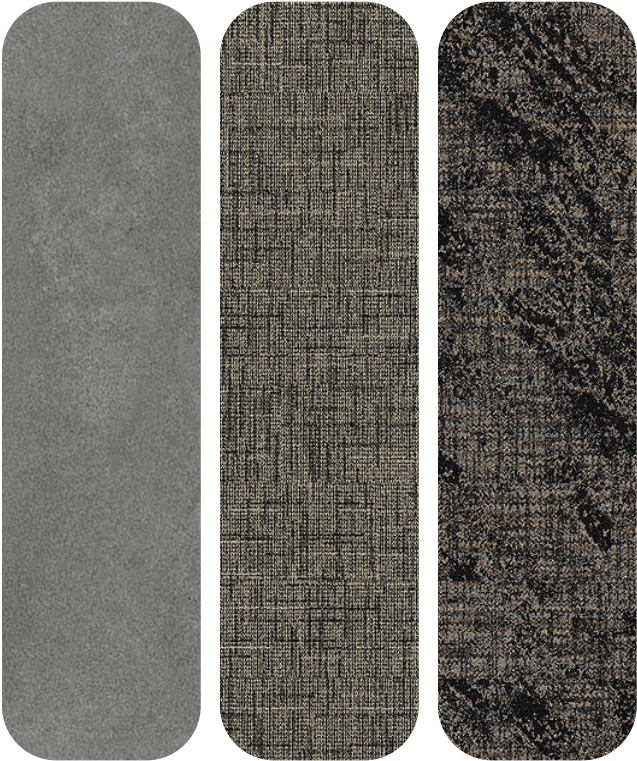


# meeting room rendering

## Suite 450



# finish palette



Flooring



Break Room



Paint Scheme

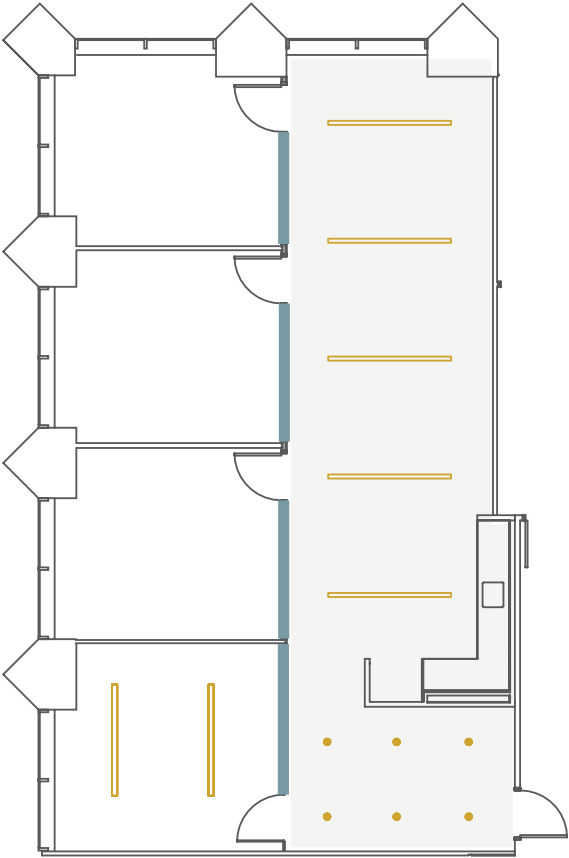
# 620 Newport Center Dr. Suite 460

Total  
Size  
**±1,907 sqft**

Team  
Size  
**8-10**

Private  
Offices  
**3**

Meeting  
Room  
**1**



— GLASS     LIGHTS     OPEN CEILING

# breakroom rendering

## Suite 460



# reception rendering

## Suite 460



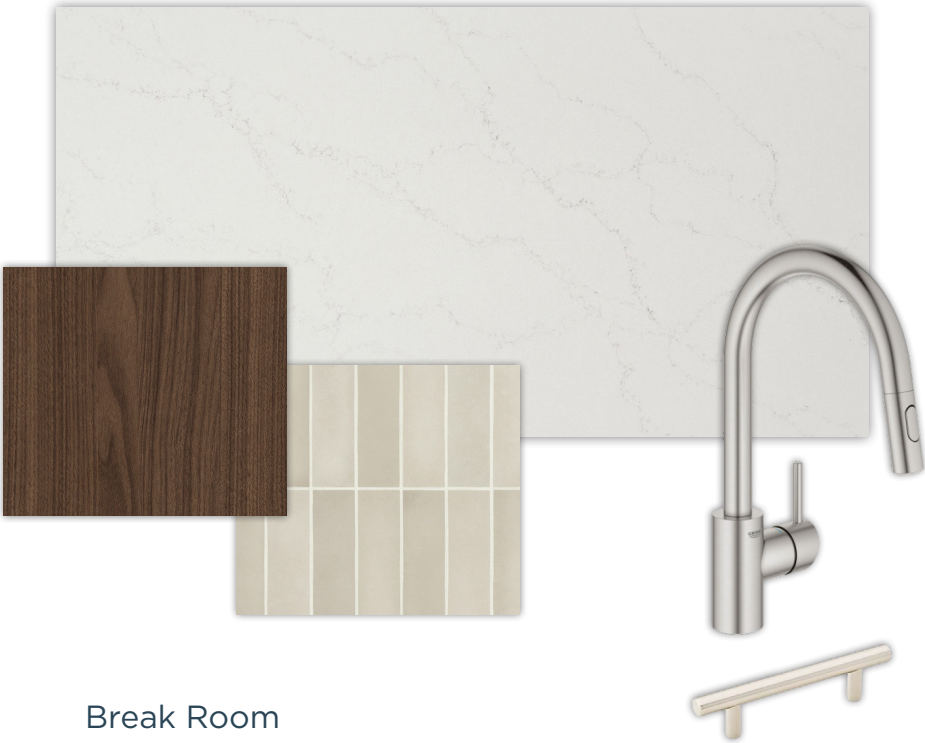
# finish palette



Flooring



Paint Scheme



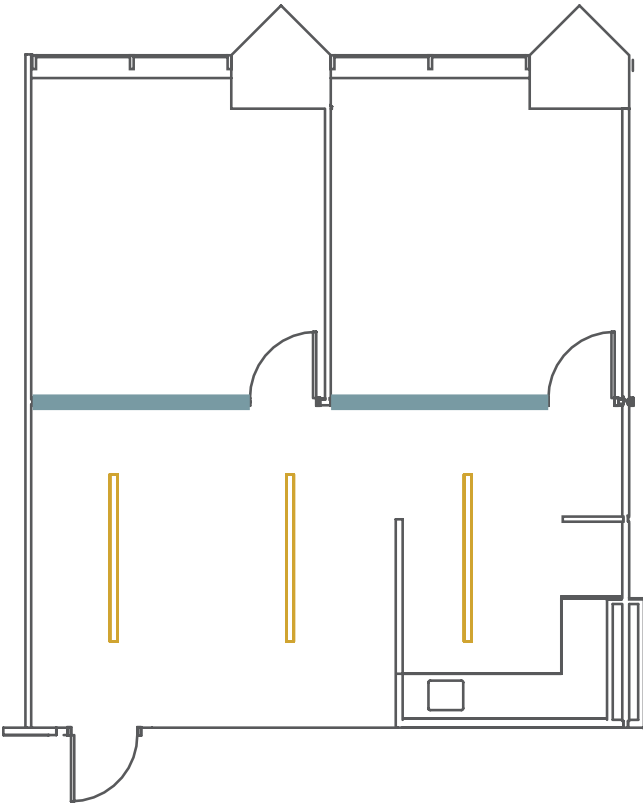
Break Room

# 620 Newport Center Dr. Suite 470

Total  
Size  
**±1,150 sqft**

Team  
Size  
**6**

Private  
Offices  
**2**



GLASS LIGHTS

# breakroom rendering

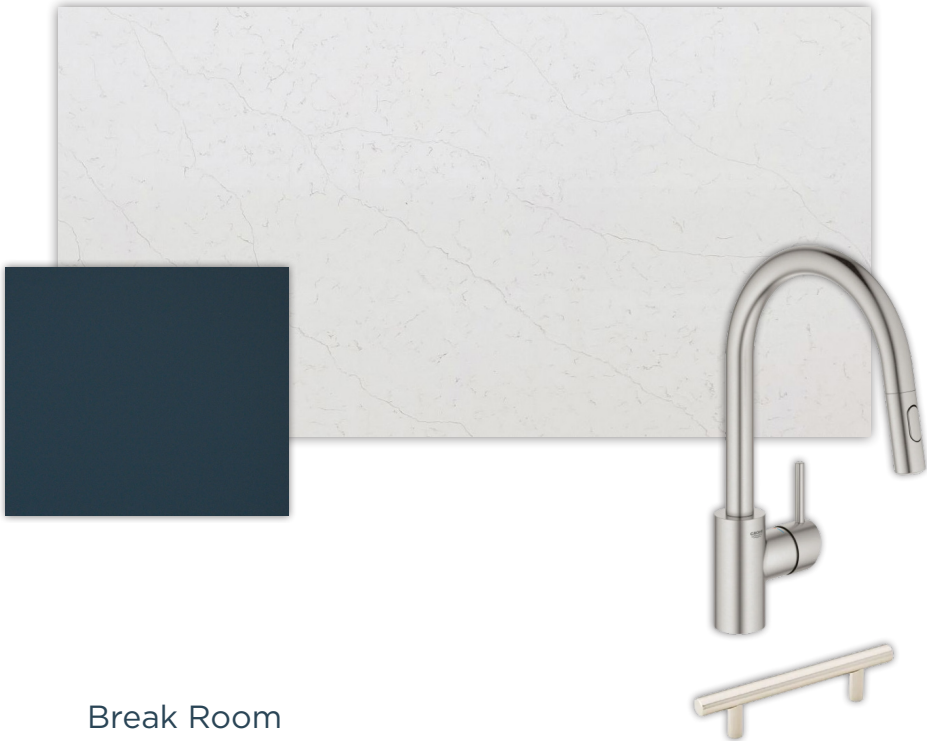
## Suite 470



# finish palette



Flooring



Break Room



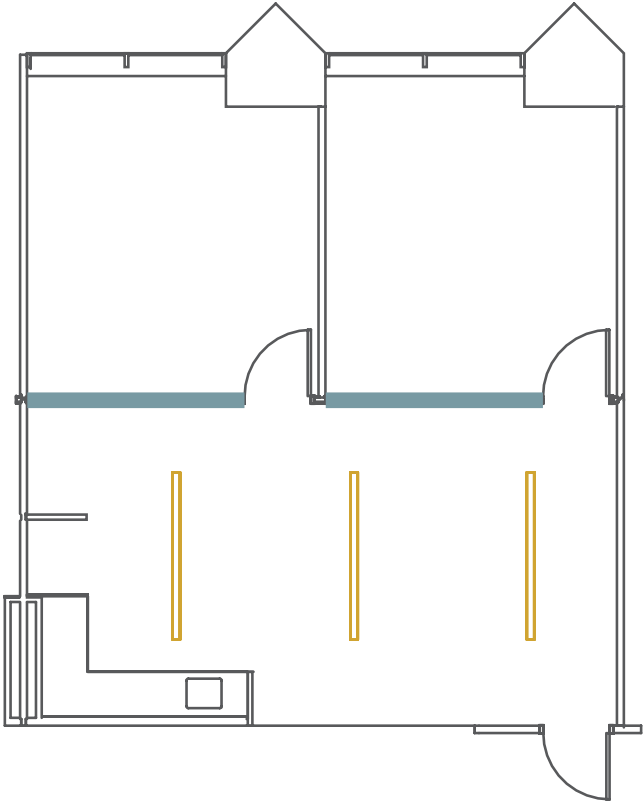
Paint Scheme

# 620 Newport Center Dr. Suite 480

Total  
Size  
**±1,150 sqft**

Team  
Size  
**6**

Private  
Offices  
**2**



GLASS LIGHTS

# breakroom rendering

## Suite 480



# workspace rendering

## Suite 480



# finish palette



Flooring



Break Room



Paint Scheme

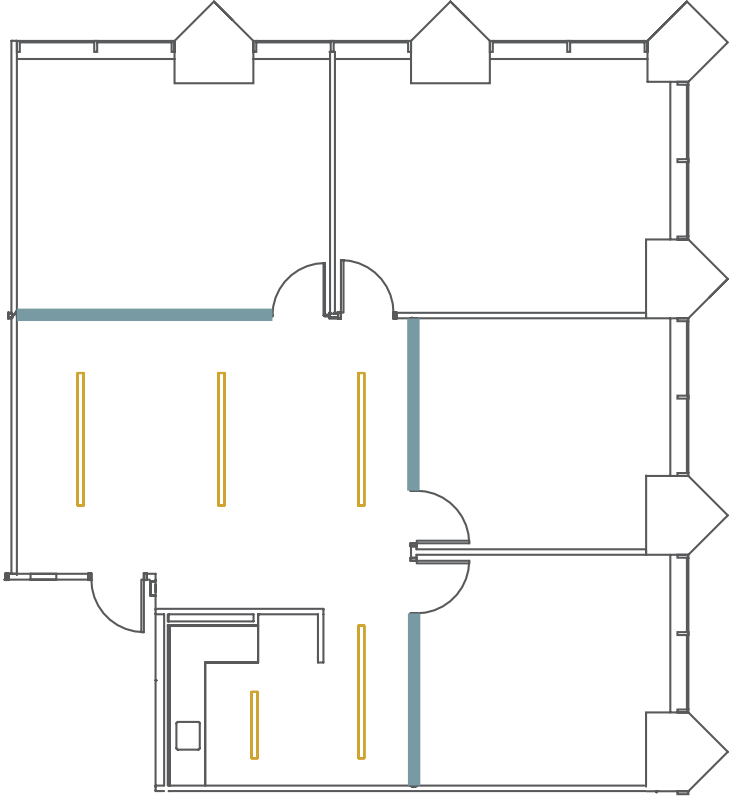
# 620 Newport Center Dr. Suite 490

Total  
Size  
**±2,269 sqft**

Team  
Size  
**10-12**

Private  
Offices  
**3**

Meeting  
Room  
**1**



GLASS LIGHTS

# breakroom rendering

## Suite 490



# meeting room rendering

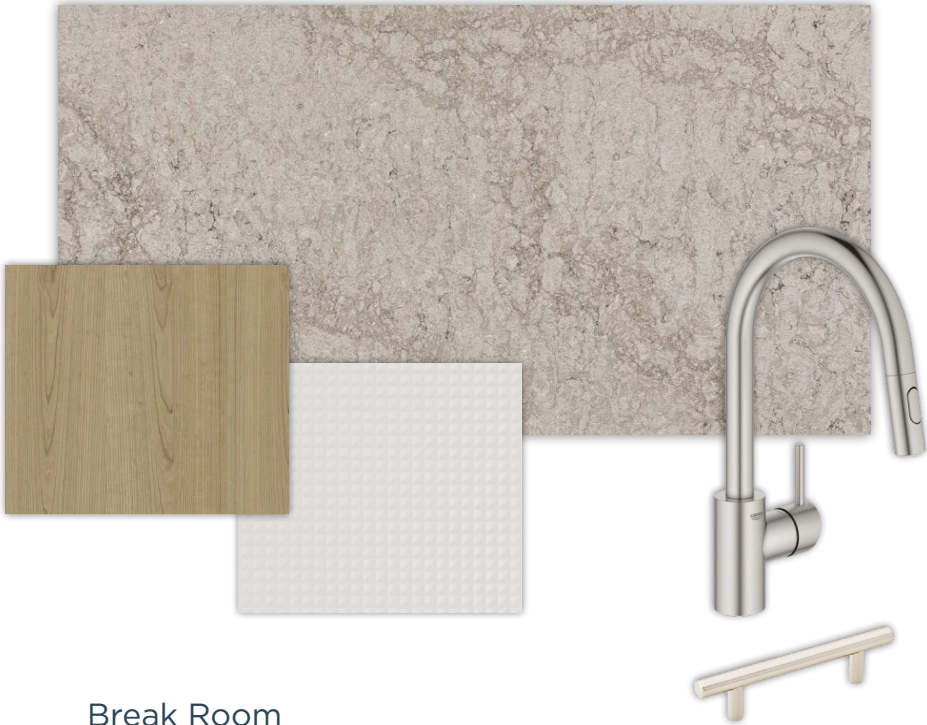
## Suite 490



# finish palette



Flooring

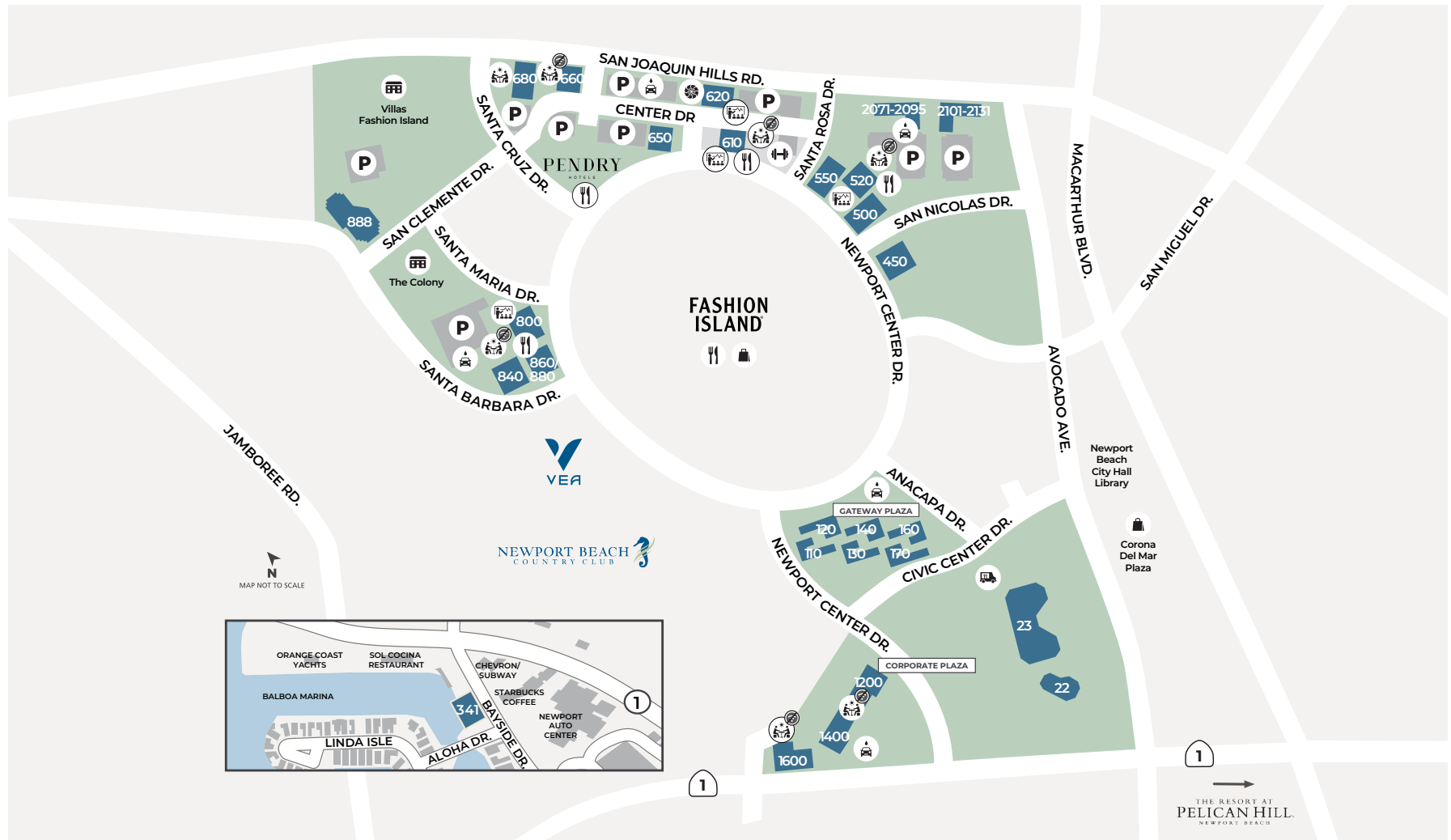


Break Room



Paint Scheme

# 620 Newport Center Dr.



APARTMENTS



AUTO  
DETAILING



CAFE/  
RESTAURANT



CONFERENCE  
CENTER



CUSTOMER  
RESOURCE  
CENTER



FOOD  
TRUCKS



FITNESS



OUTDOOR  
WORKSPACE



OUTDOOR  
WORKSPACE  
(WIFI-ENABLED)



PARKING



RETAIL



Wild Strawberry Cafe



Villas Fashion Island



Fashion Island



Pendry Hotel

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