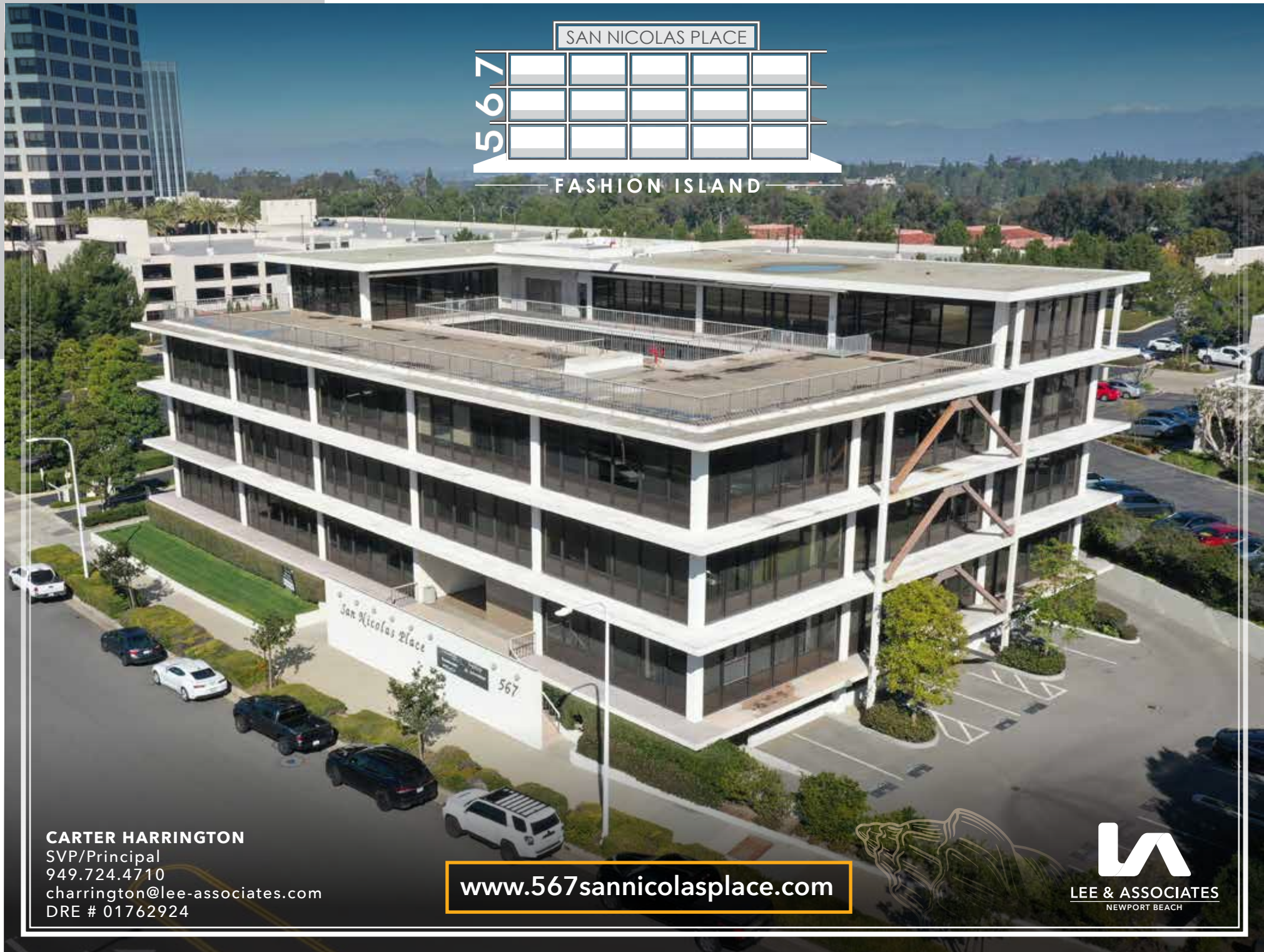


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San Nicolas Place is strategically located in the heart of Newport Center. Surface and subterranean parking are available. Open air environment in a beautiful courtyard setting. Walking distance to numerous worldclass retail amenities.

Occupancy for lease targeting November 1, 2024. New building ownership with an expiring ground lease. Renovations will enhance the location with modern finishes and enhancements. Signage opportunities are available as well as reserved covered parking.



PROPERTY FEATURES

- Expansive Ocean and Mountain views
- Prime Newport Center Location with Worldclass amenities
- Reserved Covered parking available
- Two Elevators
- 40,000 SF Freestanding Office Building
- Exterior entrance front doors
- Secure lobby entrance
- Orange County's most coveted and prestigious business location
- Occupancy target November 1, 2024
- Building signage opportunities available

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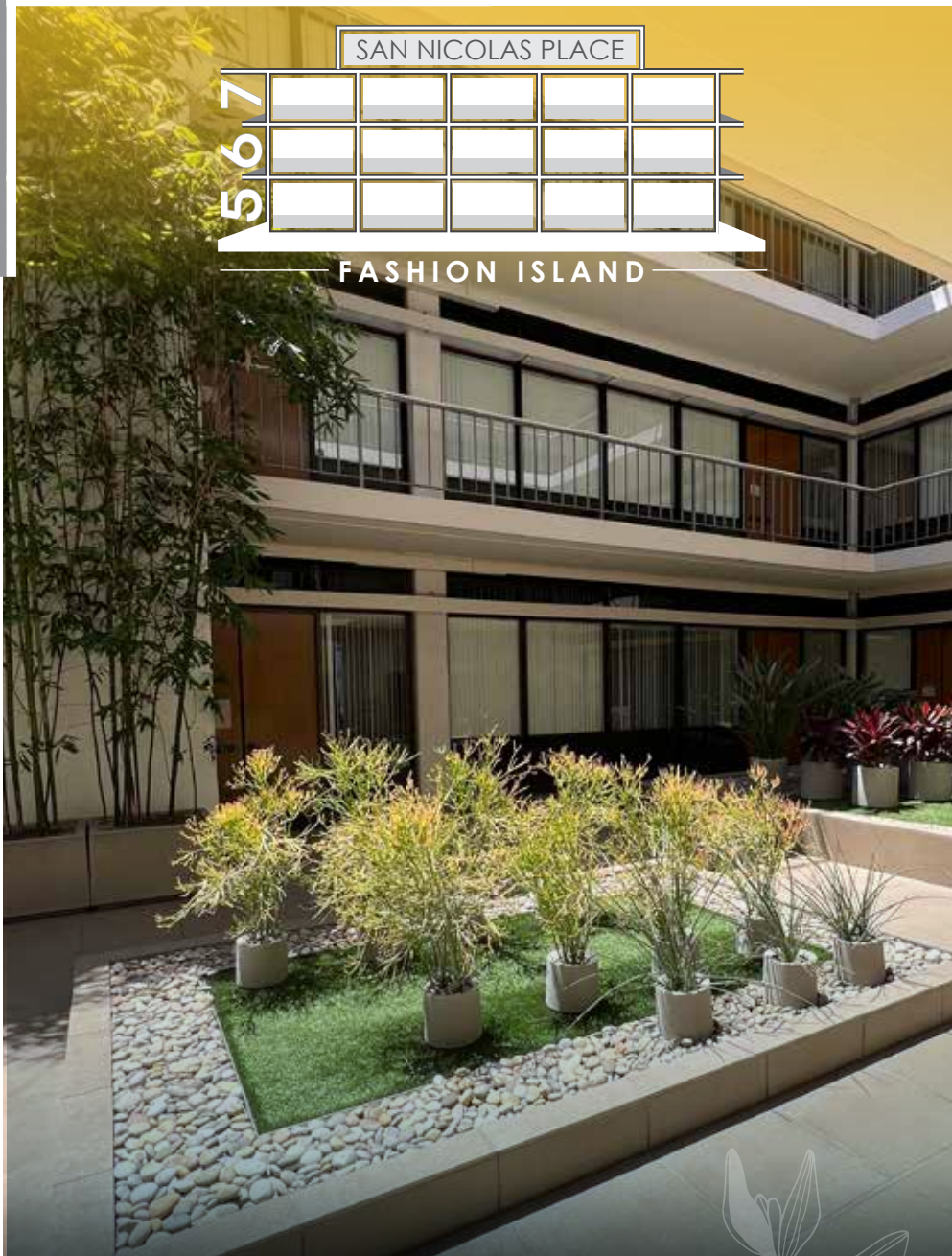


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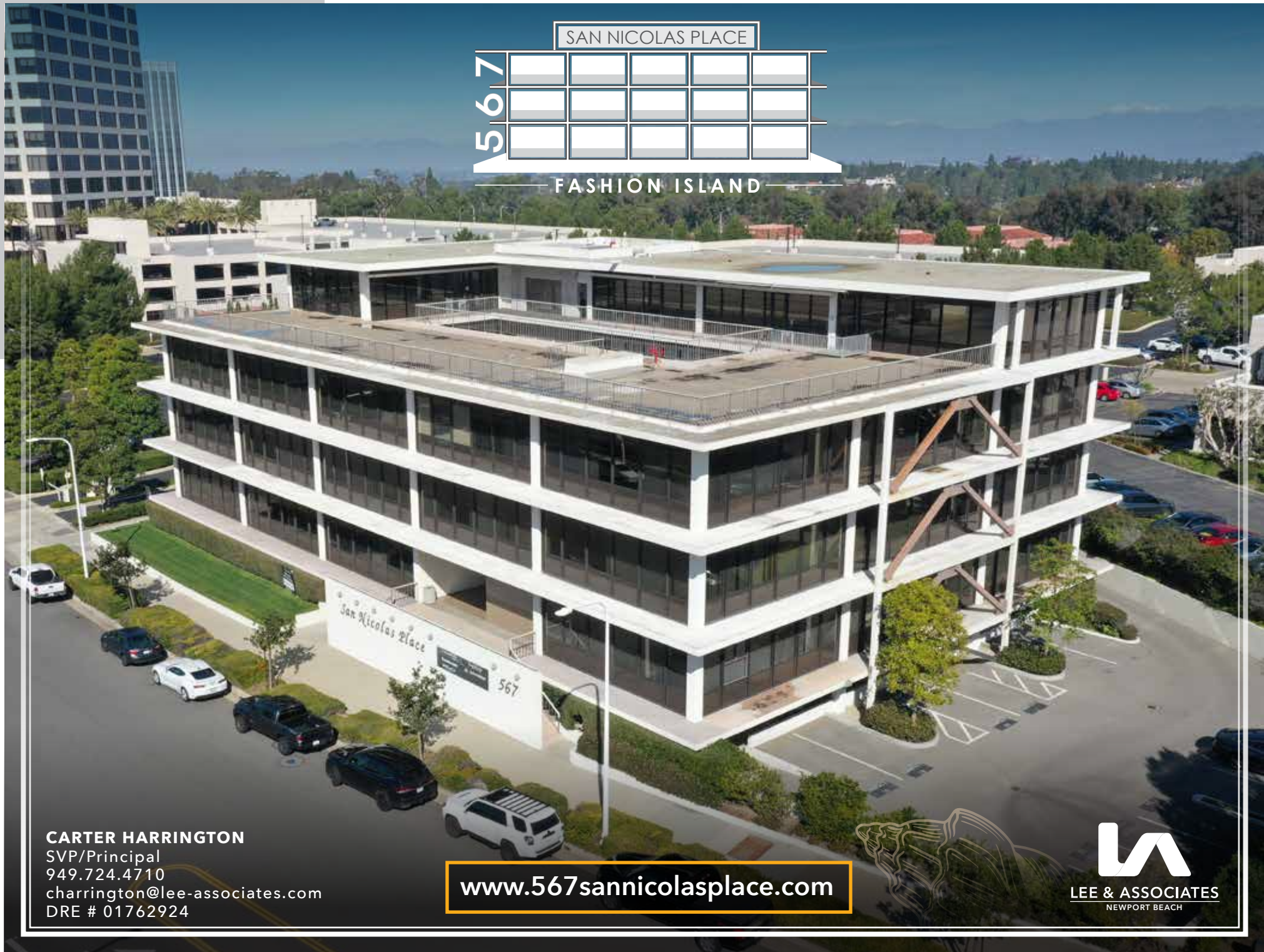
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**AVAILABLE
SUITES**

AVAILABILITIES

RSF	SUITE	RATE	AVAILABLE
±1,478	100	\$3.95 FSG	November 2024
±1,518	130	\$3.95 FSG	November 2024
±2,428	220	\$4.25 FSG	November 2024
±1,286	240	\$4.25 FSG	November 2024
±926	280	\$3.95 FSG	November 2024
±1,466	300	\$3.95 FSG	November 2024
±2,159	340	\$3.95 FSG	November 2024

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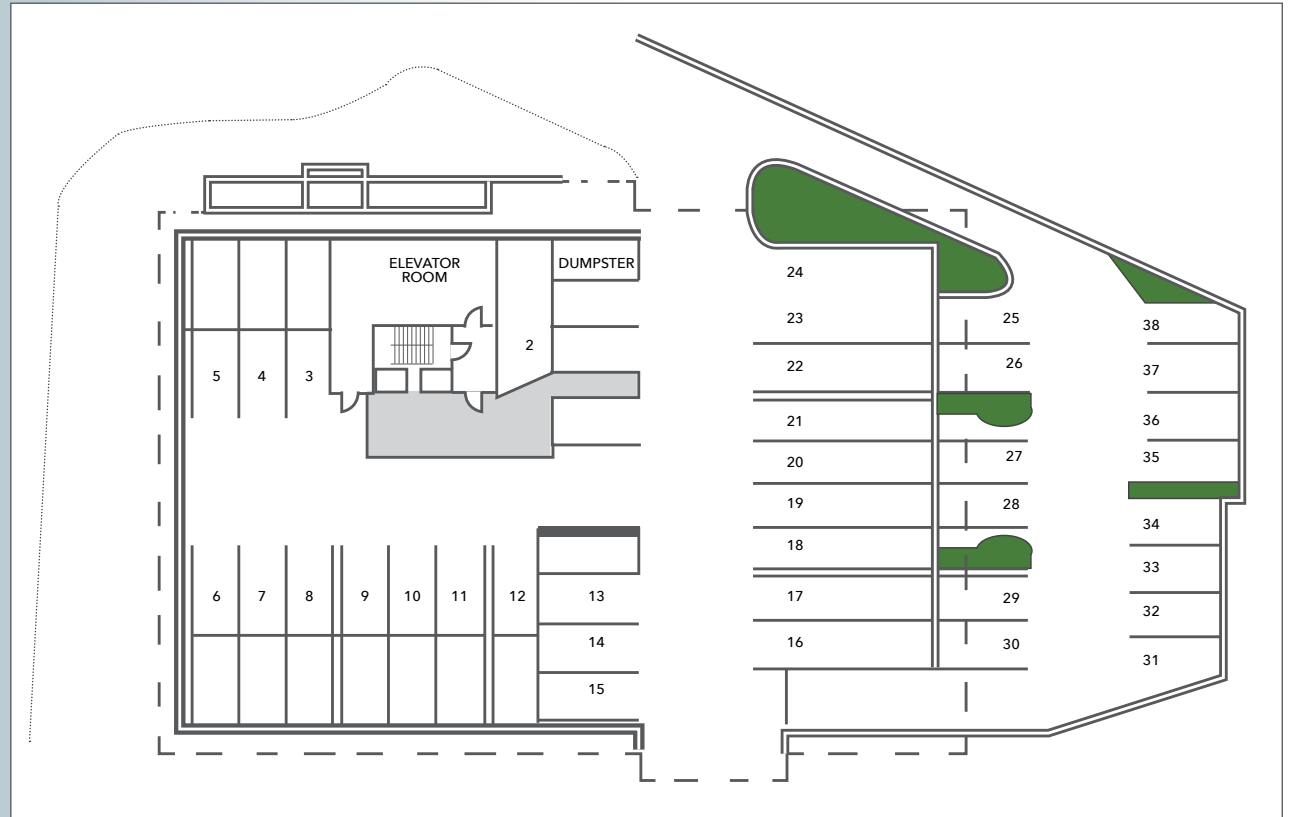


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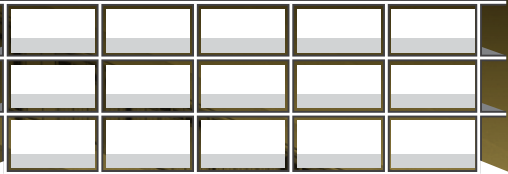
SITE PLAN



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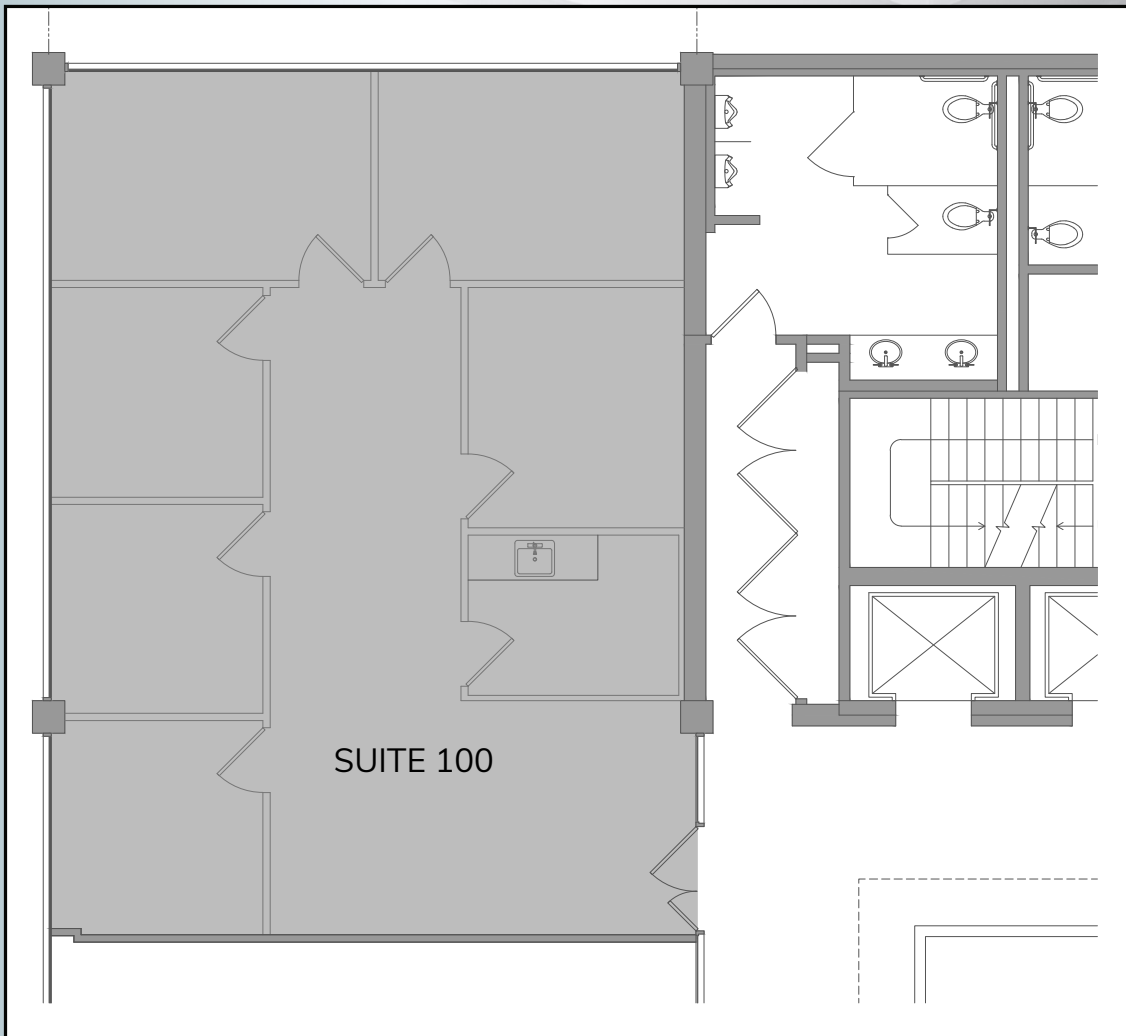


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DESCRIPTION:

Suite 100:
Ground floor pace, ±6 offices,
enclosed kitchen with sink.

SUITE 100
±1,478 SF



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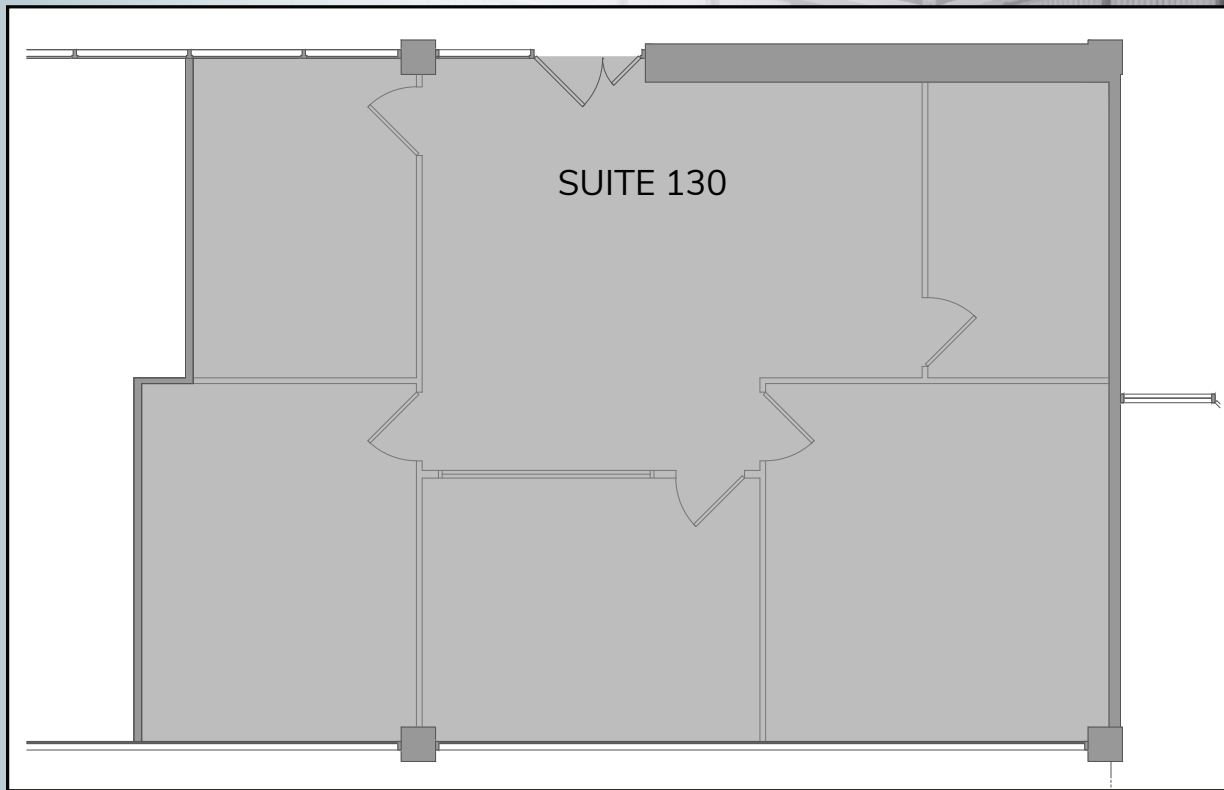


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DESCRIPTION:

Suite 130: Four (4)
Offices, Storage Room.

SUITE 130
1,518 SF



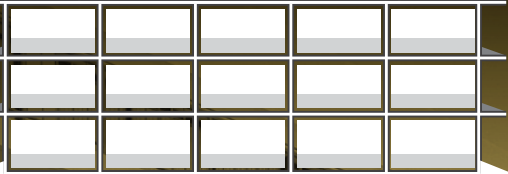
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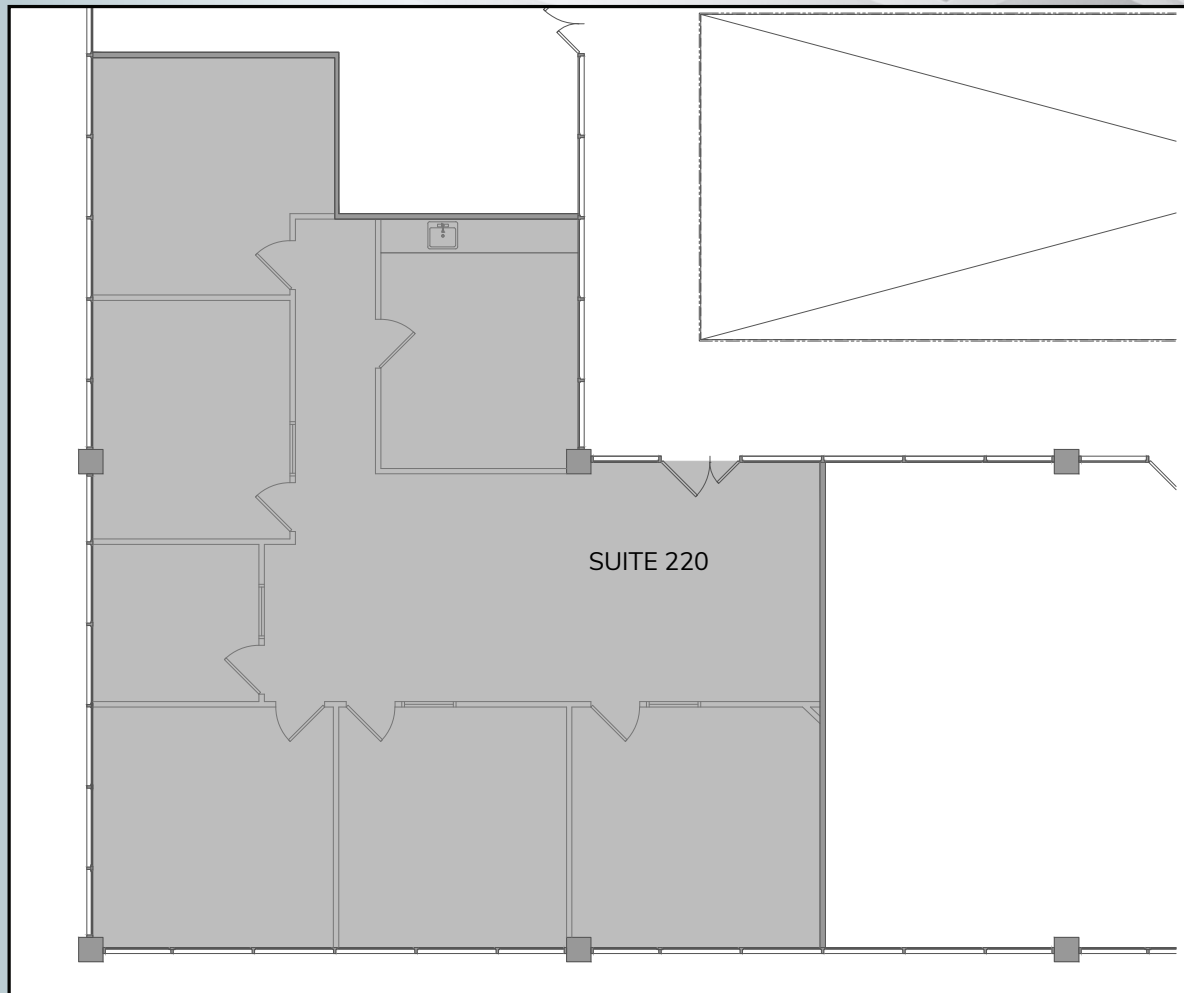
DESCRIPTION:

Suite 220: Six (6) Window Offices, Break Room w/ Sink & Dishwasher, Views.



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SUITE 220
±2,428 SF



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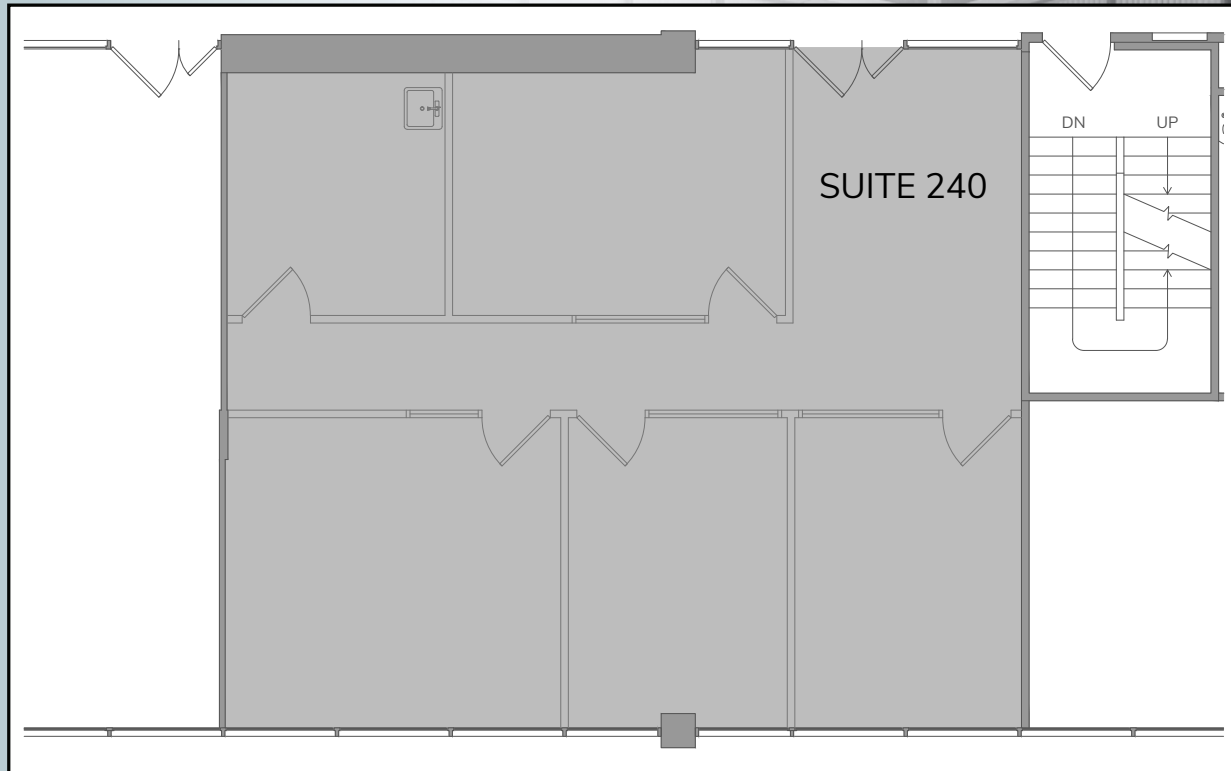
DESCRIPTION:

Suite 240: Ground floor space, 3 window offices, break room, conference room.



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SUITE 240
± 1,286 SF



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DESCRIPTION:

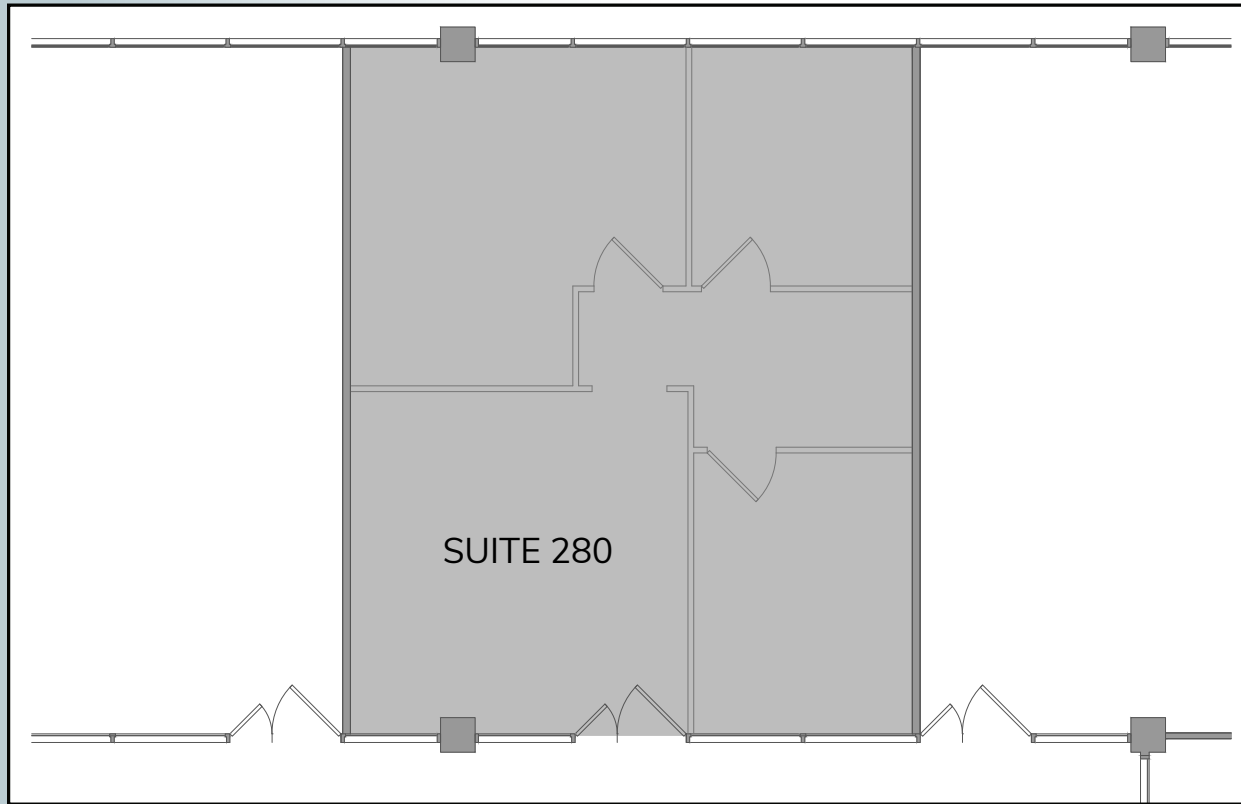
Suite 280: Three (3) Window Offices, Reception Area.



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SUITE 280
±926 SF



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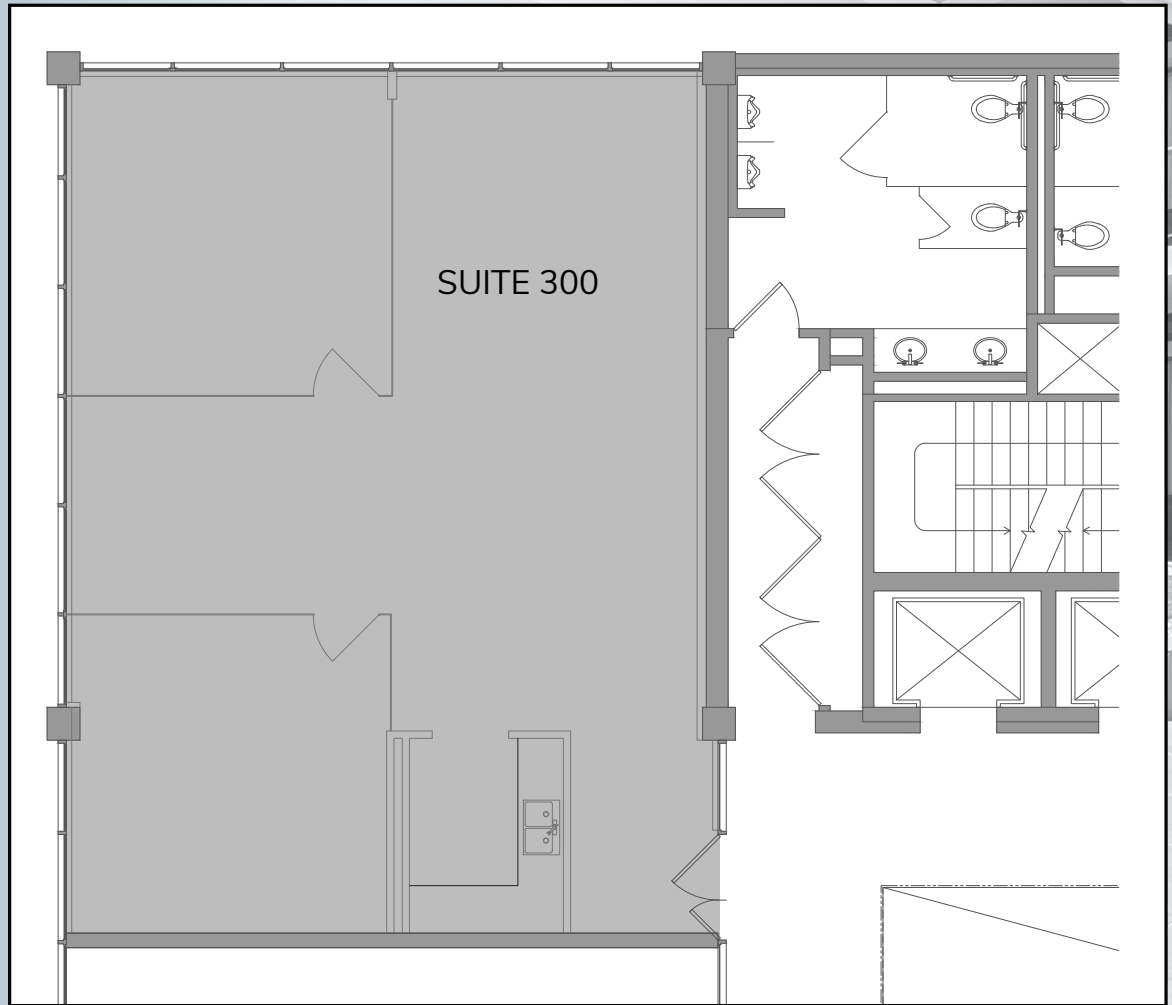
DESCRIPTION:

Suite 300: Corner Suite, Two (2) Glass Window Offices, Break Room w/ Sink.



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SUITE 300
±1,466 SF



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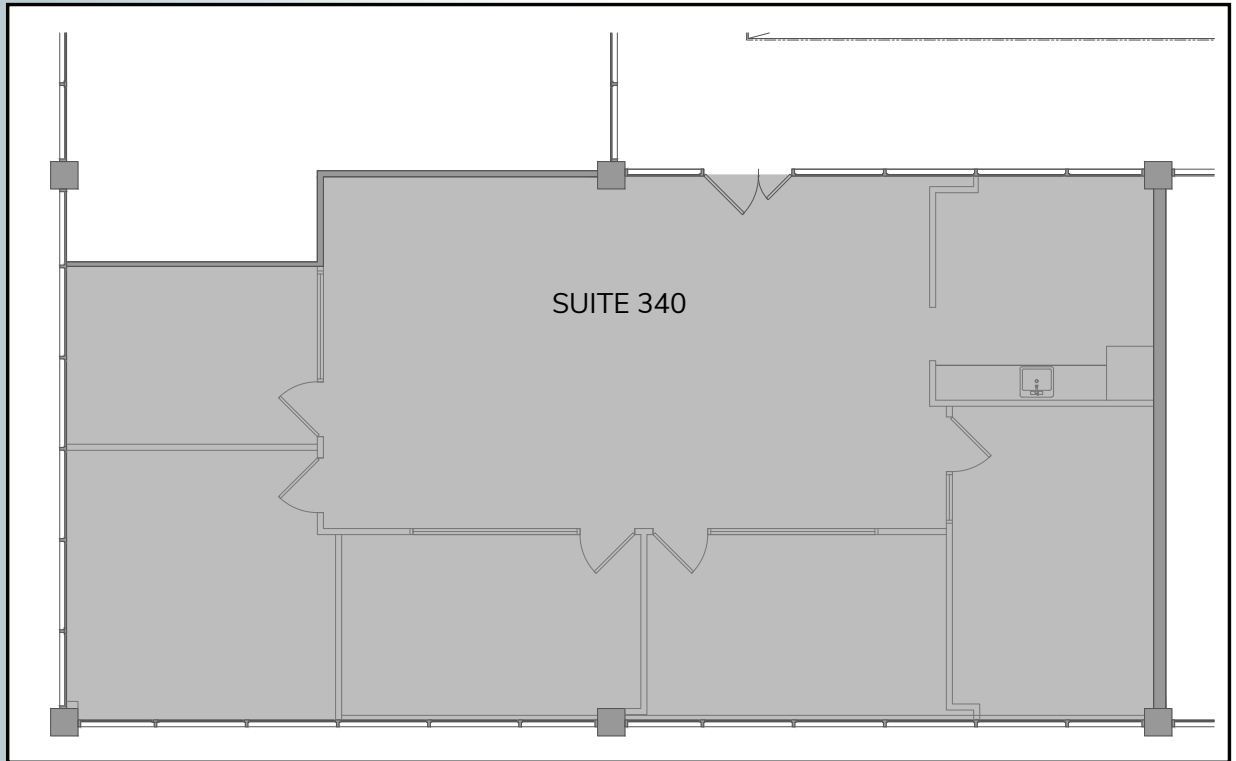
DESCRIPTION:

Suite 340:
Ocean View, ±4 window offices,
conference room, break room with
sink/dishwasher & with ocean view.



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SUITE 340
±2,159 SF



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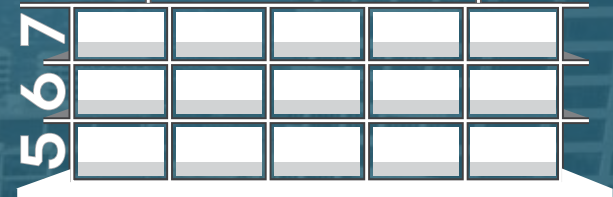


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