



**CARTER HARRINGTON**  
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 DRE # 01762924





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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

[www.567sannicolasplace.com](http://www.567sannicolasplace.com)

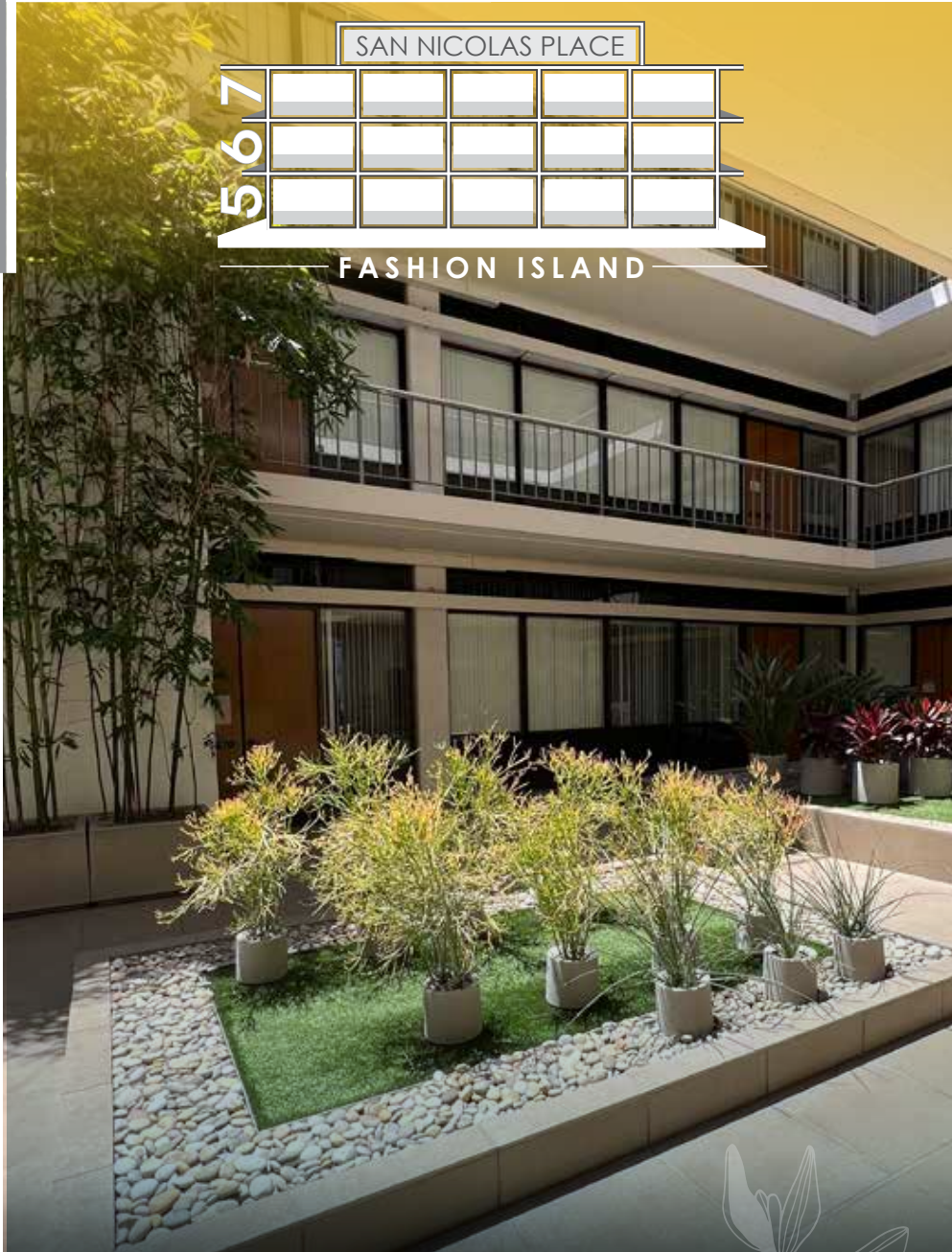


**LEE & ASSOCIATES**  
 NEWPORT BEACH

SAN NICOLAS PLACE

567


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AVAILABLE  
SUITES

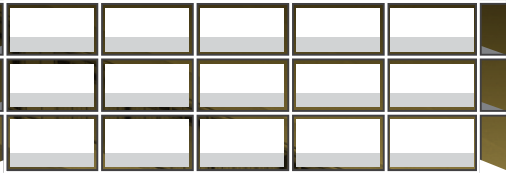
AVAILABILITIES

RSF	SUITE	RATE	AVAILABLE
±1,678	175	\$4.25 FSG	Now
±1,486	270	\$4.25 FSG	Now
±926	280	\$4.25 FSG	Now

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SAN NICOLAS PLACE

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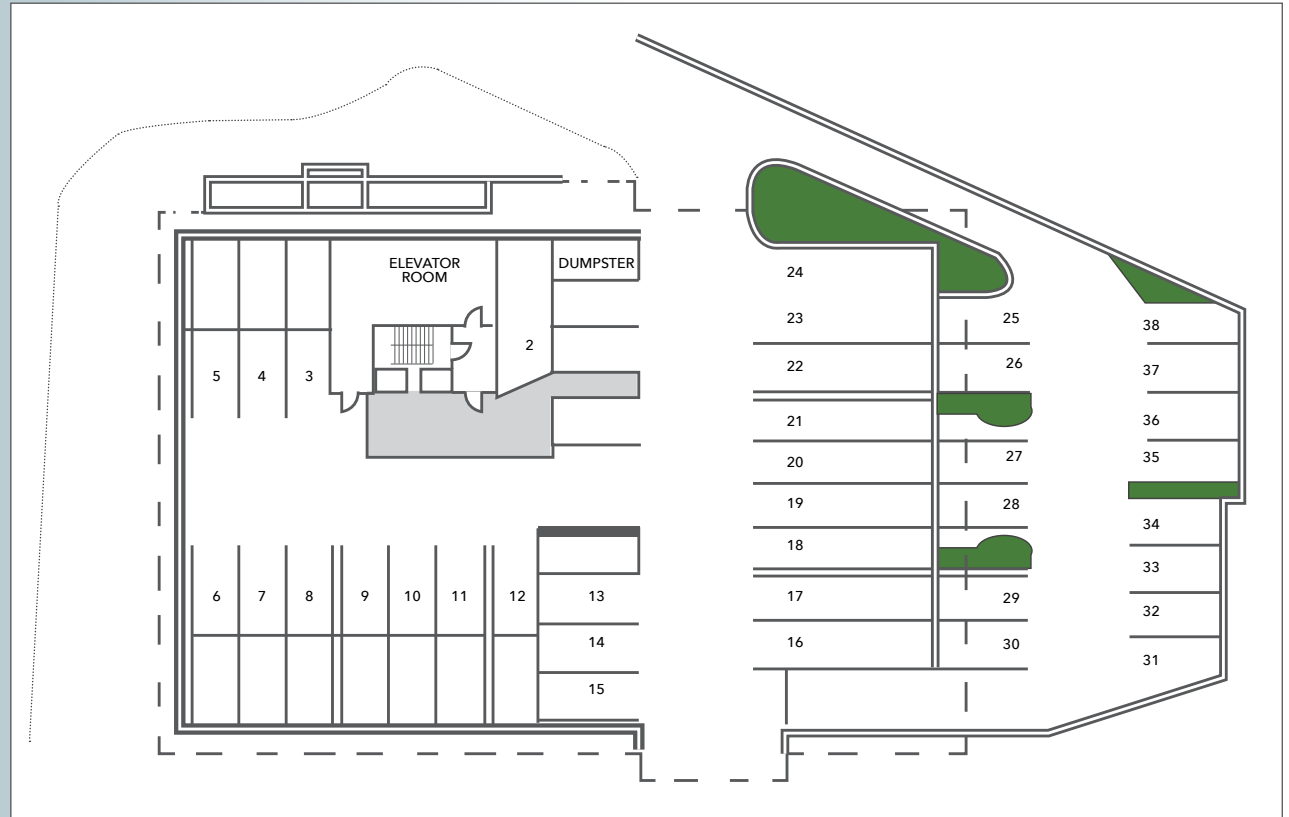


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# SITE PLAN



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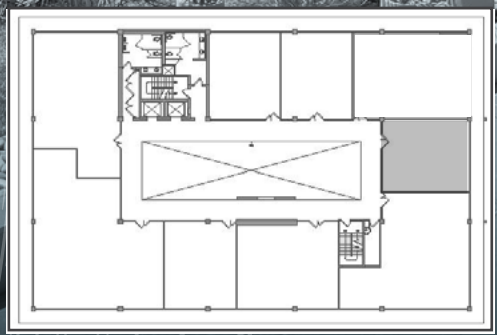
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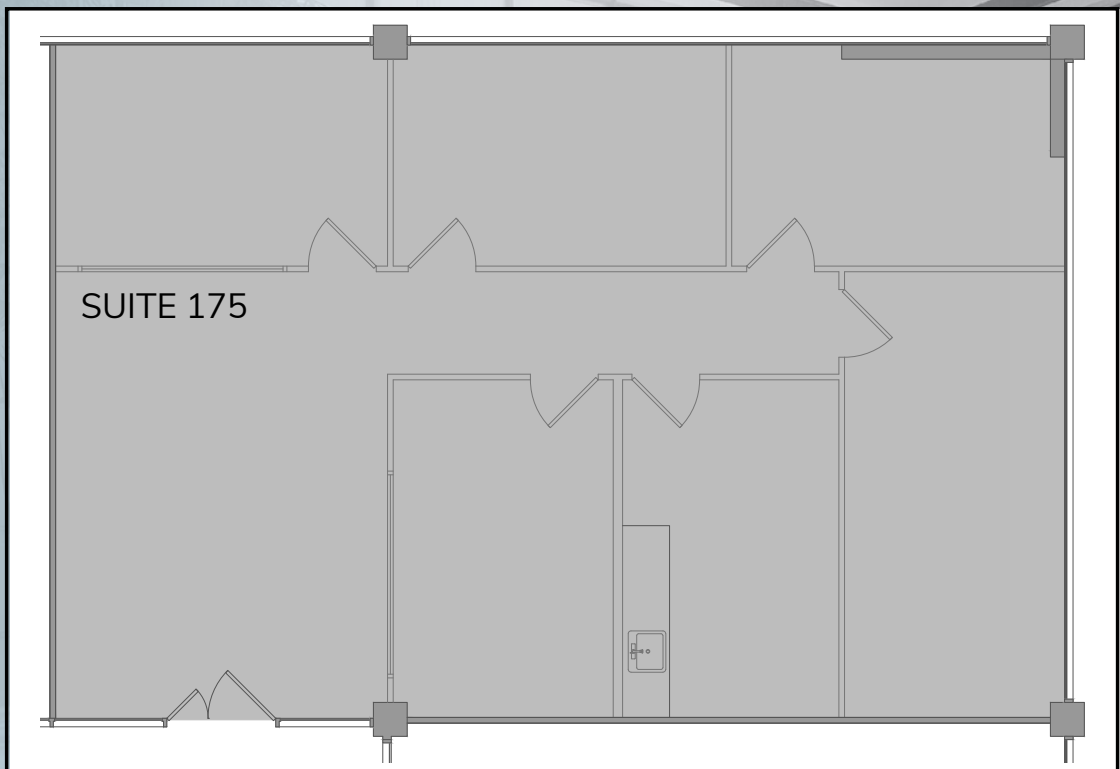
**DESCRIPTION:**

Suite 175: Four window offices, one interior, reception, break room with sink.



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**SUITE 175**  
 $\pm$  1,678 SF

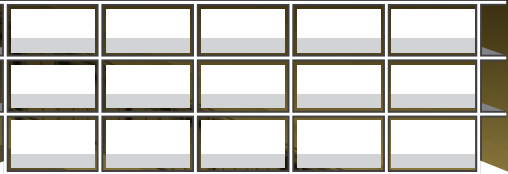


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SAN NICOLAS PLACE

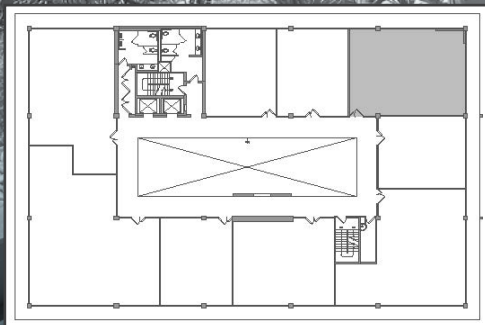
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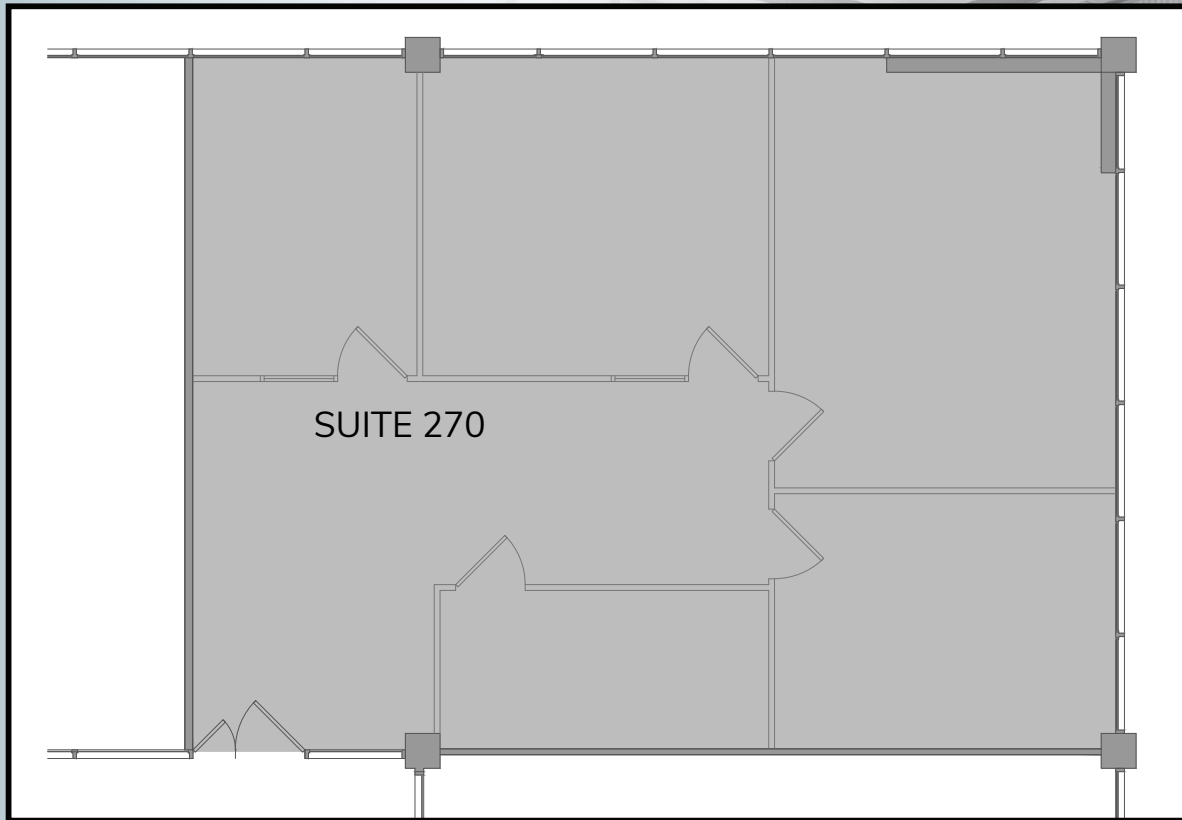
**DESCRIPTION:**

Suite 270: Corner suite. (4) Four Window Offices, Open Area.



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**SUITE 270**  
**±1,486 SF**

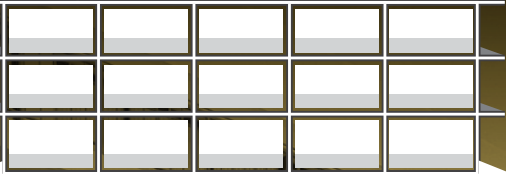


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SAN NICOLAS PLACE

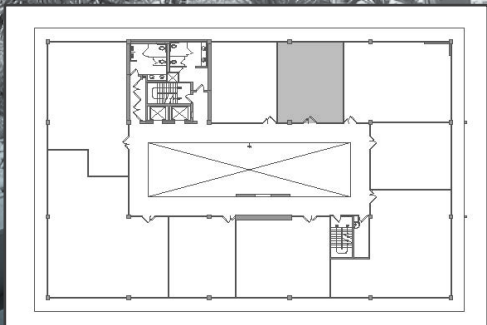
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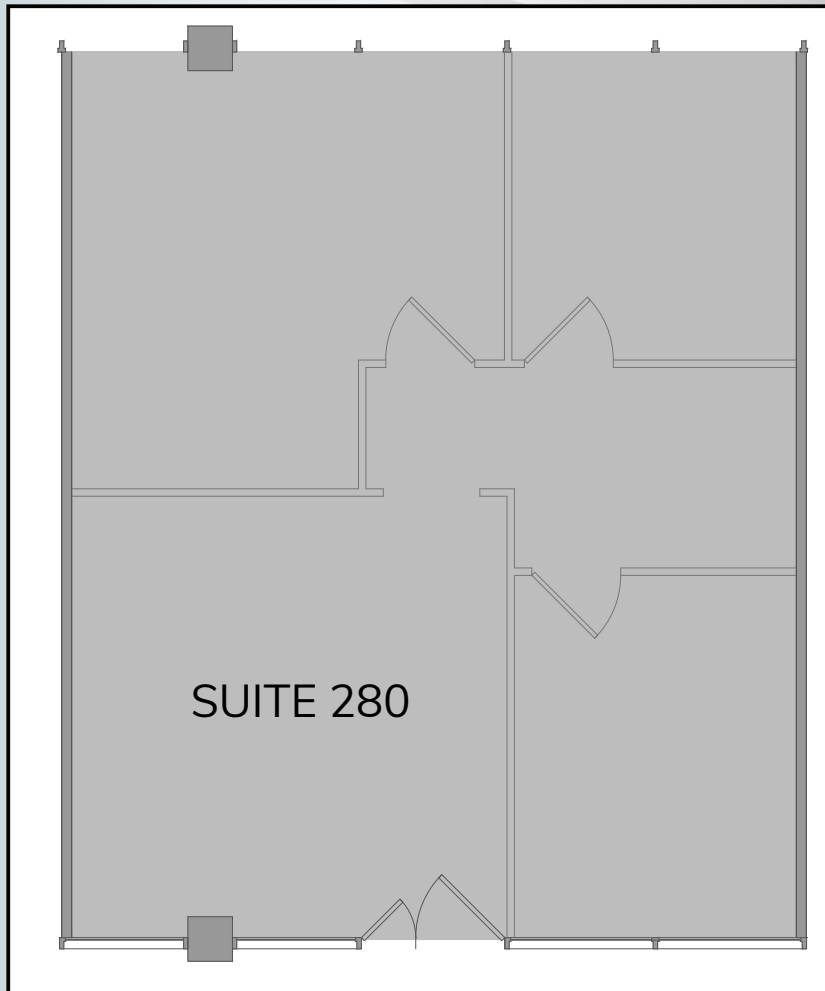
**DESCRIPTION:**

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



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**SUITE 280**  
**±926 SF**



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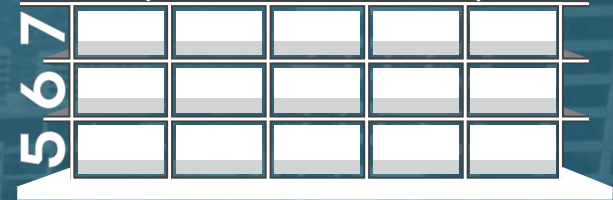


**FASHION ISLAND**  
NEWPORT BEACH, CALIFORNIA



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