

1401 DOVE STREET

NEWPORT BEACH, CA

±1,417 - ±4,088 SF OF OFFICE SPACE FOR LEASE

WWW.1401.COM



For more information, please contact:

CARTER HARRINGTON

Lic. #01762924

949.724.4710

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BRIAN GARBUTT

Lic. #01215482

949.724.4721

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
NEWPORT BEACH

1401 DOVE STREET

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1401 Dove is a 75,333 SF freestanding elevator serviced office building strategically located in the heart of Newport Beach. The building uniquely offers free and reserved surface parking and a low 12.5% load factor,. Prospective Tenants can create identity with eyebrow and monument signage available. The suites offer floor to ceiling glass line and recently renovated lobby corridors. The property is well located and minutes to John Wayne airport with excellent 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



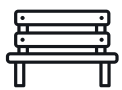
Recently Renovated
Lobby Corridors



Ample Surface
Parking



Reserved Parking
Available



Outdoor Meeting
Area



Available Eyebrow &
Monument Signage



Two
Elevators



Fire Sprinklers
in Building



Marked Visitor
Parking for Guests



Building Hours from
8:00am to 6:00pm

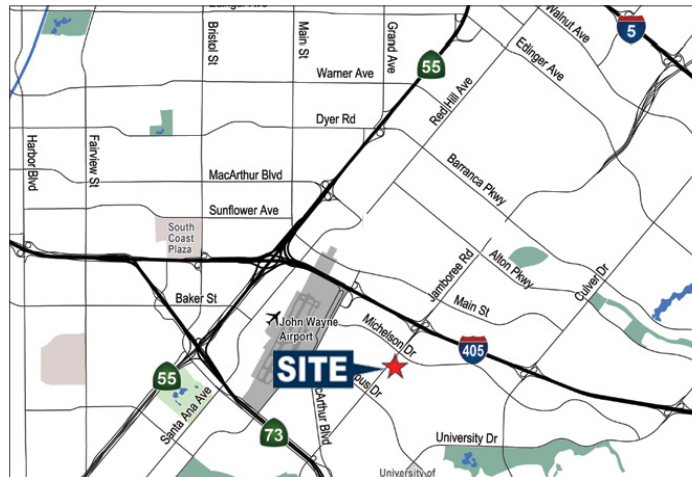


Walking Distance to
Retail Amenities



Local Long Term
Ownership

BUILDING	SUITE	SIZE	RATE	COMMENTS
1401 Dove St	320	1,417	\$2.95 FSG	Five window offices, reception area, floor to ceiling glass.
1401 Dove St	440	1,919	\$2.95 FSG	Four window offices, reception, glass wall conference room, break room with dishwasher and sink.
1401 Dove St	610	4,088	\$2.95 FSG	Eight window line offices, conference room, reception, break room with sink, one interior office, interior work room.



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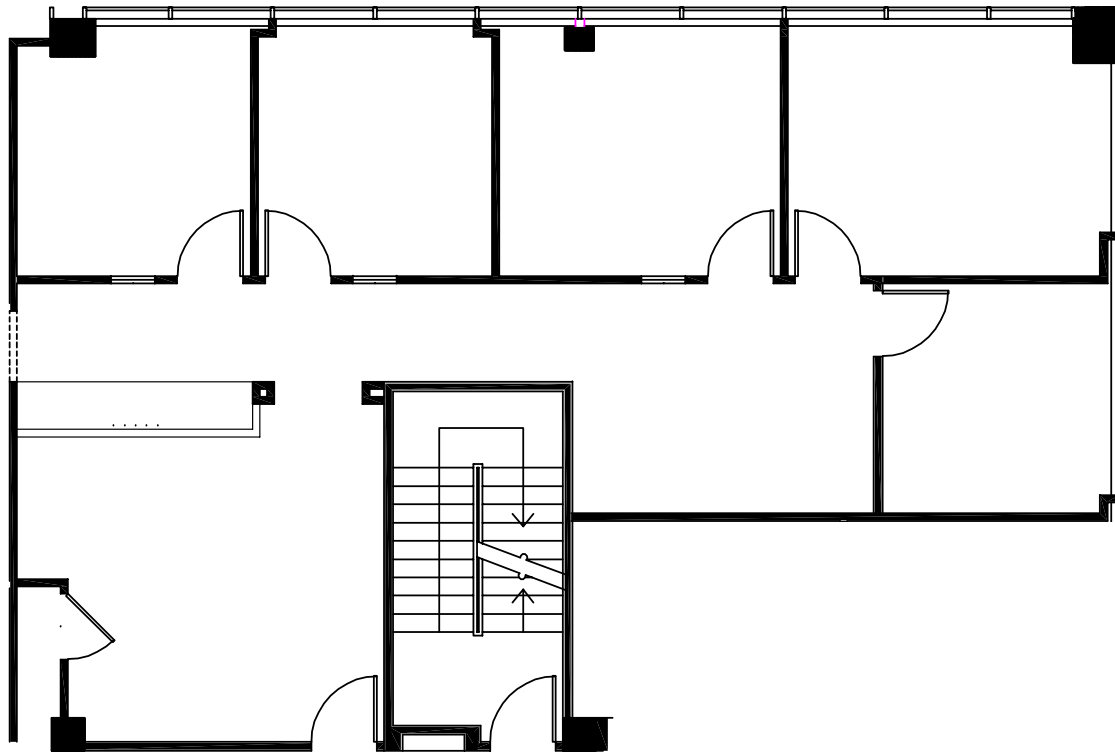
1401 DOVE STREET

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1401 DOVE STREET - SUITE 320 - ±1,417 RSF

Five window offices, reception area, floor to ceiling glass.

SUITE 320



SUITE	RSF	RATE
320	1,417	\$2.95 FSG



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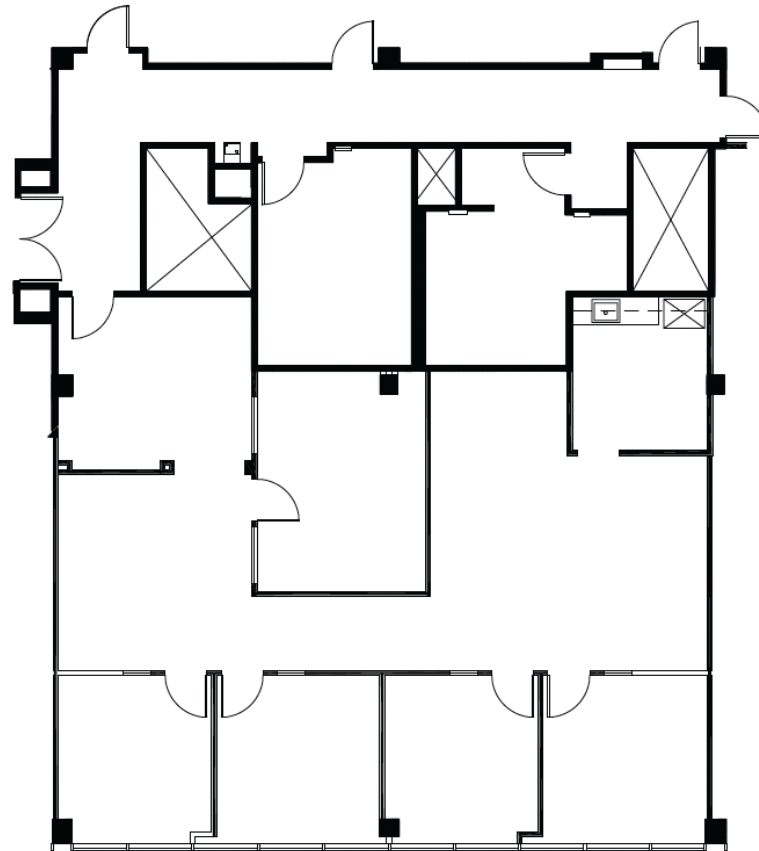
1401 DOVE STREET

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1401 DOVE STREET - SUITE 440 - ±1,919 RSF

Four window offices, reception, glass wall conference room,
break room with dishwasher and sink.

SUITE 440



SUITE	RSF	RATE
440	±1,919	\$2.95 FSG



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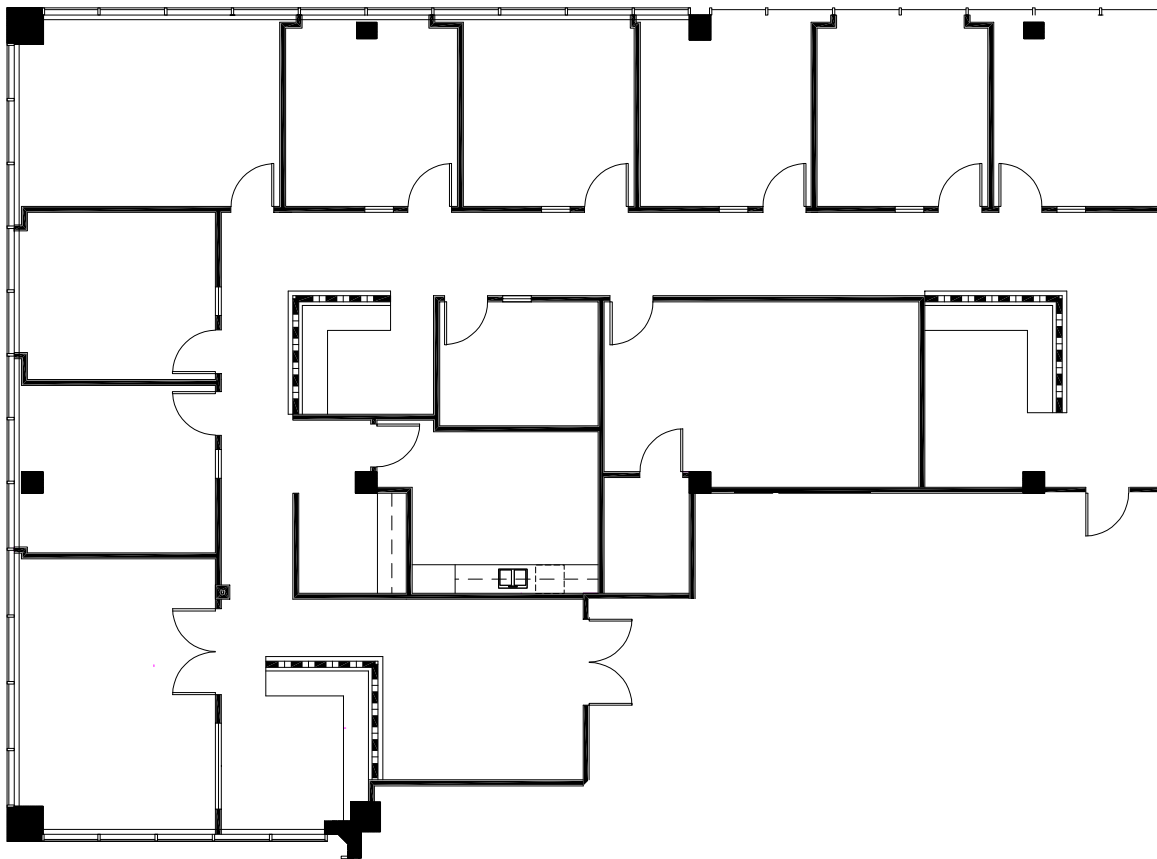
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1401 DOVE STREET - SUITE 610 - ±4,088 RSF

Eight Window line offices, Conference room, reception, break room with sink,
One interior office, interior work room

SUITE 610



SUITE	RSF	RATE
610	±4,088	\$2.95 FSG



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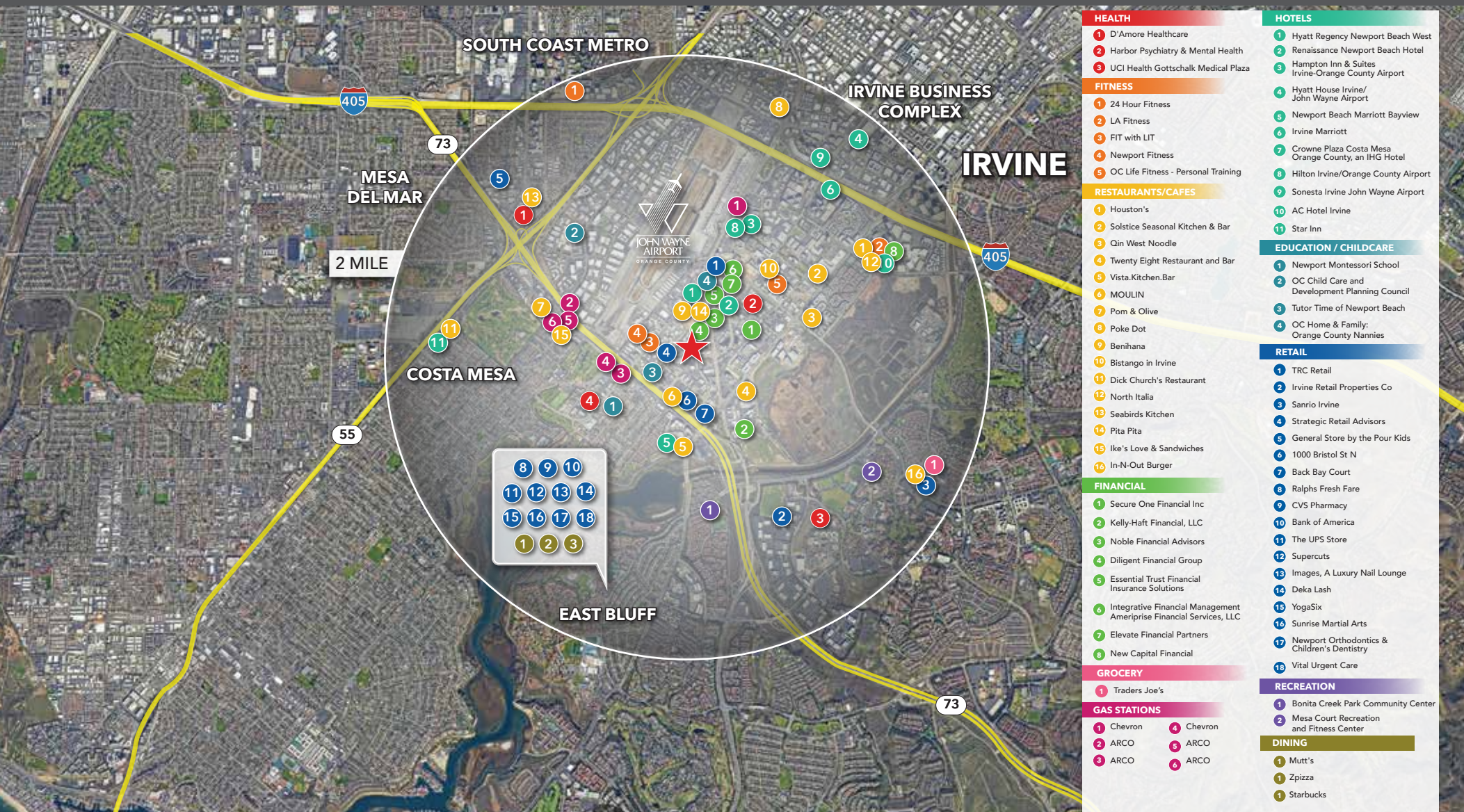
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