

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

charrington@lee-associates.com

BRIAN GARBUTT

Lic. #01215482

949.724.4721

bgarbutt@lee-associates.com

 **LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
NEWPORT BEACH

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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



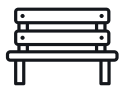
Recently Renovated Lobby Corridors



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

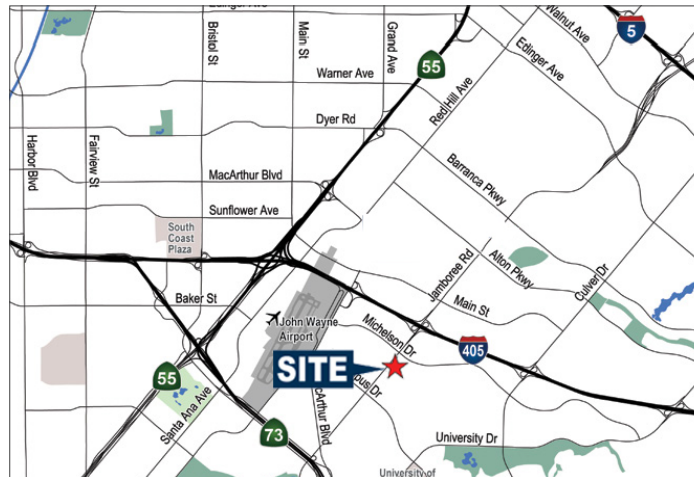


Walking Distance to Retail Amenities



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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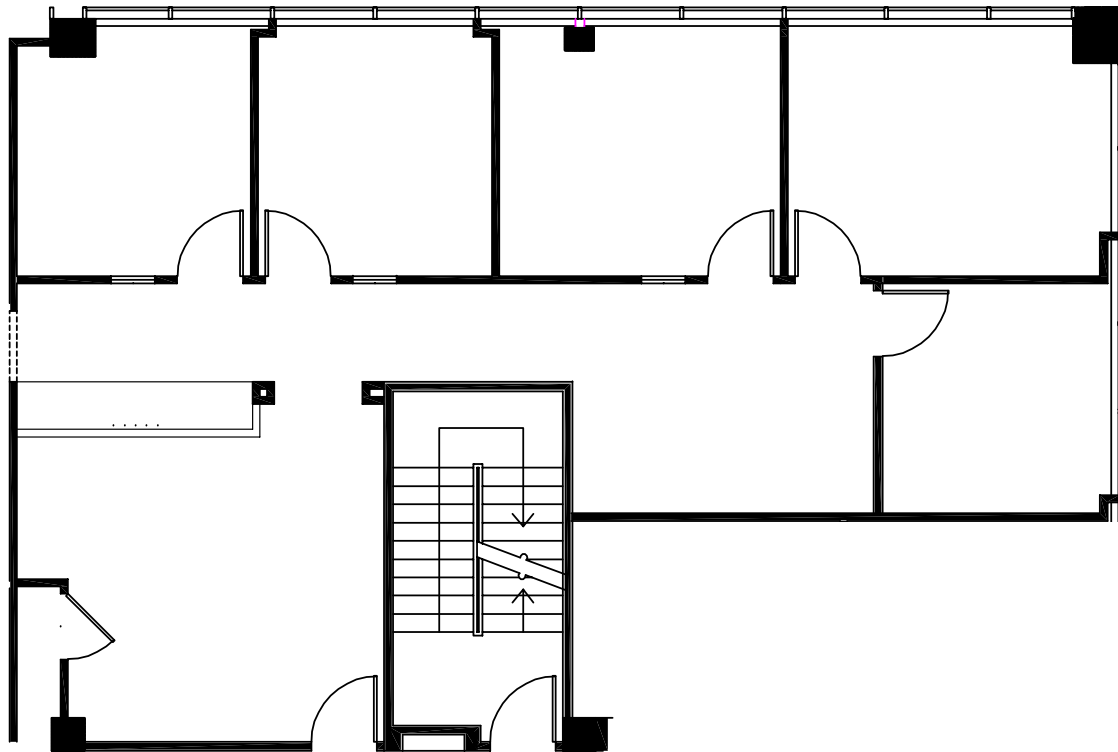
1401 DOVE STREET

NEWPORT BEACH, CA

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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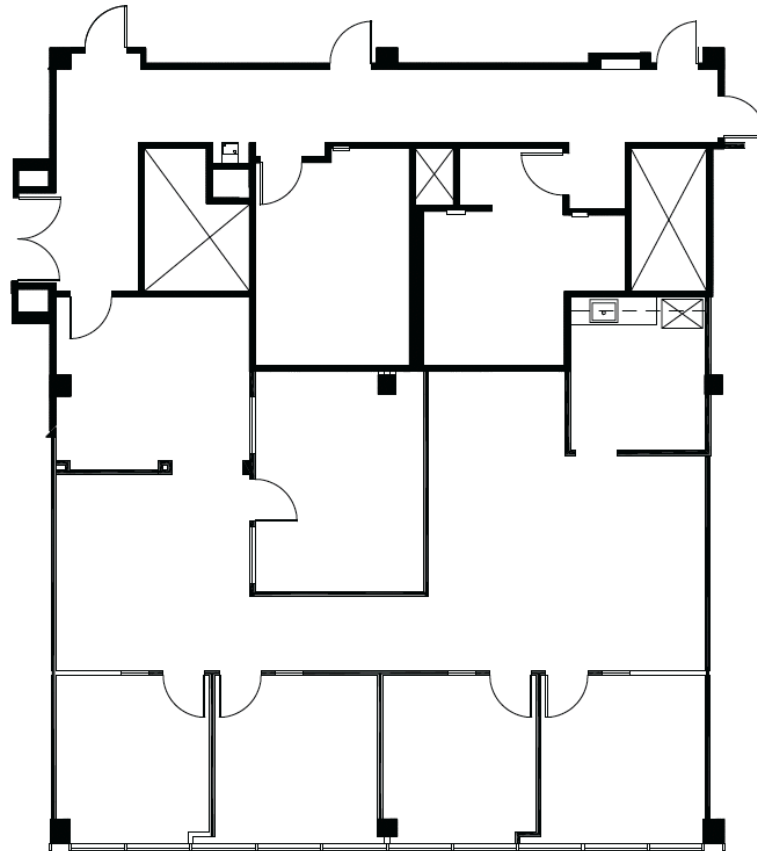
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NEWPORT BEACH, CA

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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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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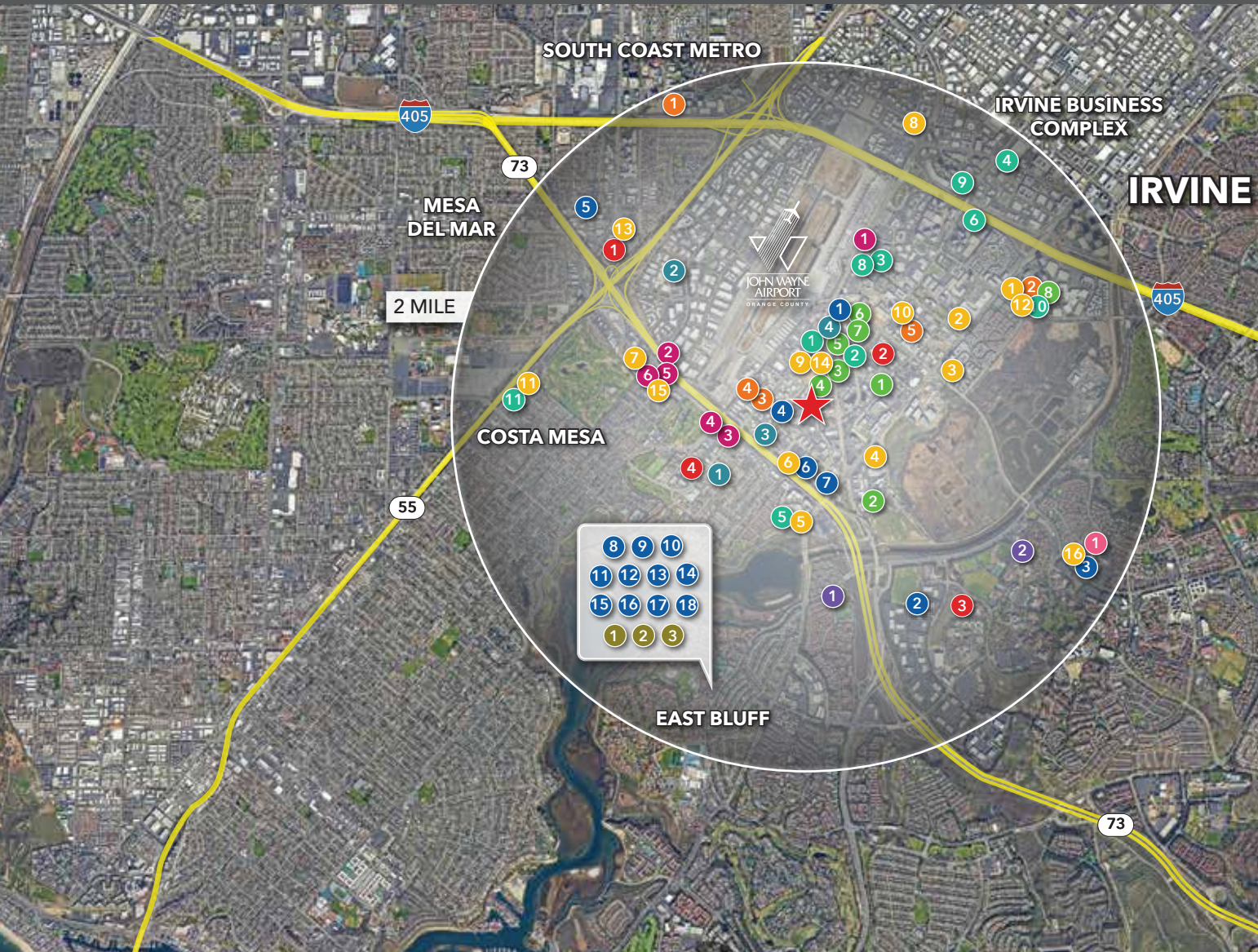
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HEALTH	HOTELS
1 D'Amore Healthcare	1 Hyatt Regency Newport Beach West
2 Harbor Psychiatry & Mental Health	2 Renaissance Newport Beach Hotel
3 UCI Health Gottschalk Medical Plaza	3 Hampton Inn & Suites Irvine-Orange County Airport
FITNESS	4 Hyatt House 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	1 Bonita Creek Park Community Center
1 Traders Joe's	2 Mesa Court Recreation and Fitness Center
GAS STATIONS	DINING
1 Chevron	1 Mutt's
2 ARCO	1 Zpizza
3 ARCO	1 Starbucks
4 Chevron	
5 ARCO	
6 ARCO	

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