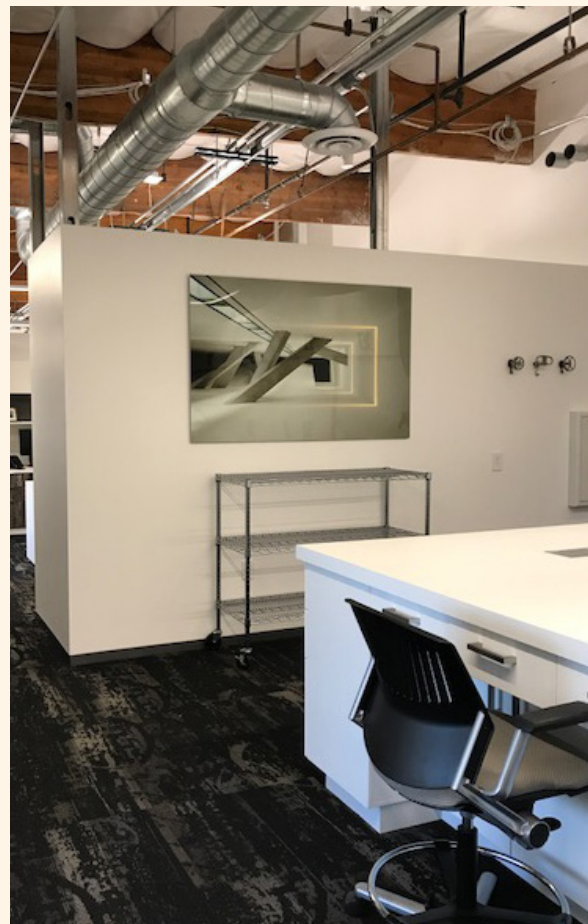


20371 IRVINE AVENUE
NEWPORT BEACH, CALIFORNIA 92660

THE JETTY





REDEFINE YOUR SPACE

Across the globe, progressive companies are looking for a new type of workplace. An office environment that encourages collaboration, nurtures creativity and makes more efficient use of space. It does away with traditional concepts of work, opting for shared workspaces over cubicles and focusing on common areas as vital hubs of networking and productivity.

The Jetty reimagines spaces by taking nontraditional spaces and adapting them to fit your company's culture.

AVAILABLE SUITE

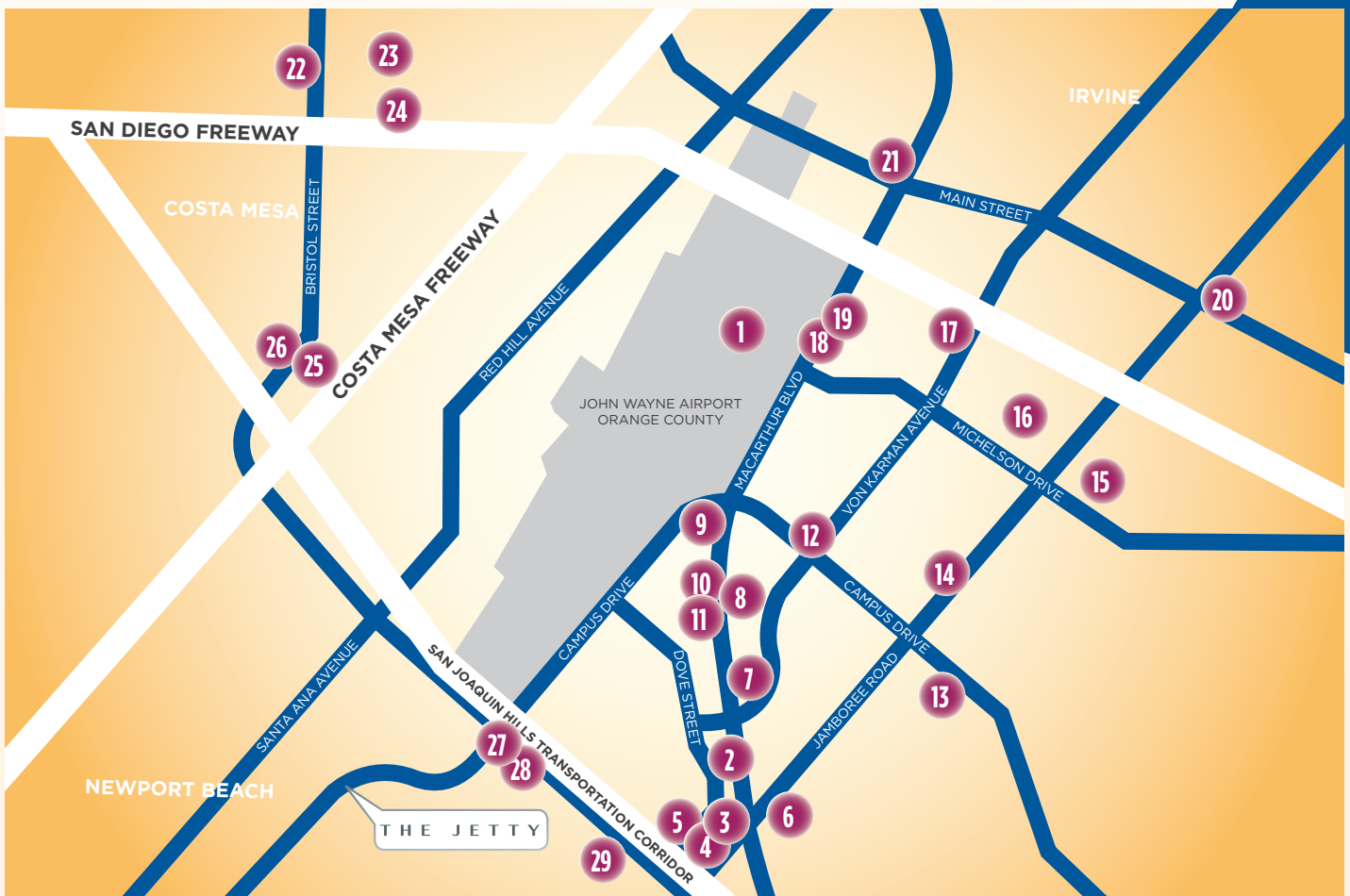
20371	SF	Rate	Available	Details
Studio 150	2,335	\$3.25/SF FSG	Available	Open plan with open kitchen concept, 3 private offices, conference room and reception area



EXPLORE YOUR SURROUNDINGS

- Amenities within 2 miles
 - » 30 shopping centers
 - » 74 restaurants
 - » 49 banks
 - » 23 hotels
 - » 24 health clubs
- » Adjacent to Newport Beach Golf Course
- » Adjacent to John Wayne Airport
- One of the most affluent demographics in the country providing access to executives and employees

AREA AMENITIES



- | | | |
|---|--------------------------------|--|
| 1. Bank of America | 11. California United Bank | 21. South Coast Plaza |
| 2. Newport Beach Lexus | 12. UC Irvine Arboretum | 22. Orange County Performing Arts Center |
| 3. Back Bay Court - retail amenities | 13. Jamboree Promenade | 23. 24 Hour Fitness |
| 4. Plaza Newport - retail amenities | 14. Michelson Center | 24. The Lab |
| 5. Equinox Gym | 15. Park Place | 25. The Anti-Mall |
| 6. The Pacific Club | 16. 24 Hour Fitness | 26. Chevron Gas |
| 7. Fairmont Hotel | 17. El Torito Grill | 27. Arco Gas |
| 8. Radisson Hotel | 18. Guliver's | 28. Irvine Ranch |
| 9. Jamba Juice and other retail amenities | 19. Souplantation | 29. Fletcher-Jones Mercedes |
| 10. Staples | 20. The Square Shopping Center | |



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