

180 Newport Center Dr

Newport Beach



For Lease

Exclusive Med
Spa/Day Spa- Turnkey
Ready to Move-into!



*Welcome to 180 Newport Center Drive in Newport Center across
from
Fashion Island – Most Prestigious location in OC*



Medical suite or Med Spa/Day Spa consists of 3,070 rentable sq. ft. facing the ocean with double door glass entry to the suite, built in cabinetry throughout the suite- All construction was fully permitted, and upgraded to Designer specifications and sinks/cabinetry in six exam/treatment rooms, two offices with built in shelving, large reception area and waiting room and built in display cabinets lab/kitchen, breakroom, large open area with large skylights, ADA restroom complete with a shower.

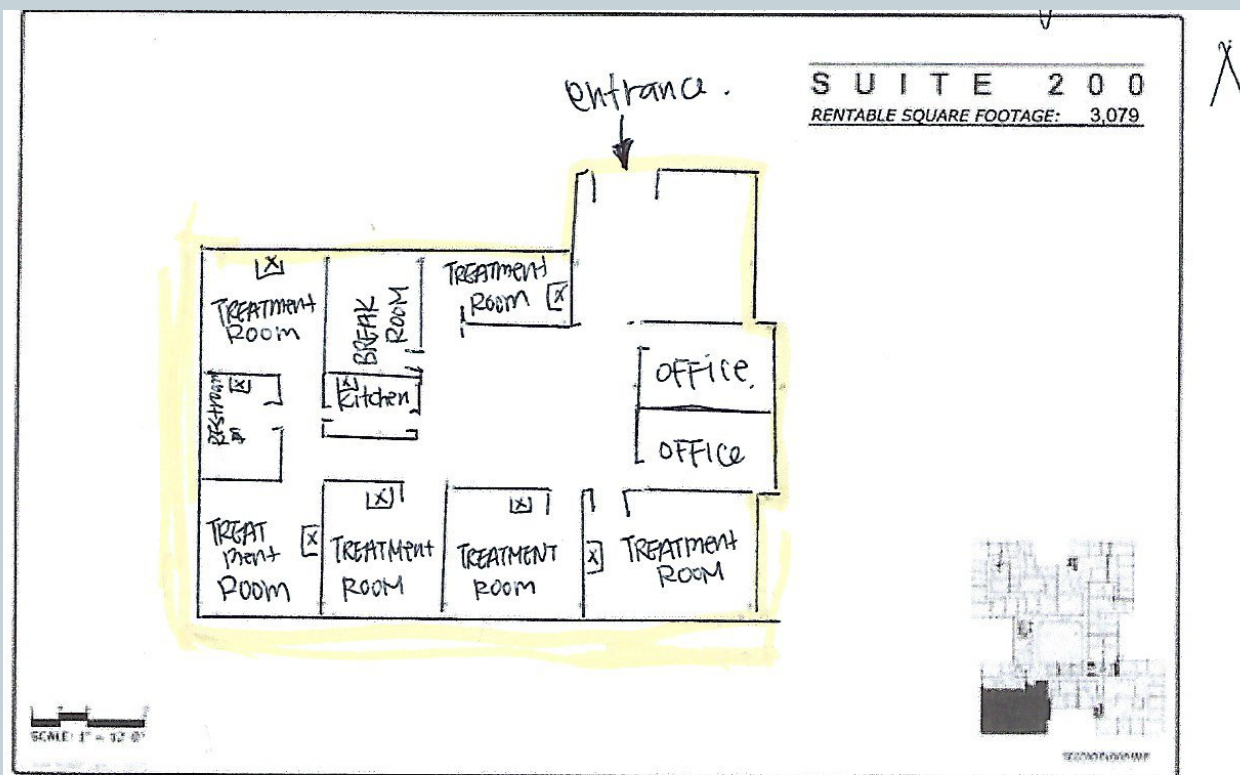
Bldg is an elevator served with reserved dedicated parking stalls belonging to the suite located subterranean. Newport Center is Orange County's premier business, shopping and entertainment district.

Bldg is across the street from Fashion Island Mall and the building offers various amenities including full height windows, upgraded window coverings, plentiful common areas with seating and shade and more.

Description of Suite 200

180 Newport Center Dr

Incredible opportunity to Lease
a medical suite or spa.
Suite maybe shared with existing
Tenant, or fully vacated
Please call to discuss and schedule
a tour with Karen Sunday, Broker
at (949) 632-7727
Laser equipment and machines
available for purchase, FF & E
available
and negotiable.



Click links to view the
premises: _____

<https://www.youtube.com/shorts/HQU2B5TU5Fk>

<https://www.youtube.com/shorts/NHT8ES00mCg>

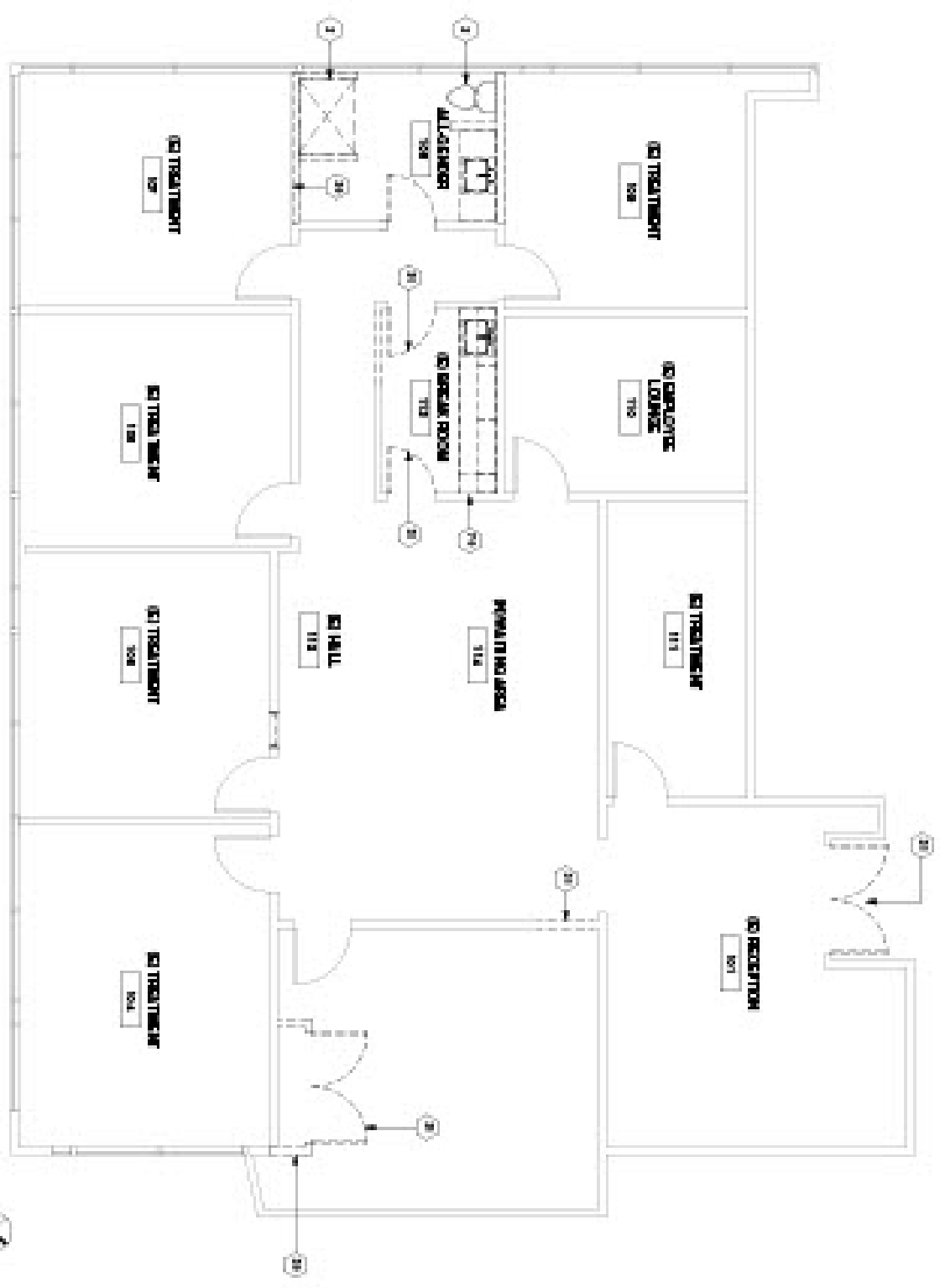
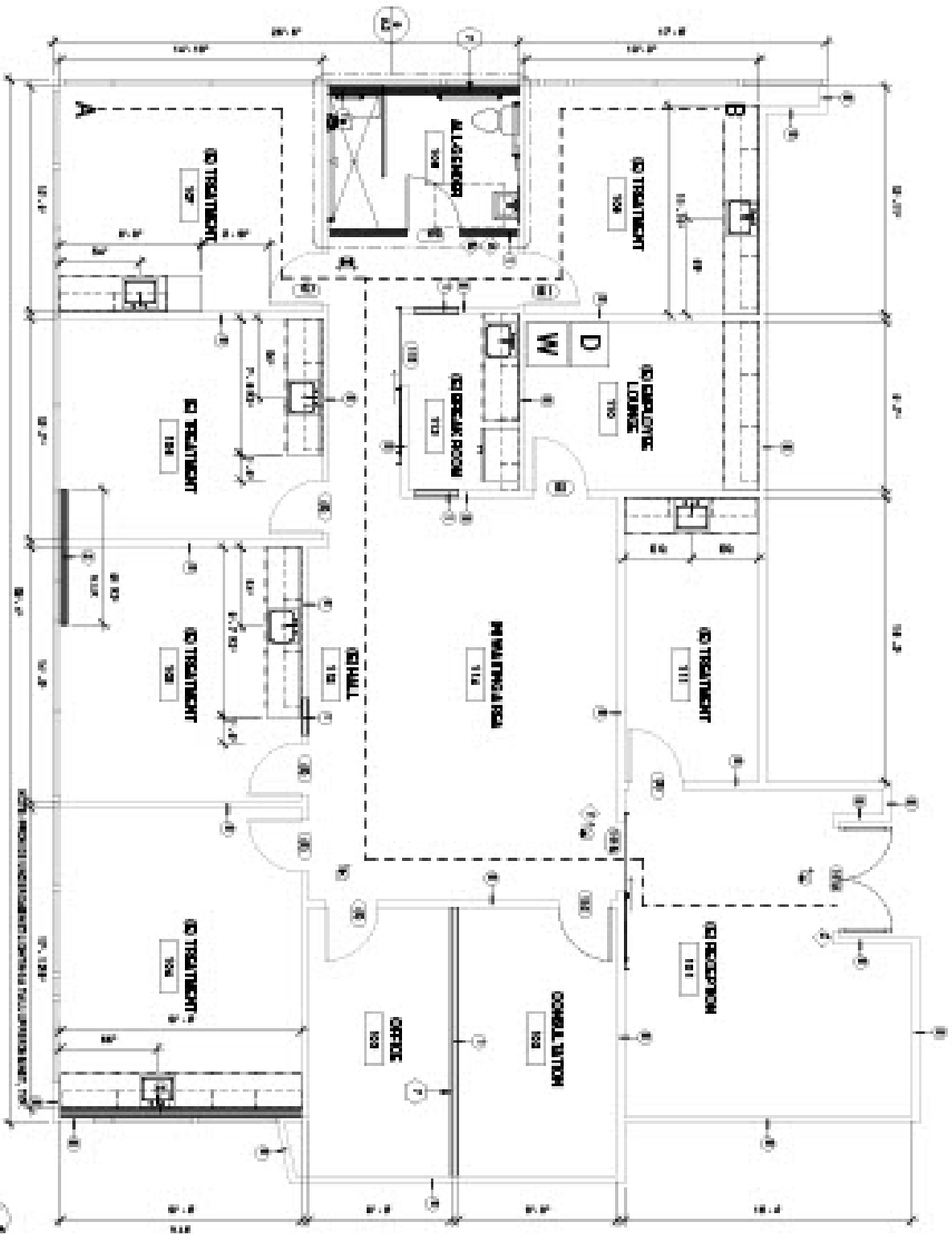
<https://www.youtube.com/shorts/n9N4CykhR38>

More Photos of: Suite 200



More Photos of: Suite 200





FLOOR PLAN GENERAL NOTES

1. ALL WORK IN THE PROPOSED TREATMENT ROOMS SHALL BE IN ACCORDANCE WITH THE 2018 IBC AND 2018 ADA STANDARDS.
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VISUAL AND BRAILLE SIGNAGE SCHEDULE

SIGNAGE CLASS	LOCATION	TYPE
EXIT	AT THE ENTRANCE TO THE BUILDING	EXIT
WALL MOUNTED SIGNAGE	AT THE ENTRANCE TO THE BUILDING	EXIT ROUTE

WALL LEGEND

- 1. 1/2" Gypsum Board
- 2. 5/8" Gypsum Board
- 3. 1/2" Gypsum Board with Acoustic Treatment
- 4. 1/2" Gypsum Board with Acoustic Treatment and Sound Masking
- 5. 1/2" Gypsum Board with Acoustic Treatment and Sound Masking and Sound Absorption
- 6. 1/2" Gypsum Board with Acoustic Treatment and Sound Masking and Sound Absorption and Sound Reflection
- 7. 1/2" Gypsum Board with Acoustic Treatment and Sound Masking and Sound Absorption and Sound Reflection and Sound Diffusion
- 8. 1/2" Gypsum Board with Acoustic Treatment and Sound Masking and Sound Absorption and Sound Reflection and Sound Diffusion and Sound Absorption
- 9. 1/2" Gypsum Board with Acoustic Treatment and Sound Masking and Sound Absorption and Sound Reflection and Sound Diffusion and Sound Absorption and Sound Reflection
- 10. 1/2" Gypsum Board with Acoustic Treatment and Sound Masking and Sound Absorption and Sound Reflection and Sound Diffusion and Sound Absorption and Sound Reflection and Sound Diffusion

WALL TYPE

SYMBOL	WALL TYPE	WALL HEIGHT	WALL COMPONENTS
1	1/2" Gypsum Board	8'-0"	1/2" Gypsum Board
2	5/8" Gypsum Board	8'-0"	5/8" Gypsum Board
3	1/2" Gypsum Board with Acoustic Treatment	8'-0"	1/2" Gypsum Board, Acoustic Treatment
4	1/2" Gypsum Board with Acoustic Treatment and Sound Masking	8'-0"	1/2" Gypsum Board, Acoustic Treatment, Sound Masking
5	1/2" Gypsum Board with Acoustic Treatment and Sound Masking and Sound Absorption	8'-0"	1/2" Gypsum Board, Acoustic Treatment, Sound Masking, Sound Absorption
6	1/2" Gypsum Board with Acoustic Treatment and Sound Masking and Sound Absorption and Sound Reflection	8'-0"	1/2" Gypsum Board, Acoustic Treatment, Sound Masking, Sound Absorption, Sound Reflection
7	1/2" Gypsum Board with Acoustic Treatment and Sound Masking and Sound Absorption and Sound Reflection and Sound Diffusion	8'-0"	1/2" Gypsum Board, Acoustic Treatment, Sound Masking, Sound Absorption, Sound Reflection, Sound Diffusion
8	1/2" Gypsum Board with Acoustic Treatment and Sound Masking and Sound Absorption and Sound Reflection and Sound Diffusion and Sound Absorption	8'-0"	1/2" Gypsum Board, Acoustic Treatment, Sound Masking, Sound Absorption, Sound Reflection, Sound Diffusion, Sound Absorption
9	1/2" Gypsum Board with Acoustic Treatment and Sound Masking and Sound Absorption and Sound Reflection and Sound Diffusion and Sound Absorption and Sound Reflection	8'-0"	1/2" Gypsum Board, Acoustic Treatment, Sound Masking, Sound Absorption, Sound Reflection, Sound Diffusion, Sound Absorption, Sound Reflection
10	1/2" Gypsum Board with Acoustic Treatment and Sound Masking and Sound Absorption and Sound Reflection and Sound Diffusion and Sound Absorption and Sound Reflection and Sound Diffusion	8'-0"	1/2" Gypsum Board, Acoustic Treatment, Sound Masking, Sound Absorption, Sound Reflection, Sound Diffusion, Sound Absorption, Sound Reflection, Sound Diffusion

EXITING GENERAL NOTES

1. ALL EXITS SHALL BE IN ACCORDANCE WITH THE 2018 IBC AND 2018 ADA STANDARDS.
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OCCUPANT LOAD PER ROOM AND EXITING REQUIREMENTS:

ROOM NO.	ROOM NAME	AREA (SQ FT)	OCCUPANT LOAD	EXITING REQUIREMENTS
101	RECEPTION	100	10	10'
102	EMPLOYEE LOUNGE	150	15	15'
103	BREAK ROOM	100	10	10'
104	HALL	100	10	10'
105	OFFICE	100	10	10'
106	CORRAL STATION	100	10	10'
107	WAITING AREA	100	10	10'
108	ALCOHOL	100	10	10'
109	TREATMENT	100	10	10'
110	TREATMENT	100	10	10'
111	TREATMENT	100	10	10'
112	TREATMENT	100	10	10'
113	TREATMENT	100	10	10'
114	TREATMENT	100	10	10'
115	TREATMENT	100	10	10'
116	TREATMENT	100	10	10'
117	TREATMENT	100	10	10'
118	TREATMENT	100	10	10'
119	TREATMENT	100	10	10'
120	TREATMENT	100	10	10'

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Newport Beach

For more information please contact:



Karen Sunday

949-632-7727

Karen@karensunday.com

Broker ID #01883124



KAREN SUNDAY
& ASSOCIATES, INC.

LIFE IS A LEASE, I NEGOTIATE WELL!

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