PARK

SS

# FOR LEASE

### Bayview Business Park Newport Beach, California

www.20411and20401swbirch.com





#### **PROPERTY FEATURES:**

- Two (2) Class "A" Low Rise Buildings
  20401 SW Birch 50,336 SF FULLY LEASED
  - 20411 SW Birch 54,497 SF
- Built 2001
- Elevator Served
- <u>New</u> Common Area Amenity 20411 SW Birch Shower (3rd floor)
- New Electric Vehicle Charging Stations
- New LED Common Area Lighting
- <u>New</u> Rest Room Renovations
- Covered and Surface Parking
- 4:1000 Parking
- New Courtyard Common Area Seating with BBQ 2017
- Back Bay and Bluffs View
- Easy Access to OC Airport, 73, 55 and 405 Freeways, Back Bay Nature Trails, Golf Course, Restaurants and Other Amenities

CONTACT EXCLUSIVE AGENT: LEE & ASSOCIATES® - NEWPORT BEACH,

#### **KIMBERLY AHLBERG**

Senior Vice President License ID# 01181415 t: 949.724.4742 f: 949.623.6342 kahlberg@lee-associates.com

# AVAILABLE SUITES 2,240 - 3,657 RSF +/-

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Newly Renovated

Common Area Lobbies,

Restrooms & Corridors w/ Polished Concrete

Floors

**Creative Design & Garden** 

Wall Feature

BAYVIEW BUSINE

# AVAILABLE SUITES

#### 20401 SW Birch

SUITE	SQUARE FOOTAGE	DESCRIPTION
		100% LEASED
20411 S\		DECODIDION
SUITE	SQUARE FOOTAGE	DESCRIPTION
300	3,657 RSF (+/-)	4 private offices, conference room, storage/data room, open area for approx. 10 workstations, upgraded glass panel office partitions, open kitchen, creative office design, concrete floor, etc. Vacant - Call to show.
350	3,647 RSF (+/-)	Double door entry, 2 executive offices, 5 pvt. offices, reception, conference room, open area, open kitchen/collaborative area. open ceiling design, concrete floor, view of Back Bay, corner location, upgraded finishes. possible furniture / plug n' play Occupied – Call to Show
360	2,240 RSF (+/-)	2 window offices, 1 interior office, reception, conference room with glass panel, open area, kitchen, storage, view of Back Bay and water, creative office design, highly upgraded, polished concrete floor, open ceiling. <b>Occupied – Call to Show</b>





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## LOCATOR MAP

LONG BEACH/LOS ANGELES St <u>SOUTH</u> COAST PLAZA 405 airview Adams Ave Brookhurst St Rd 10 MacArt rvine Ave Victoria St **BAYVIEW BUSINESS PARK** NEPORT BEACH, CA O UNIVERSITY of CALIFORNIA • IRVINE **Placentia** Ave West Coast Hwy Hocarthur Blvd FASHION ISLAND Conguin Hills Rd





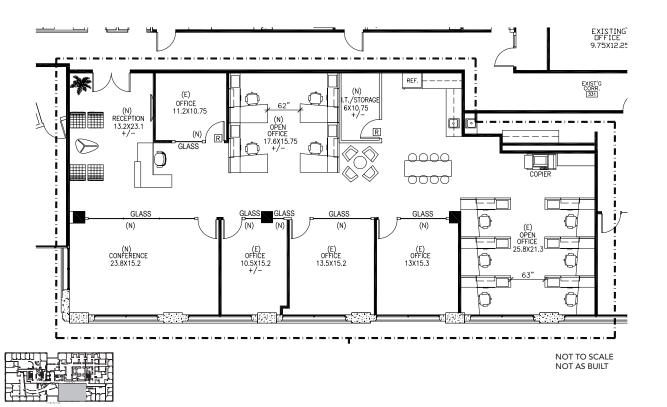
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## SUITE 300 - SPEC SUITE



Suite 300 - 3,657 RSF (+/-) (Vacant – Call to Show)

4 private offices, conference room, storage/data room, open areas for approx. 10 workstations, upgraded glass panel office partitions, open kitchen, creative office design, concrete floor, etc.







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### SUITE 350

r i BAY VIEW PONY WALL **OPEN CEILING &** SLIDING CONCRETE FLOOR /GLASS DOOR **KITCHEN** - 편 NOT TO SCALE NOT AS BUILT

2

Suite 350 - 3,647 RSF (+/-) (Occupied – Call to Show)

Double door entry, 2 executive offices, 5 pvt. Offices, reception, conference room, open area, open kitchen/collaborative area. Open ceiling design, concrete floor, view of back bay, corner location, upgraded finishes. Possible Furniture / Plug n' Play





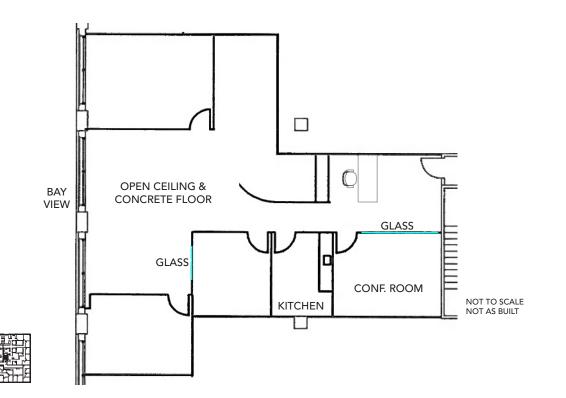
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## SUITE 360



Suite 360 - 2,240 RSF (+/-) (Occupied – Call to Show)

2 window offices, 1 interior office, reception, conference room with glass panel, open area, kitchen, storage, view of Back Bay and water, creative office design, highly upgraded, polished concrete floor, open ceiling.



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