



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
- New Common Area Amenity – 20411 SW Birch – Shower (3rd floor)
- New Electric Vehicle Charging Stations
- New LED Common Area Lighting
- New 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

**Newly Renovated
Common Area Lobbies,
Restrooms & Corridors
w/ Polished Concrete
Floors**

**Creative Design & Garden
Wall Feature**

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

KIMBERLY AHLBERG

Senior Vice President

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



FOR LEASE

AVAILABLE SUITES

20401 SW Birch

SUITE	SQUARE FOOTAGE	DESCRIPTION
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100% LEASED

20411 SW Birch

SUITE	SQUARE FOOTAGE	DESCRIPTION
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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.
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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
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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. Occupied - Call to Show
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LOCATOR MAP



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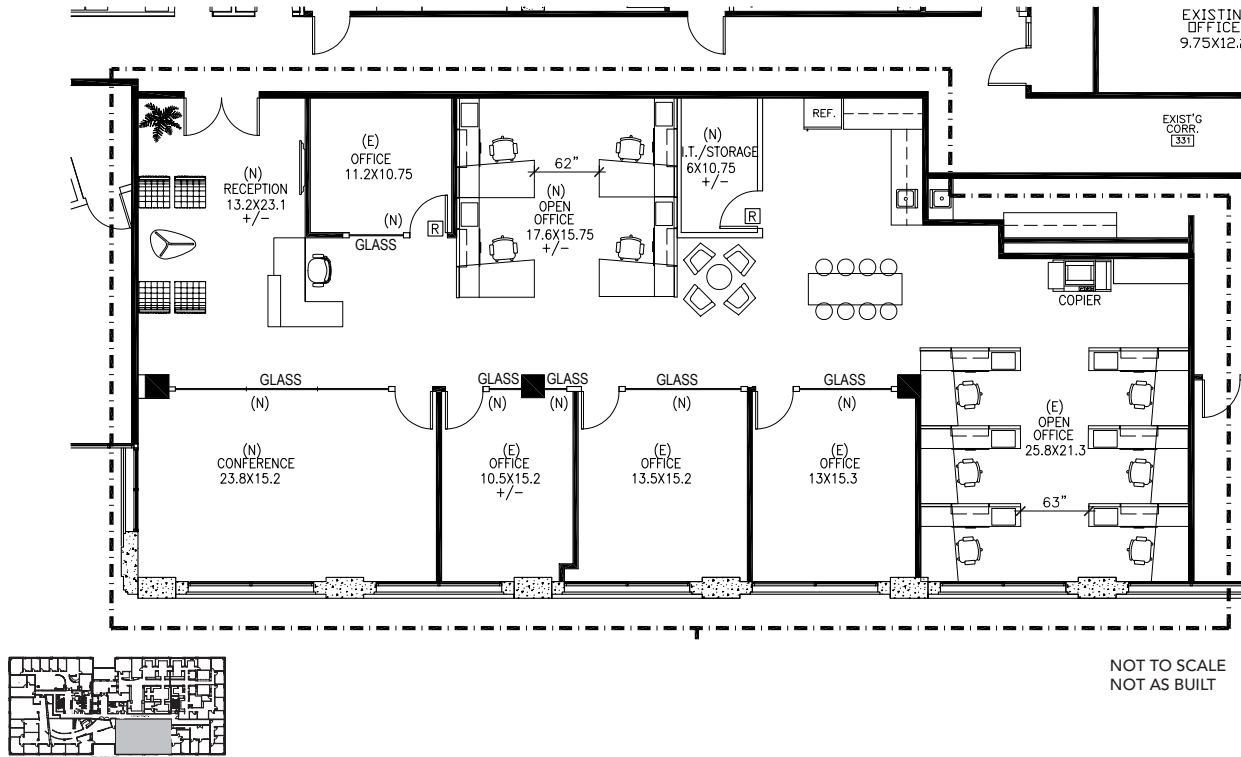


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SUITE 300 - SPEC SUITE



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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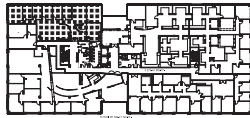
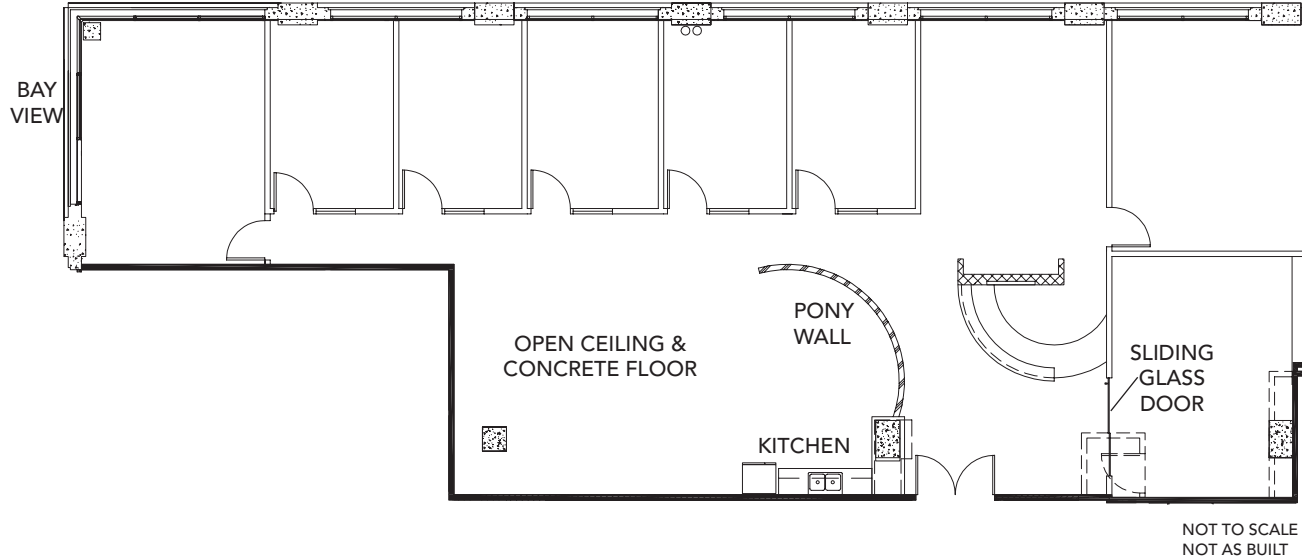


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SUITE 350



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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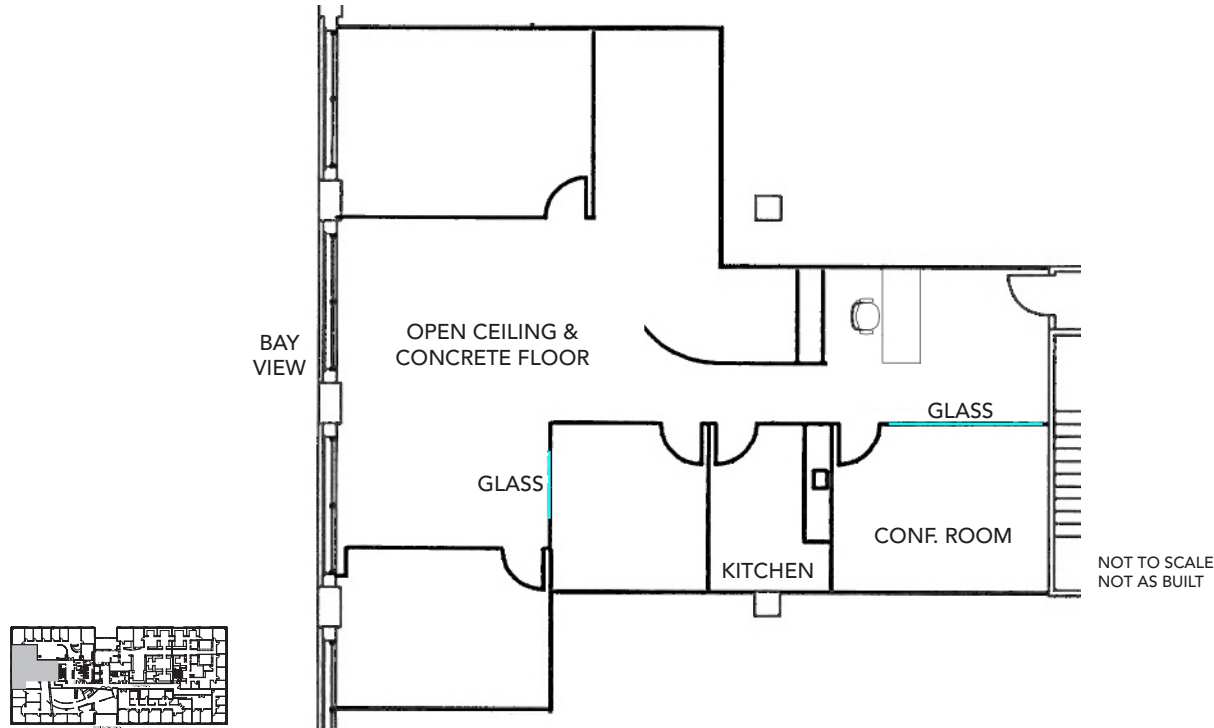


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SUITE 360



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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