



CARTER HARRINGTON
 SVP/Principal
 949.724.4710
 charrington@lee-associates.com
 DRE # 01762924





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San Nicolas Place is strategically located in the heart of Newport Center. Surface and subterranean parking are available. Open air environment in a beautiful courtyard setting. Walking distance to numerous worldclass retail amenities.

Occupancy for lease targeting November 1, 2024. New building ownership with an expiring ground lease. Renovations will enhance the location with modern finishes and enhancements. Signage opportunities are available as well as reserved covered parking.



PROPERTY FEATURES

- Expansive Ocean and Mountain views
- Prime Newport Center Location with Worldclass amenities
- Reserved Covered parking available
- Two Elevators
- 40,000 SF Freestanding Office Building
- Exterior entrance front doors
- Secure lobby entrance
- Orange County's most coveted and prestigious business location
- Occupancy target November 1, 2024
- Building signage opportunities available

www.567sannicolasplace.com

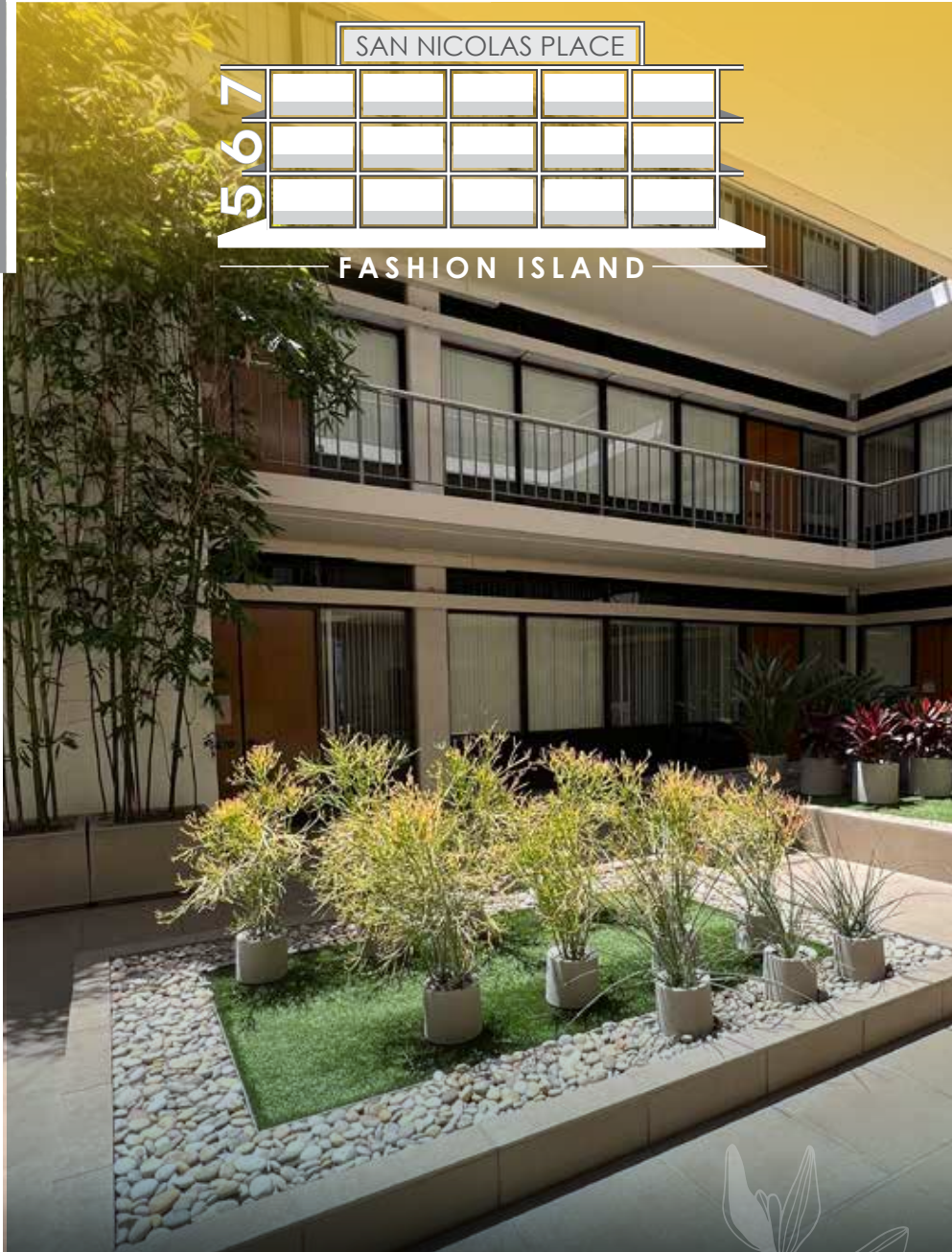


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SAN NICOLAS PLACE

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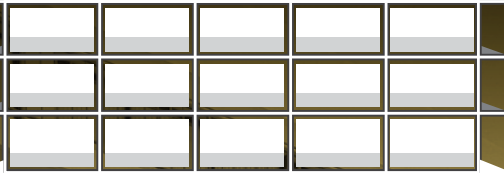


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**AVAILABLE
SUITES**

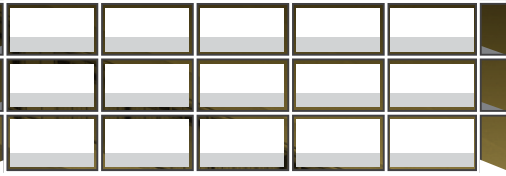
AVAILABILITIES

RSF	SUITE	RATE	AVAILABLE
±1,478	100	\$4.25 FSG	Now
±1,518	130	\$4.25 FSG	Now
±2,428	220	\$4.25 FSG	Now
±926	280	\$4.25 FSG	Now
±1,021	320	\$4.25 FSG	30 Days

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SAN NICOLAS PLACE

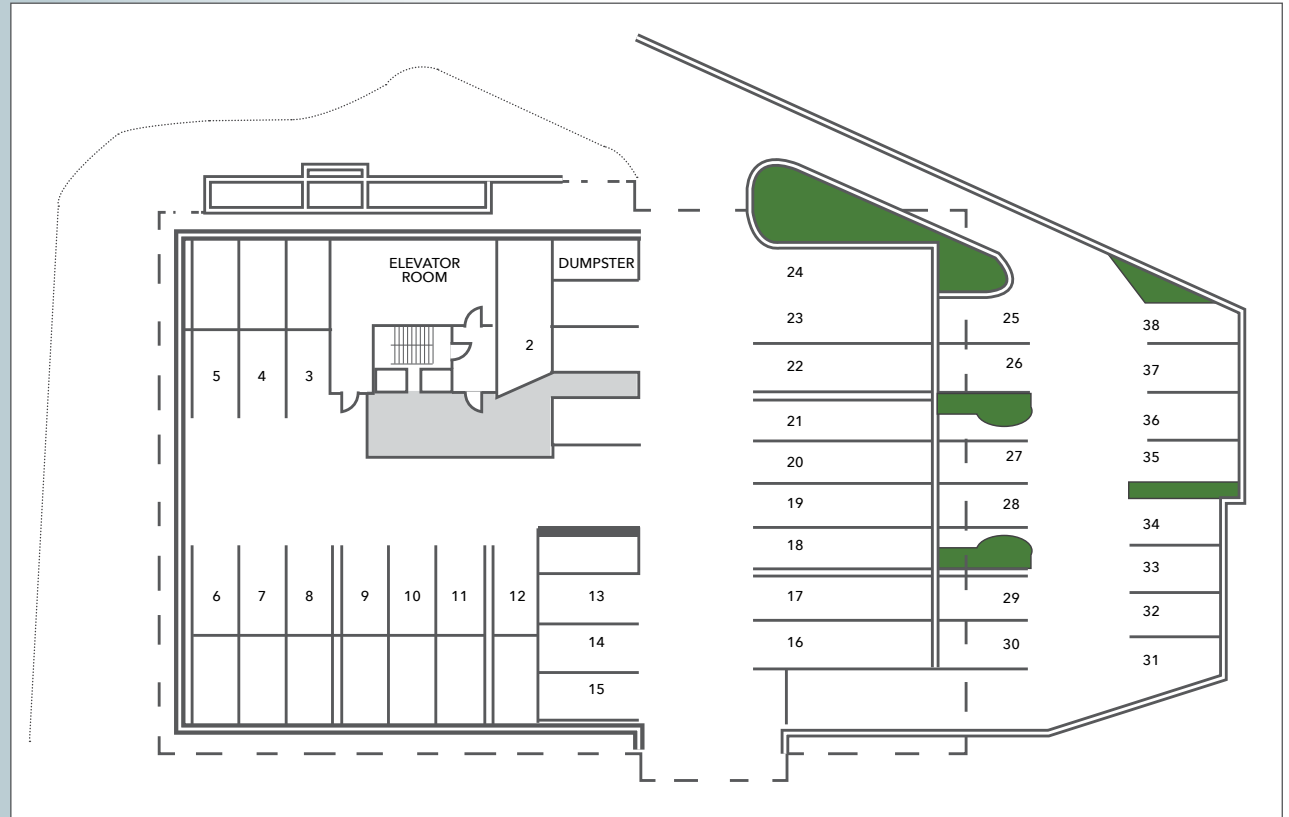
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SITE PLAN



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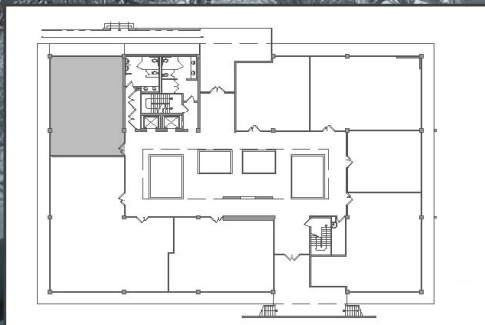
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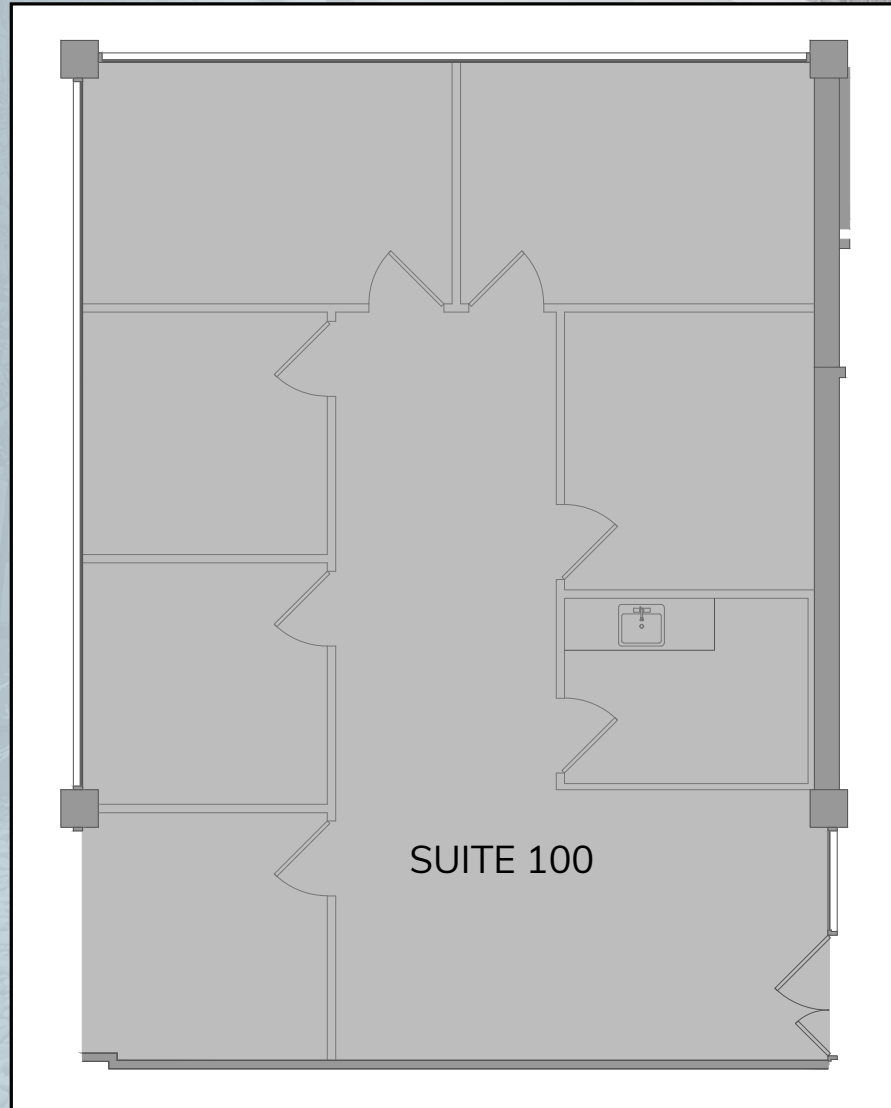
DESCRIPTION:

Suite 100:
Ground floor space, Plus-minus
Five (5) window offices, one (1)
interior, enclosed break room with
Sink, reception area.



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SUITE 100
±1,478 SF



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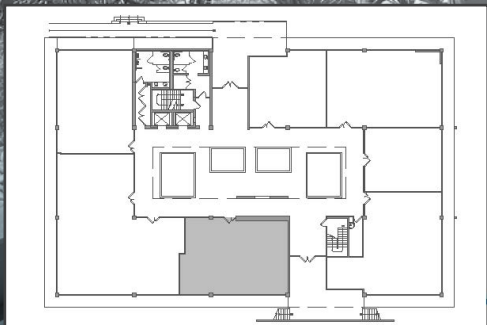
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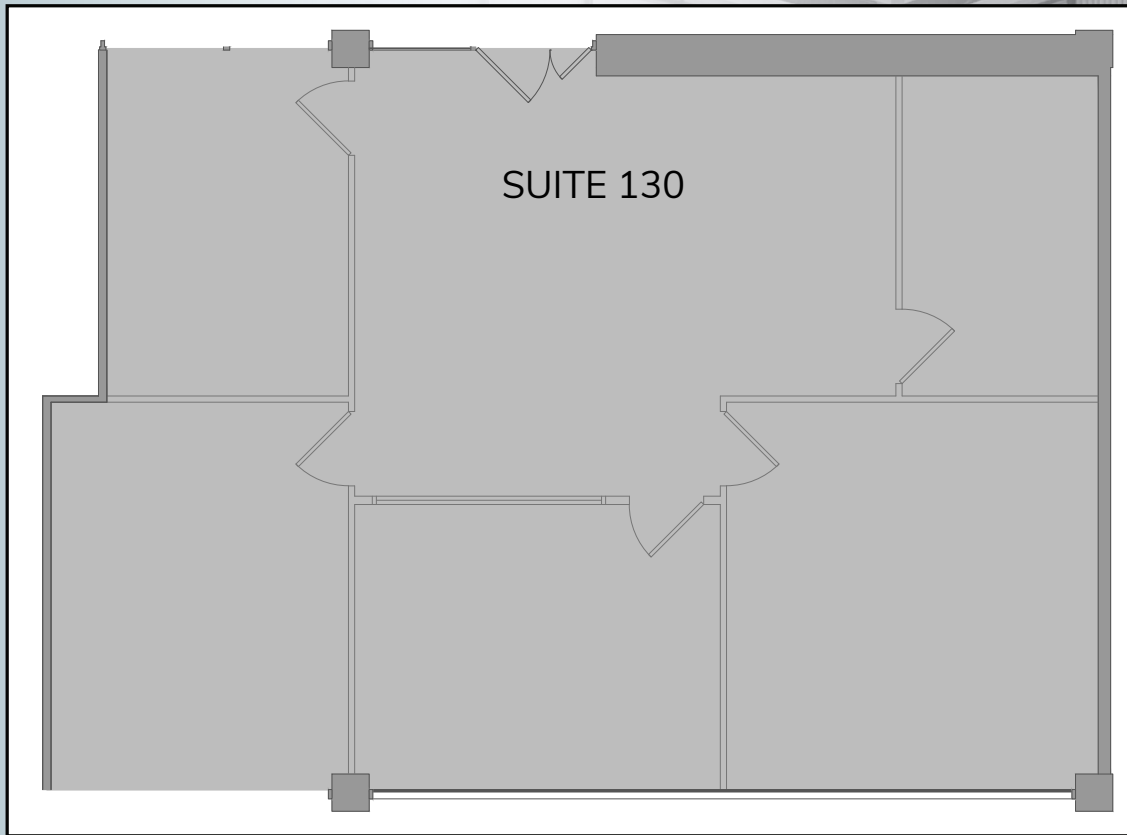
DESCRIPTION:

Suite 130: Four (4)
Offices, Storage Room.



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SUITE 130
1,518 SF



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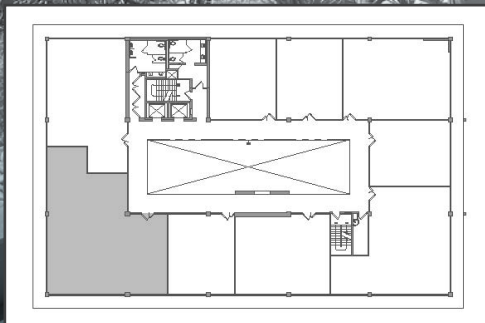
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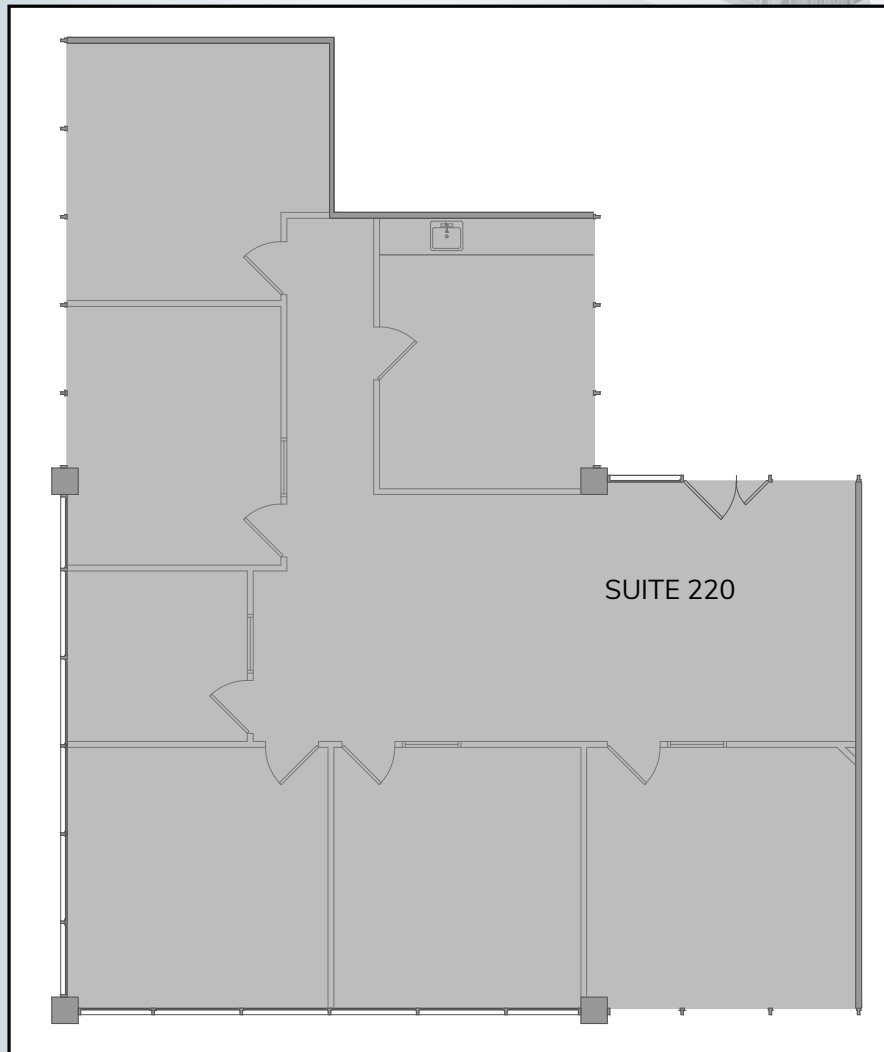
DESCRIPTION:

Suite 220: Six (6) Window Offices, Break Room w/ Sink & Dishwasher, Views.



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SUITE 220
±2,428 SF



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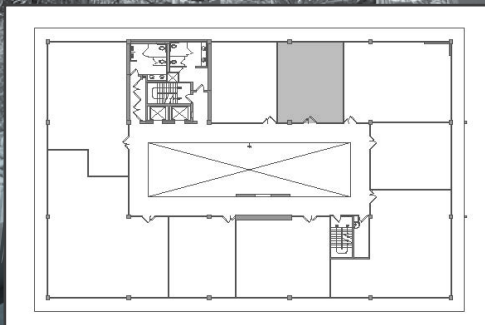
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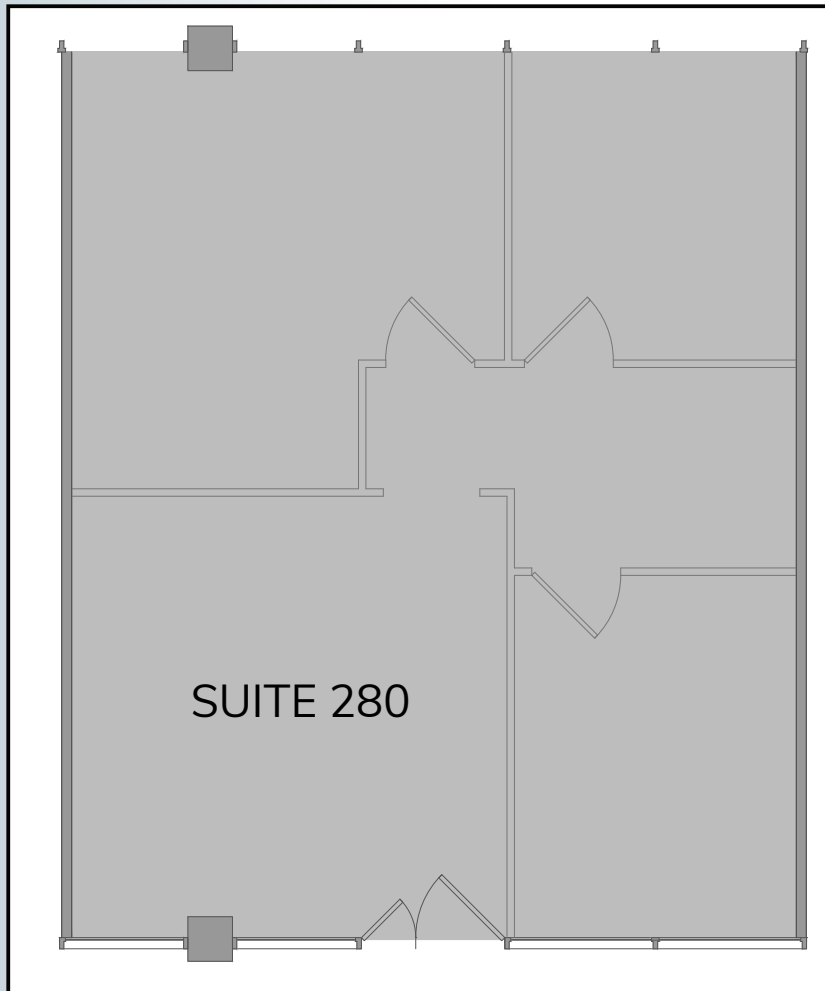
DESCRIPTION:

Suite 280: Three (3) Window Offices, Reception Area.



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SUITE 280
±926 SF



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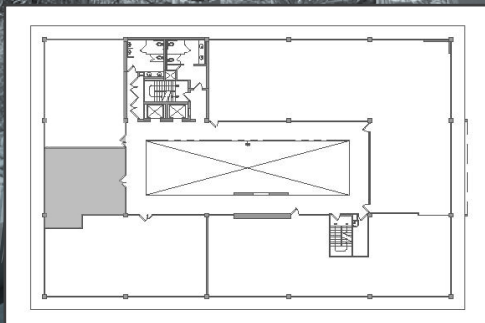
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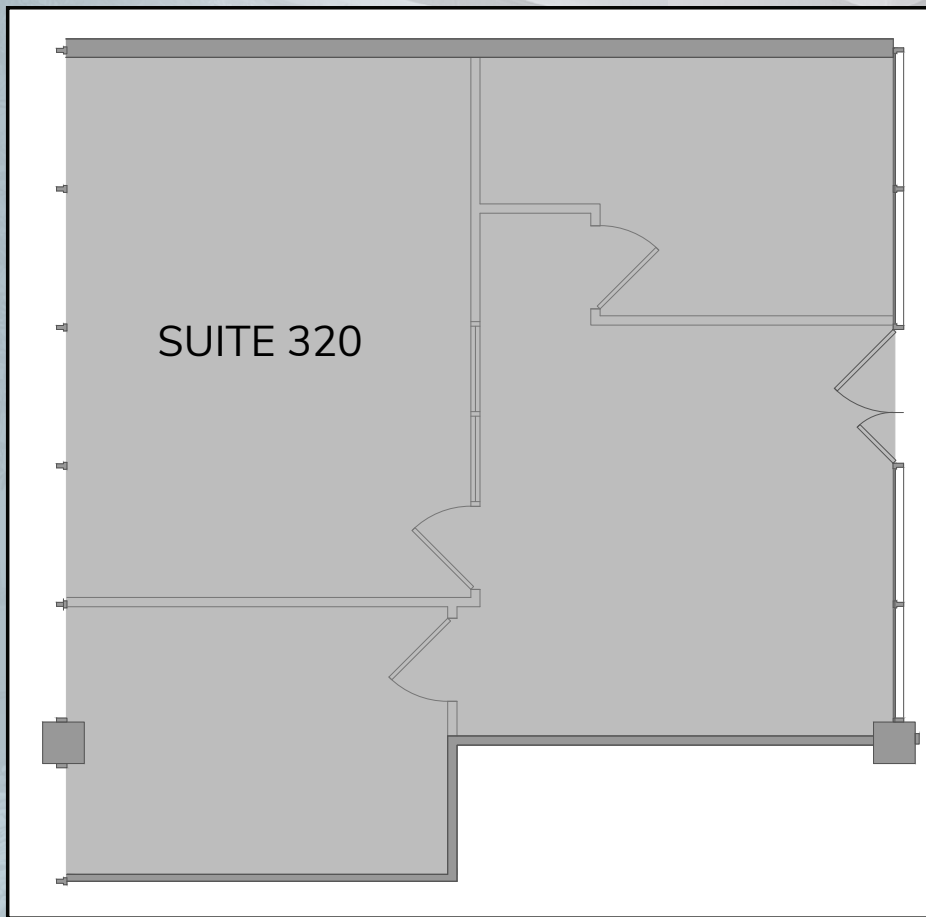
DESCRIPTION:

Suite 320: Three window offices.



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SUITE 320
±1,021 SF



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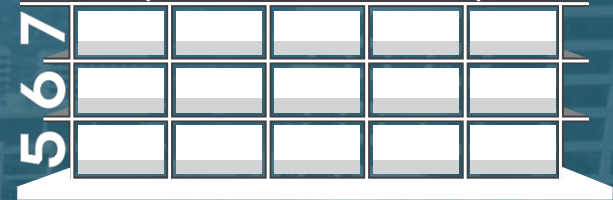


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NEWPORT BEACH, CALIFORNIA



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100 Bayview Circle, Suite 600

Newport Beach, CA 92660

lee-associates.com

949.724.1000

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