



CARTER HARRINGTON
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DRE # 01762924


LEE & ASSOCIATES
NEWPORT BEACH



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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

567

FASHION ISLAND



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AVAILABLE
SUITES

AVAILABILITIES

RSF	SUITE	RATE	AVAILABLE
±1,478	100	\$4.25 FSG	Now
±1,486	270	\$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

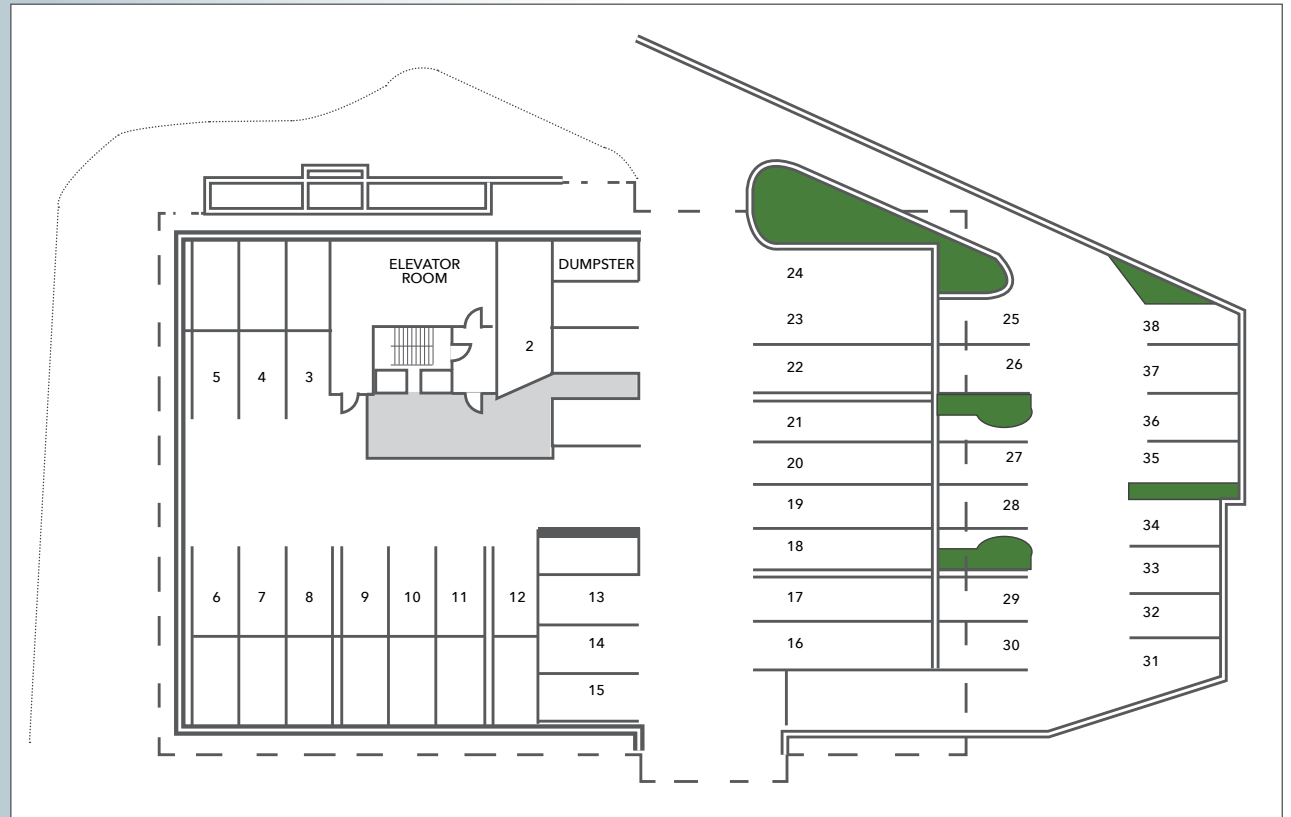
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SITE PLAN



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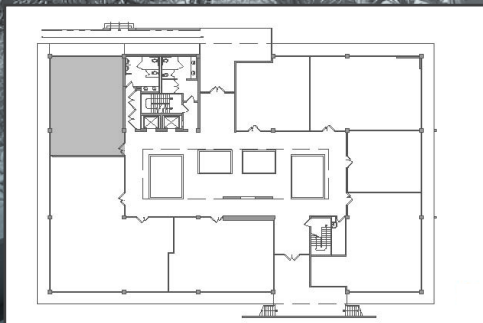
SAN NICOLAS PLACE

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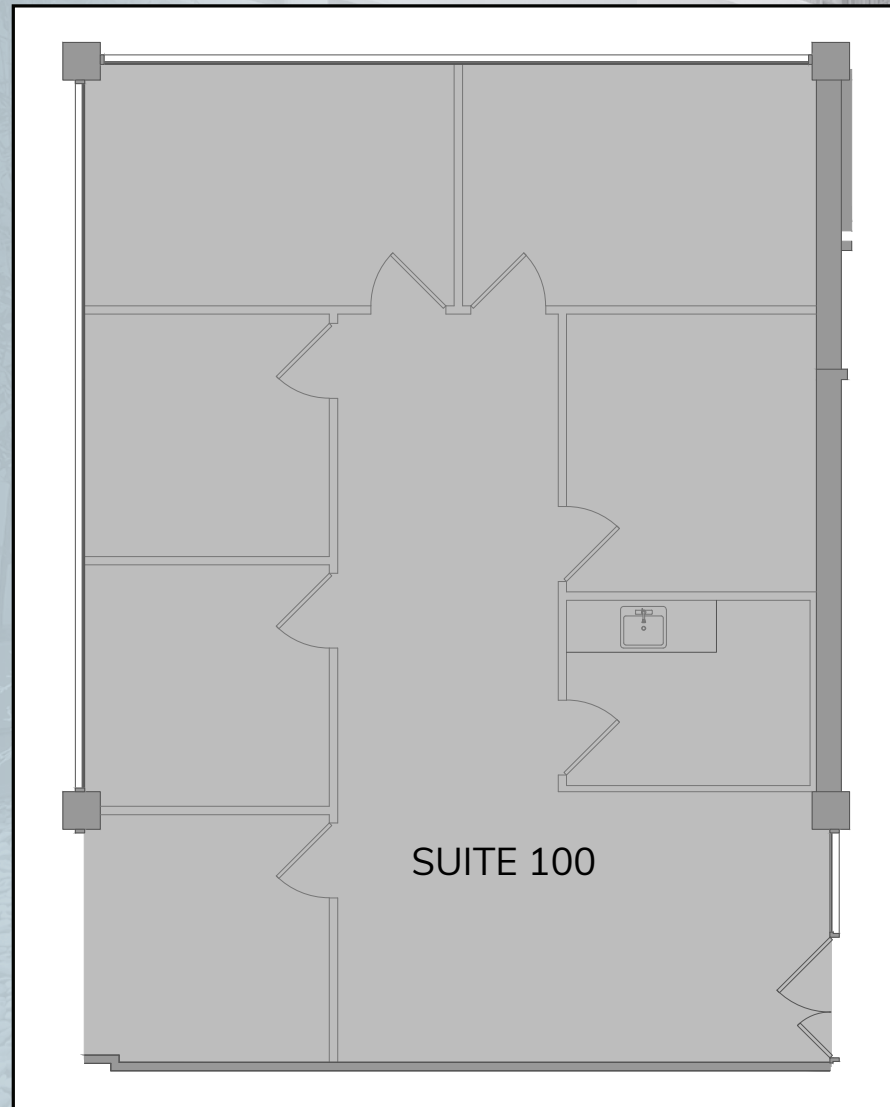
DESCRIPTION:

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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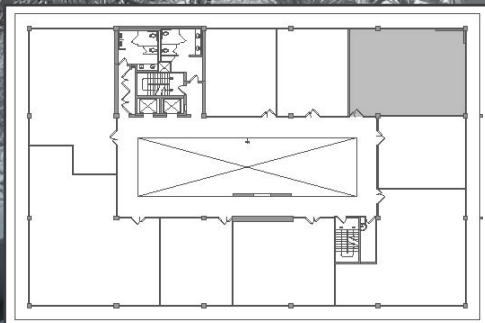
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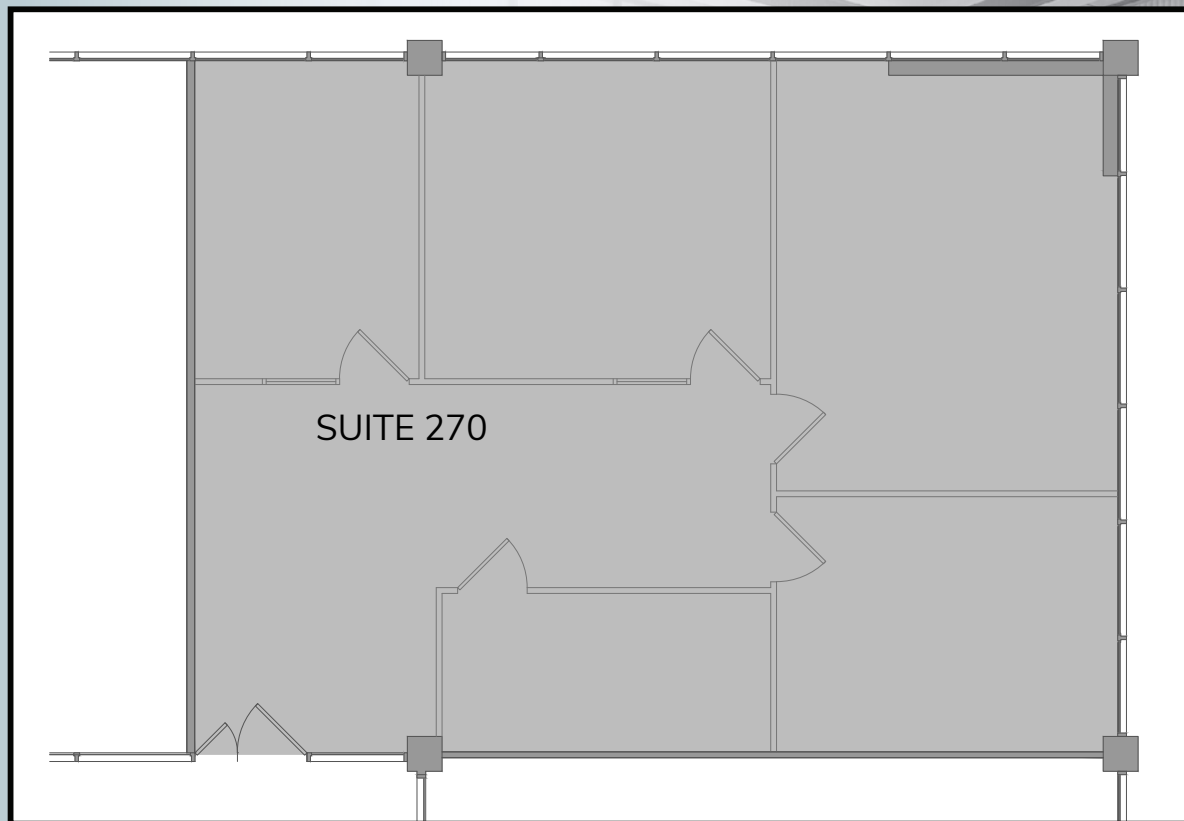
DESCRIPTION:

Suite 270: Corner suite. (4) Four Window Offices, Open Area.



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SUITE 270
±1,486 SF

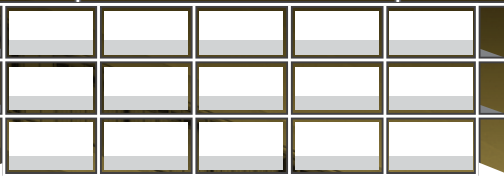


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SAN NICOLAS PLACE

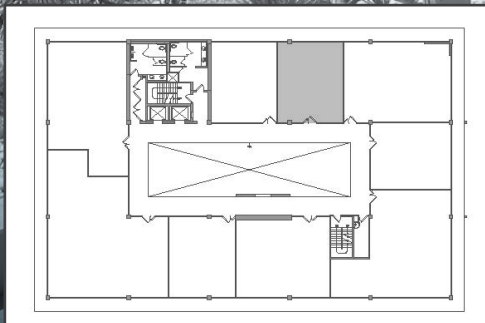
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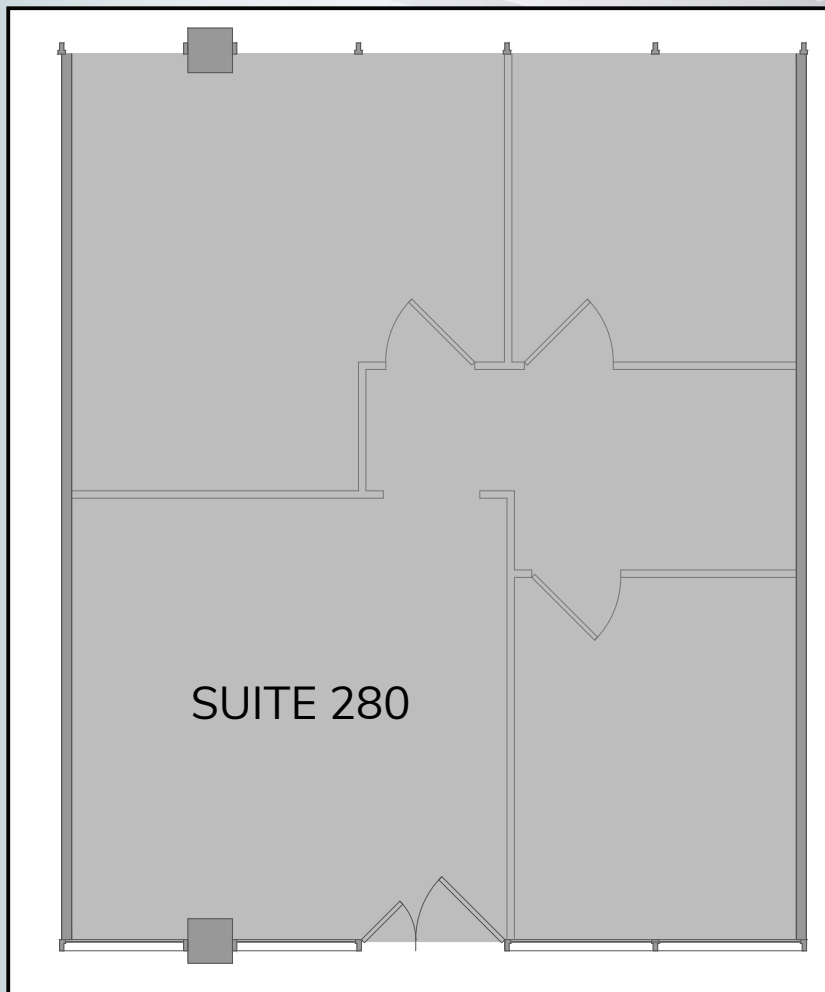
DESCRIPTION:

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



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SUITE 280
±926 SF



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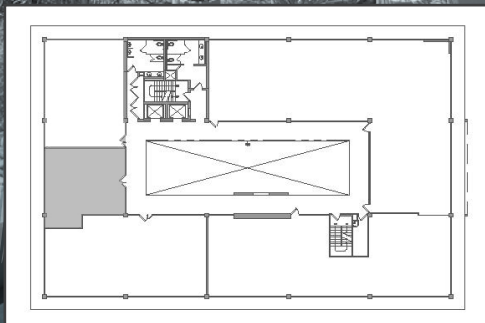
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DESCRIPTION:

Suite 320: Three window offices.



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SUITE 320
±1,021 SF

SUITE 320

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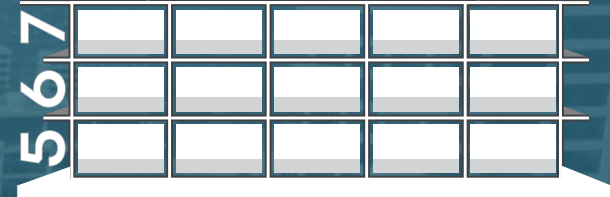


FASHION
ISLAND
NEWPORT BEACH, CALIFORNIA



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