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 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

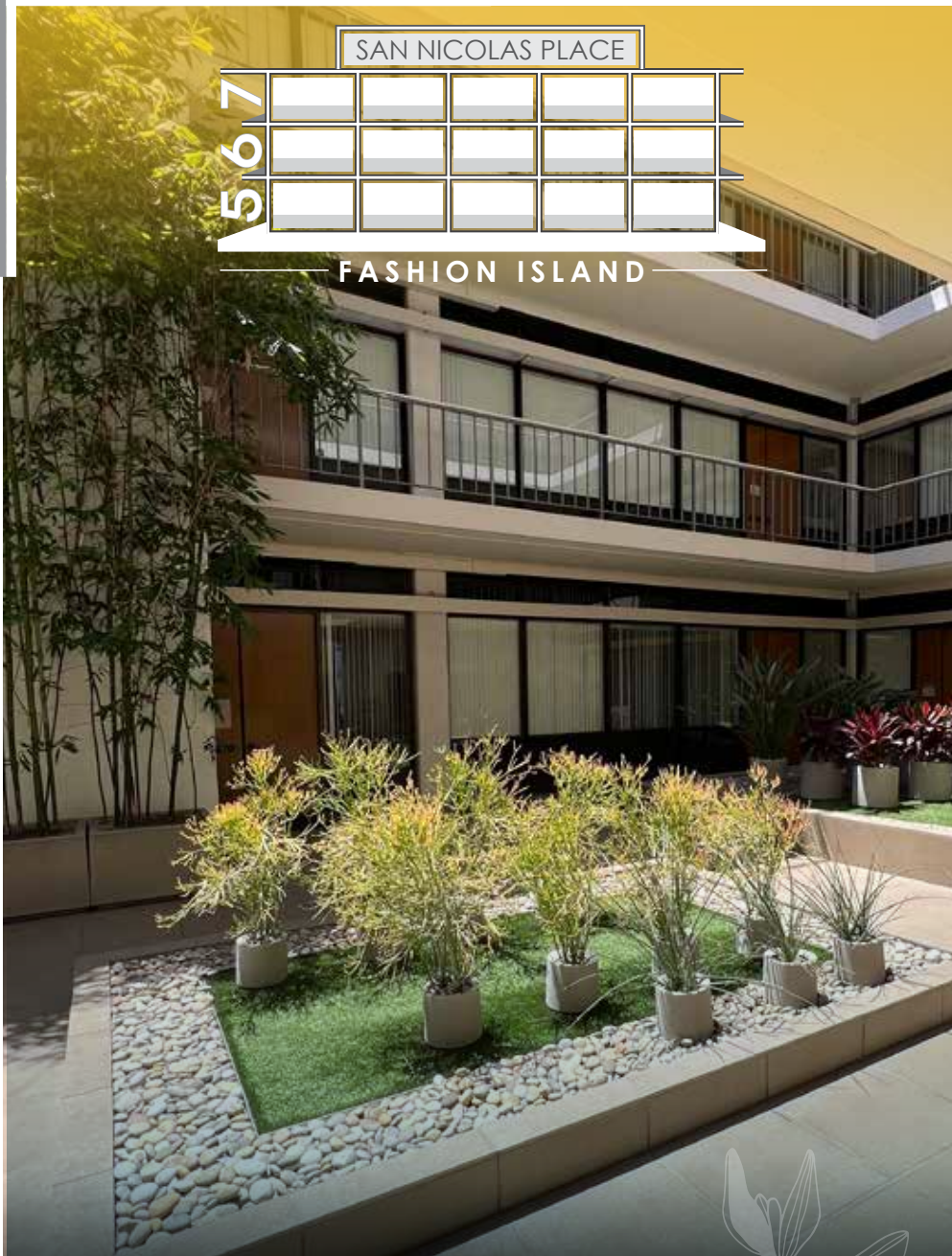


LEE & ASSOCIATES
 NEWPORT BEACH

SAN NICOLAS PLACE

567

FASHION ISLAND



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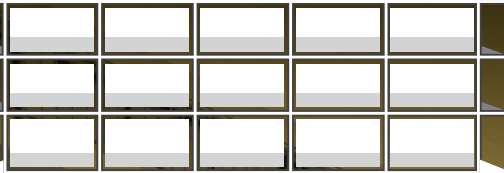


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AVAILABLE
SUITES

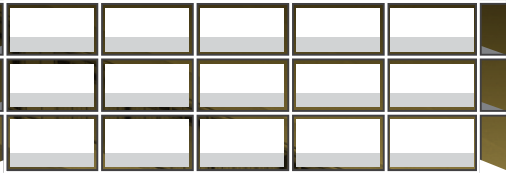
AVAILABILITIES

RSF	SUITE	RATE	AVAILABLE
±926	280	\$4.25 FSG	Now

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SAN NICOLAS PLACE

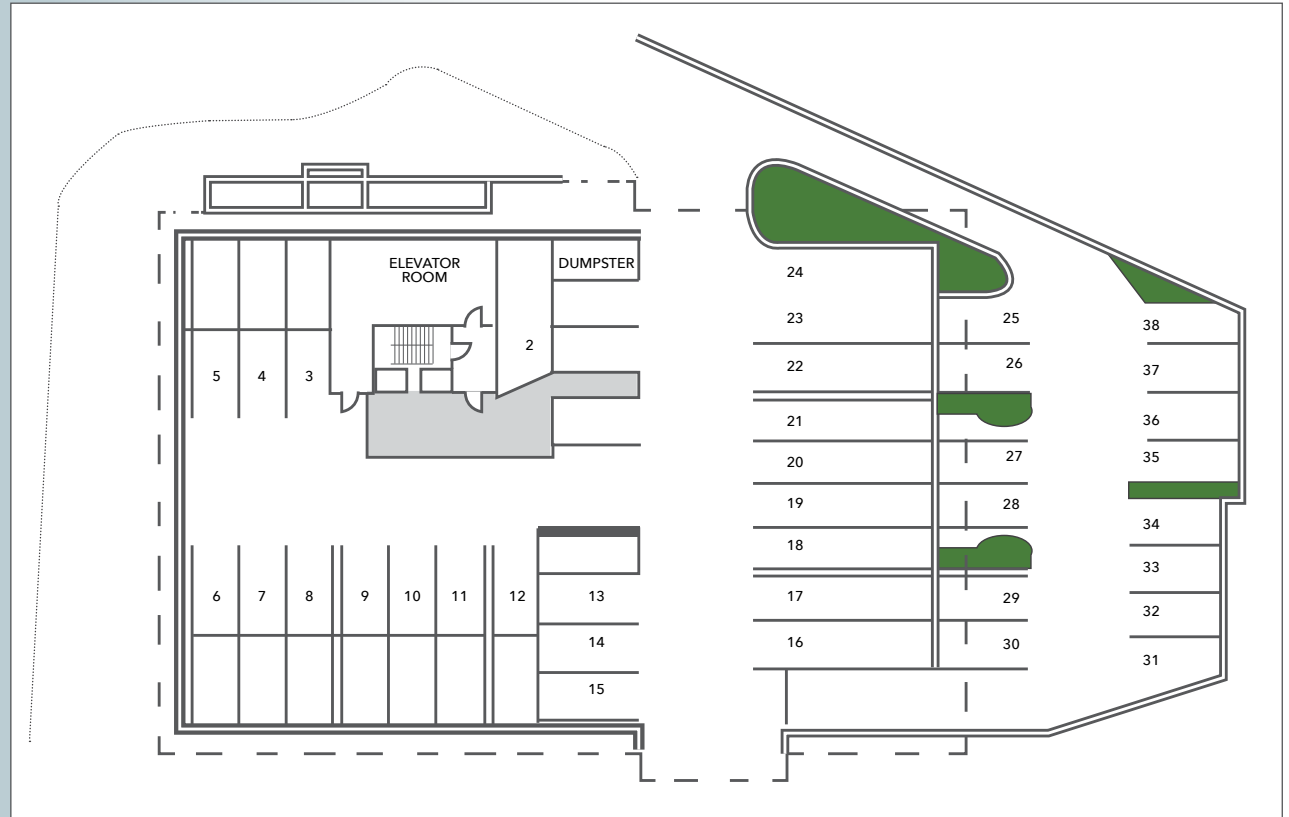
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SITE PLAN

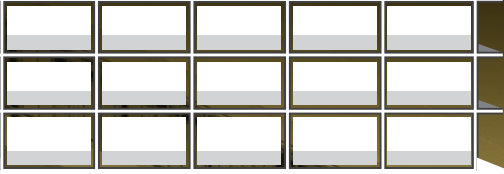


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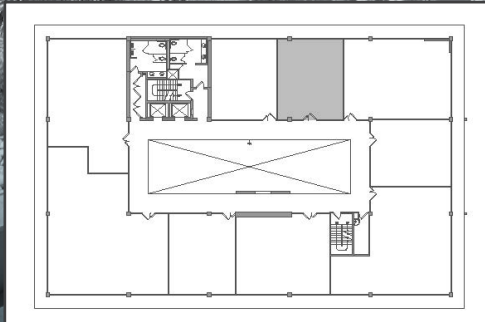
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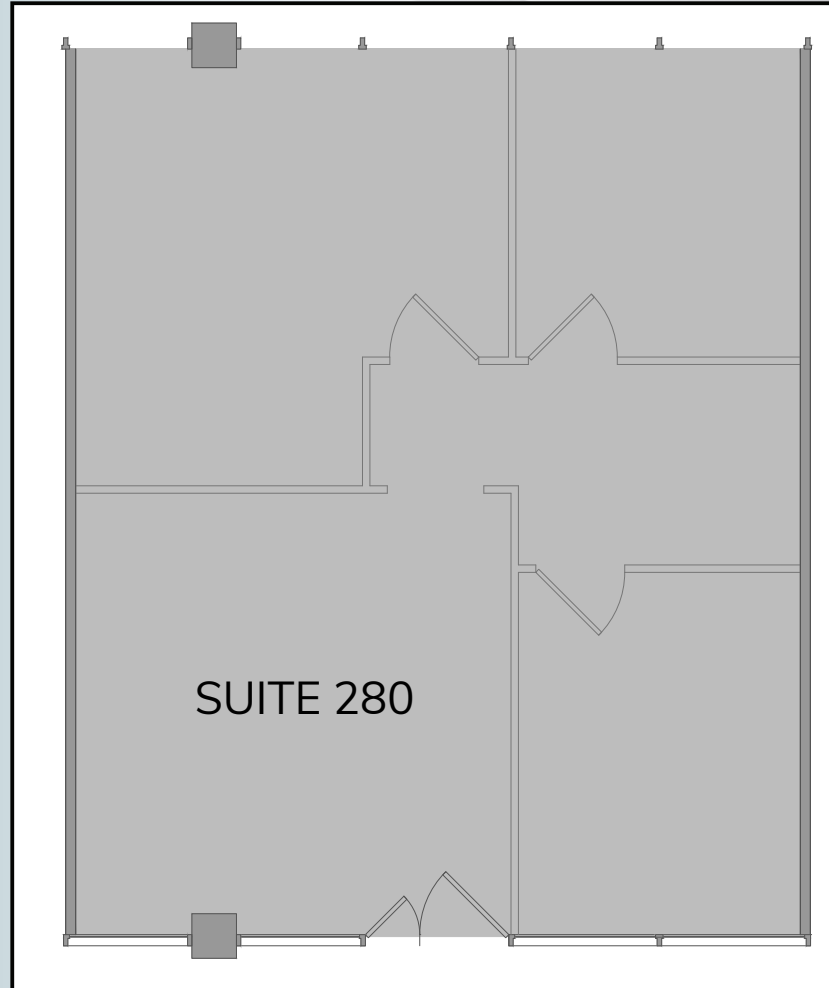
DESCRIPTION:

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



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SUITE 280
±926 SF



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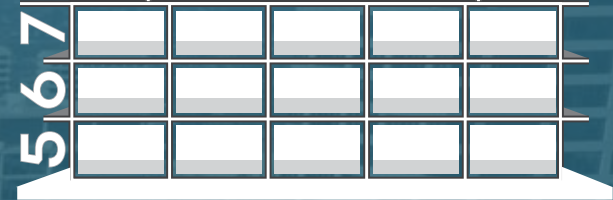


FASHION ISLAND
NEWPORT BEACH, CALIFORNIA



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SAN NICOLAS PLACE



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