

# 20322 ACACIA

NEWPORT BEACH, CA

±13,283SF  
FOR SALE OR  
FOR LEASE

4,900 SF AVAILABLE  
FOR OCCUPANCY

EXCLUSIVELY LISTED BY:

LEE & ASSOCIATES - NEWPORT BEACH  
100 BAYVIEW CIRCLE, SUITE 600  
NEWPORT BEACH, CA 92660  
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DRE #: 01343033

— M C A R D E L L —  
OWNER-USER  ADVISORS  
COMMERCIAL REAL ESTATE SERVICES

 LEE &  
ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES

# PROPERTY HIGHLIGHTS

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NEWPORT BEACH, CA



- Income in place
- Seller will lease back full second floor
- Future expansion with 1st floor tenant space
- Elevator served medical grade gurney size

**// ASKING PRICE FOR SALE: \$495 /SF**

- Medical Use Potential
- Excellent Professional Services buildout
- Incredible Glass Line
- High end finishes
- In suite bathrooms
- Electric Charging Station on site

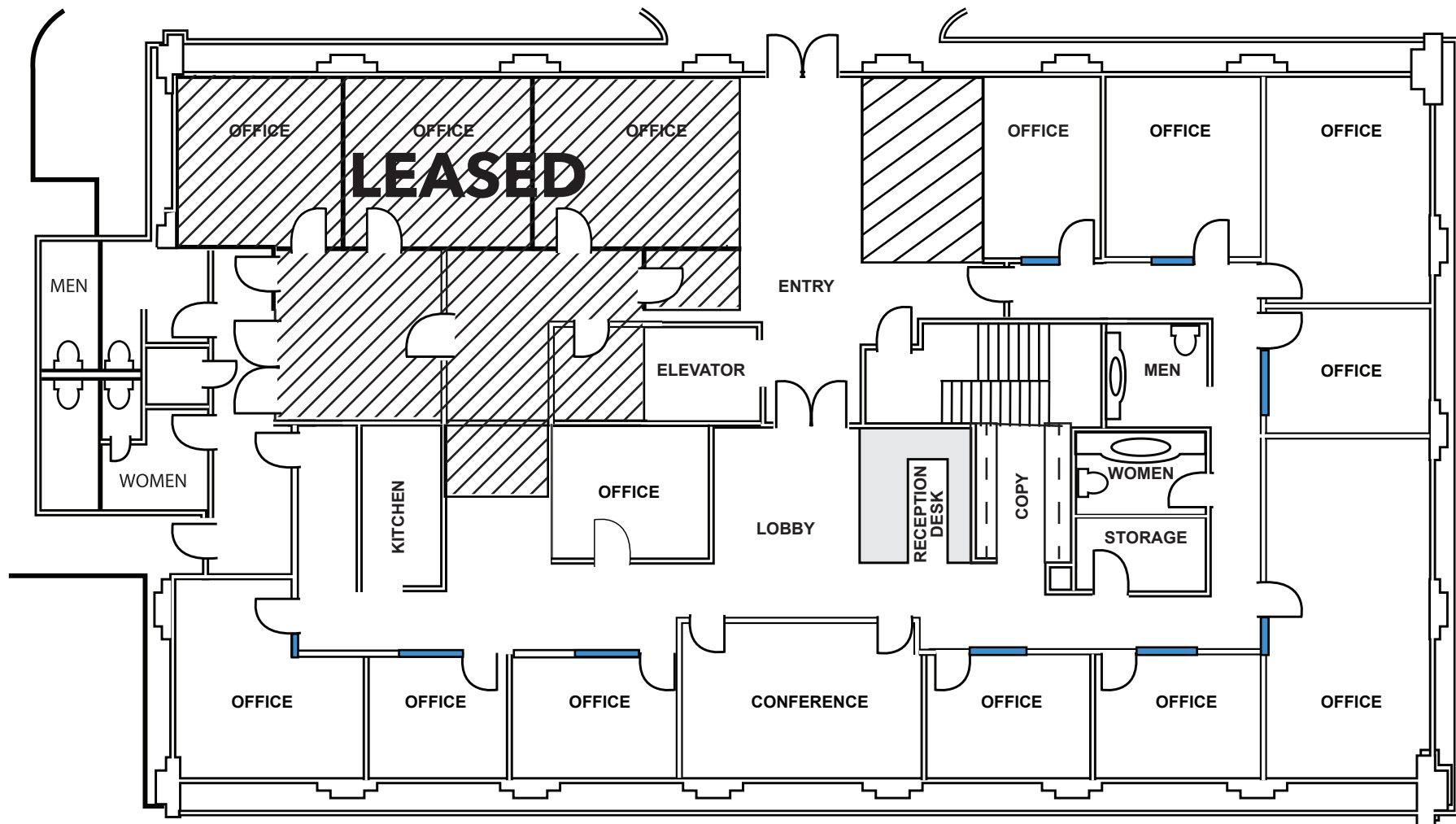
**// ASKING LEASE RATE: \$2.80 FSG**

DISCLAIMER: The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.

# FLOOR PLAN

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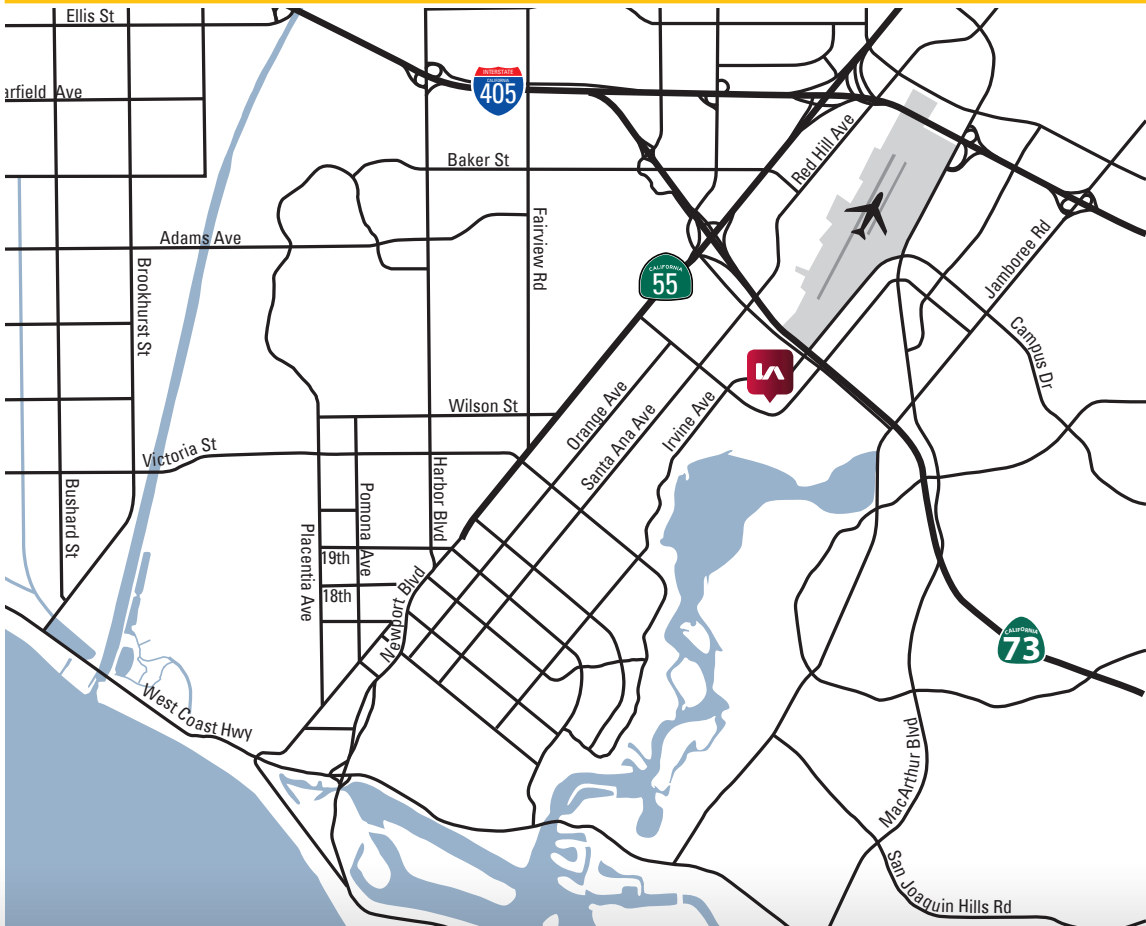
NEWPORT BEACH, CA

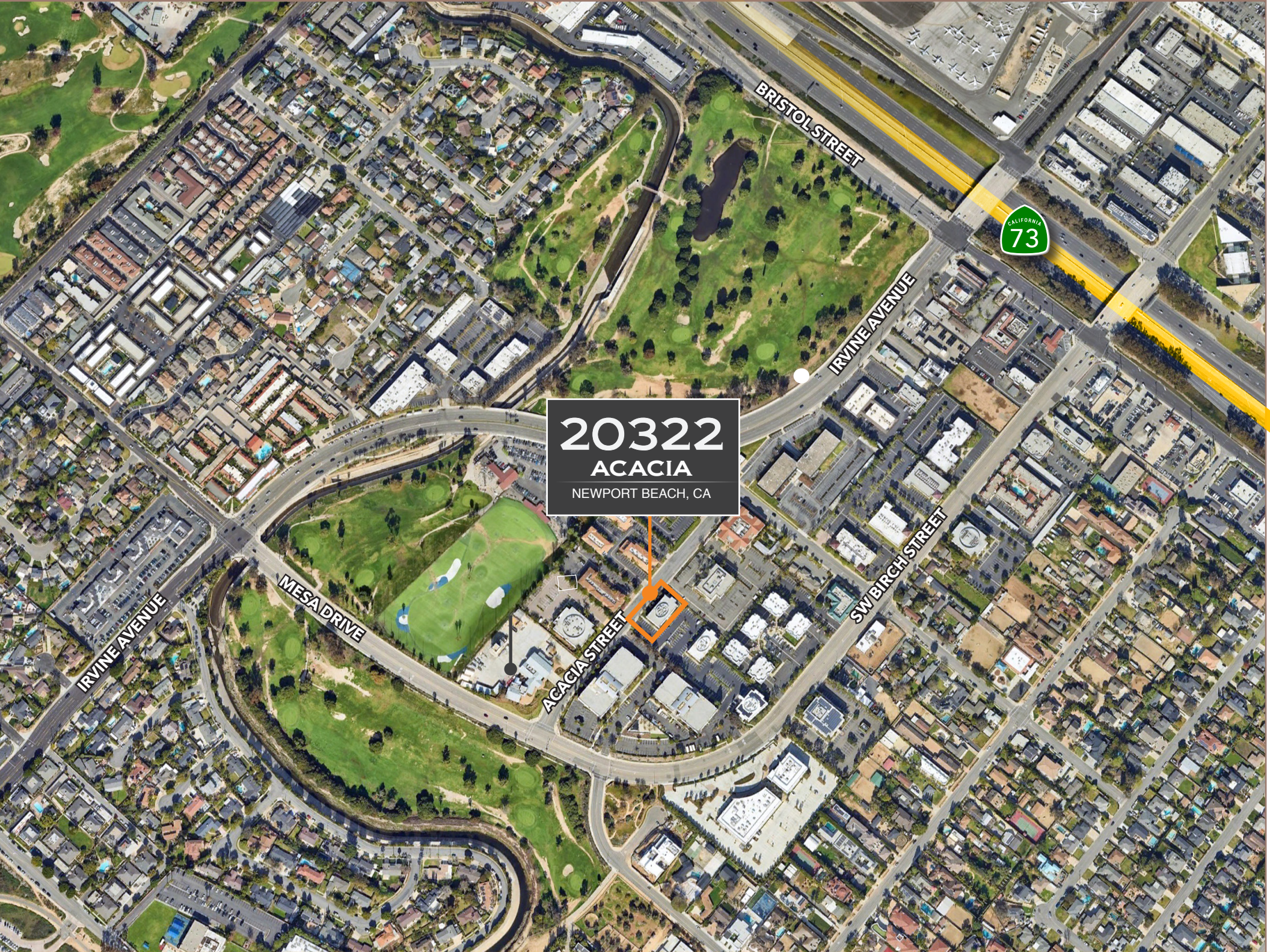


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**FOR SALE**





20322

ACACIA

NEWPORT BEACH, CA

IRVINE AVENUE

MESA DRIVE

ACACIA STREET

IRVINE AVENUE

SW BIRCH STREET

BRISTOL STREET



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