



FOR SALE

KOLL CENTER NEWPORT

4340 VON KARMAN AVE, #110 | NEWPORT BEACH, CA | **FIRST FLOOR SPACE**

CONTACT

JAKE FISCHBECK
VICE PRESIDENT

LICENSE ID# 02090693

949.790.3118

JFISCHBECK@LEEIRVINE.COM

PROPERTY FEATURES

- High Image Professional Office Bldg.
- First Floor Suite 110
- Ten (10) Private Offices, Conference Room, Storage Room, Cubicle Area and Kitchen with Professional Lobby, Furniture May Be Made Available
- Highly Efficient Layout w/ Upgraded Interior
- Extensive Window Line Allowing for an Abundance of Natural Light
- Abundant Surface Parking (3.2:1,000 SF)
- Ideal for Professional Office Tenants (Pure Office Zoning)
- Adjacent to John Wayne Airport & South Coast Plaza Shopping Center
- Lakeside View of the Building
- Close Proximity to Irvine's Newest Residential Developments
- Immediate Access to the 55, 405, 73 & 5 Freeways/Toll Roads
- Professionally Managed Business Park/Building Project
- Association Covers Monthly Parking Rate of \$80/Unreserved Stall
- **Asking Price: \$3,886,190 (\$770 PSF)**

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COMMERCIAL REAL ESTATE SERVICES

FISCHBECK

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PROPERTY OVERVIEW

Property Address 4340 Von Karman Ave, #110
Newport Beach, CA 92660

Vacancy Seller to Vacate
Upon Close of Escrow

Building Size ±5,047 SF
Broken Up into 3 Separate
Condos/Parcels

Year Built 1976/2023

Zoning PC Planned Commercial
Flexible Zoning

Parking 3.2/1,000 SF
Covered by Association

Construction Steel Frame

Elevators Yes

Offering Summary \$3,886,190 (\$770 PSF)

HOA Fees \$0.86 PSF

4340
VON KARMAN AVE
NEWPORT BEACH
CALIFORNIA



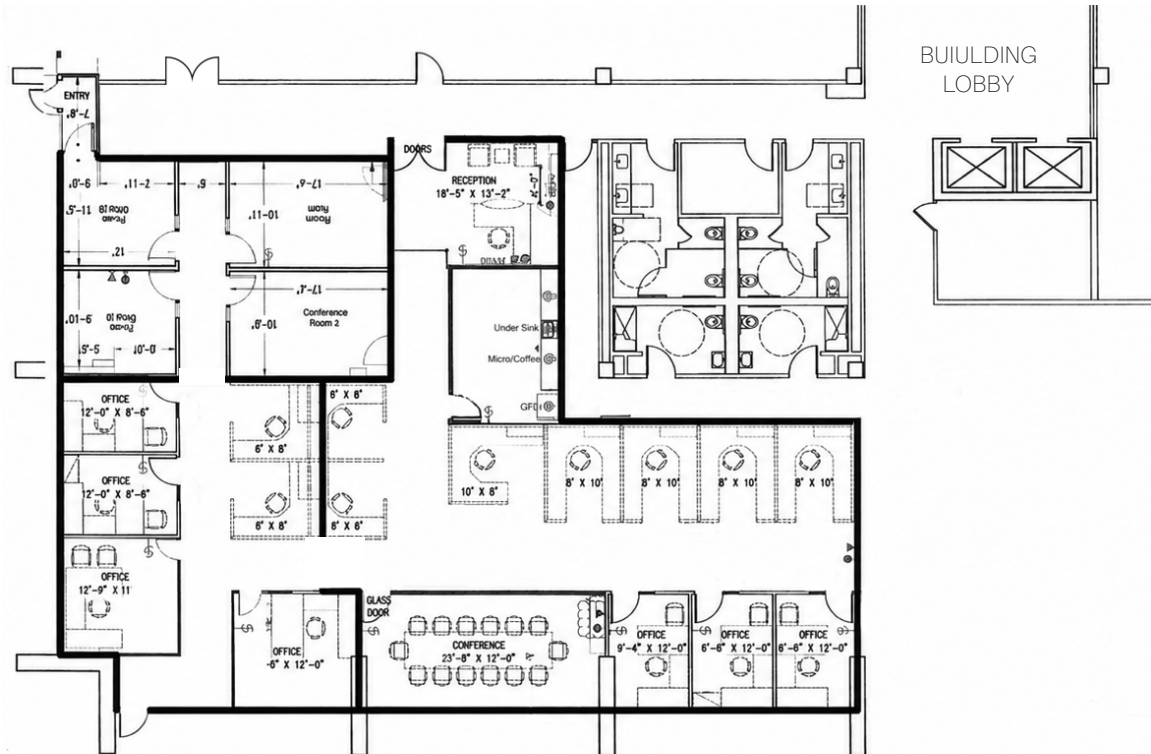
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VON KARMAN AVE

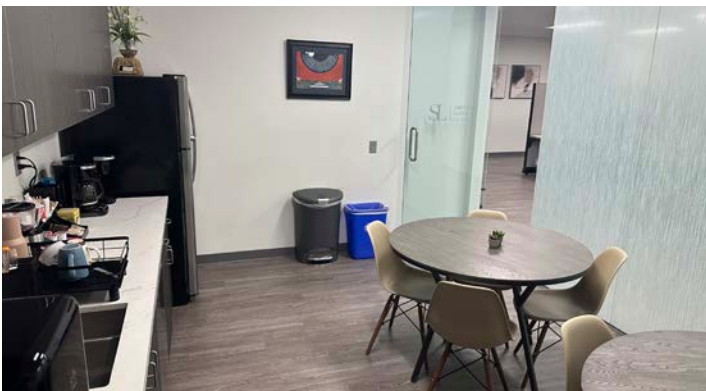
NEWPORT BEACH CALIFORNIA



SUITE 110 - 5,047 SQ FT



INTERIOR PHOTOS



EXTERIOR PHOTOS



AREA OVERVIEW

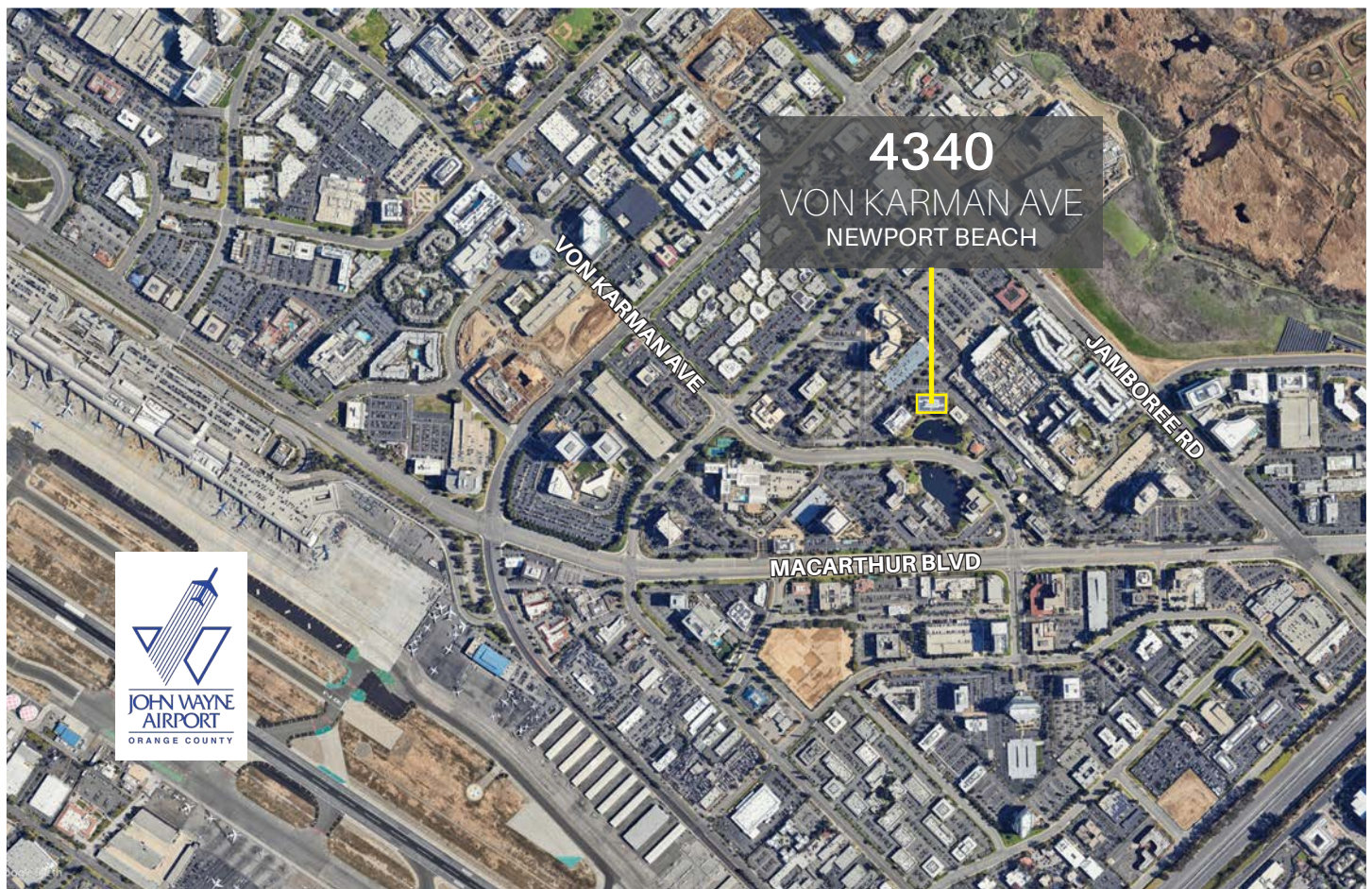




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