



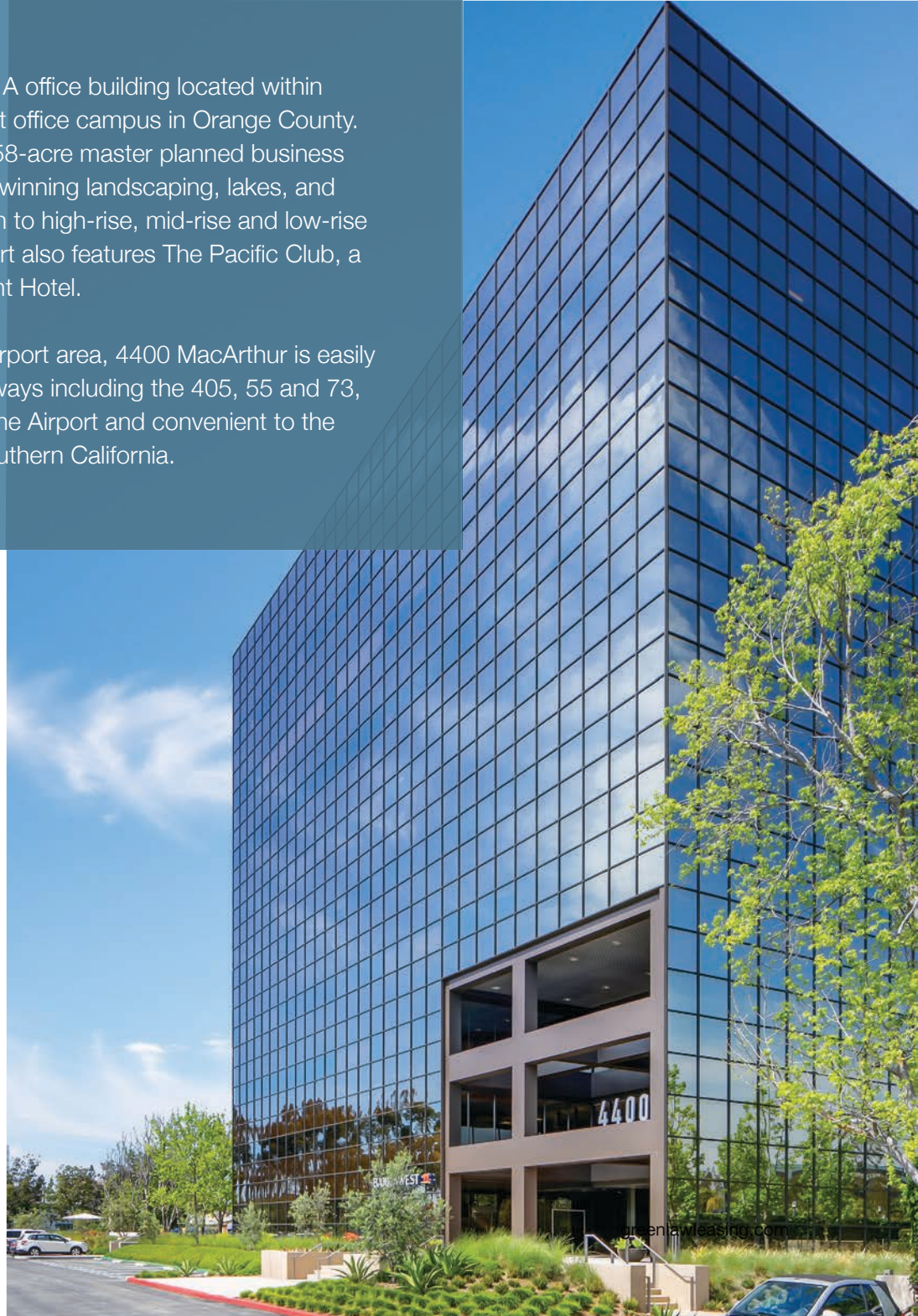
# LOCALLY OWNED RELATIONSHIP FOCUSED

**4400** | MacArthur

# ELEGANTLY EFFICIENT

4400 MacArthur is a 9-story, Class A office building located within the prestigious Koll Center Newport office campus in Orange County. Koll Center Newport is a pristine 158-acre master planned business campus that encompasses award-winning landscaping, lakes, and signature water features. In addition to high-rise, mid-rise and low-rise office buildings, Koll Center Newport also features The Pacific Club, a private social club, and the Fairmont Hotel.

A premier location within the OC Airport area, 4400 MacArthur is easily accessible to the area's major freeways including the 405, 55 and 73, within close proximity to John Wayne Airport and convenient to the beach communities throughout Southern California.



## Prime Location



### BEST-IN-CLASS

156,310 SF, 9-story  
Class-A Office



### ACCESSIBLE

Immediate access to John Wayne  
Airport, I-405, SR-55 and SR-73



### PROMINENT

Located in the prestigious  
Koll Center Newport Office Campus



### MODERN AMENITIES

Includes top onsite amenities and  
adjacent fitness and food options



### AMPLE PARKING

4.00 : 1,000 USF





## CENTRALLY LOCATED

4400 MacArthur offers excellent visibility and immediate access to San Diego via the I-405 Freeway. Convenient connections to Newport Beach and Costa Mesa via the SR-55 Freeway and San Joaquin Hills via the SR-73 Freeway make the commute a breeze. It's only a half-mile away from John Wayne Airport.





# NEARBY AMENITIES

4400 MacArthur is ideally positioned within the prestigious Koll Center Newport Office Campus with many attractive amenities including:

## FITNESS FACILITIES

- ① Equinox Sports Club - Irvine

## HOTELS

- ② Hyatt Hotel
- ③ Marriott - Newport Beach
- ④ Renaissance Hotel

## FOOD & DRINKS

- ⑤ Avocado Cafe Irvine
- ⑥ Benihana
- ⑦ Classic Q
- ⑧ El Pollo Loco
- ⑨ Flame Broiler
- ⑩ Ike's Sandwiches
- ⑪ Jamba Juice
- ⑫ Kalveras
- ⑬ Mario's Butcher Shop
- ⑭ Moulin
- ⑮ Nan San
- ⑯ Phans Kitchen Bar
- ⑰ Poke OC
- ⑱ Sgt. Pepperoni's Pizza
- ⑲ Solstice Seasonal Kitchen
- ⑳ Starbucks (4 Locations)
- ㉑ Subway
- ㉒ The Lost Bean Coffee
- ㉓ Taco Bell

## TRANSPORTATION

- ⑳ John Wayne Airport





# AVAILABLE SPACE

Suite	Size (RSF)	Space Details
150	7,026	<b>Available August 2026.</b> 9 offices, 1 conference room, kitchen and restroom.
400	18,339	43 perimeter offices, 3 conference rooms, kitchen and break room
570	5,868	6 offices, storage space and kitchenette.





# QUALITY FIT & FINISH

Our class-A work environments elevate your companies image and game. Giving you an edge with recruitment, culture and retention.





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