



20321 SW BIRCH STREET - SUITE 200

NEWPORT BEACH, CA

FOR SALE // 5,053 SQUARE FEET



CONFERENCE ROOM VIRTUAL TOUR

EXCLUSIVELY LISTED BY:

LEE & ASSOCIATES - NEWPORT BEACH
100 Bayview Circle, Suite 600
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20321

SW BIRCH STREET

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the offering

20321 SW Birch, suite 200 is located in the prestigious Birch Heights project in Newport Beach. The space is built out with ideal functionality for a professional services firm or any professional office owner-user. Birch Heights has the City of Newport Beach overlay to allow for medical office use. It's proximity to the newly built UCI Health campus in Irvine and Hoag Newport Beach make this an ideal location for all specialties. The unit's Birch select frontage provides for a prominent building top sign position.

With four sides of glass, 3 corner decks and 3 balconies, there is an abundance of natural light and outdoor spaces to take a break or get some fresh air. The project is elevator served and has a 'tuck under' parking lot that gets your car out of the sun and weather. The Association maintains the property's landscaping, parking lot, roof, and exterior lighting and painting. This is the ideal space for an office or medical office owner-user who is looking to invest in their own future and take advantage of the benefits of owning and controlling real estate costs while building personal wealth.



property features

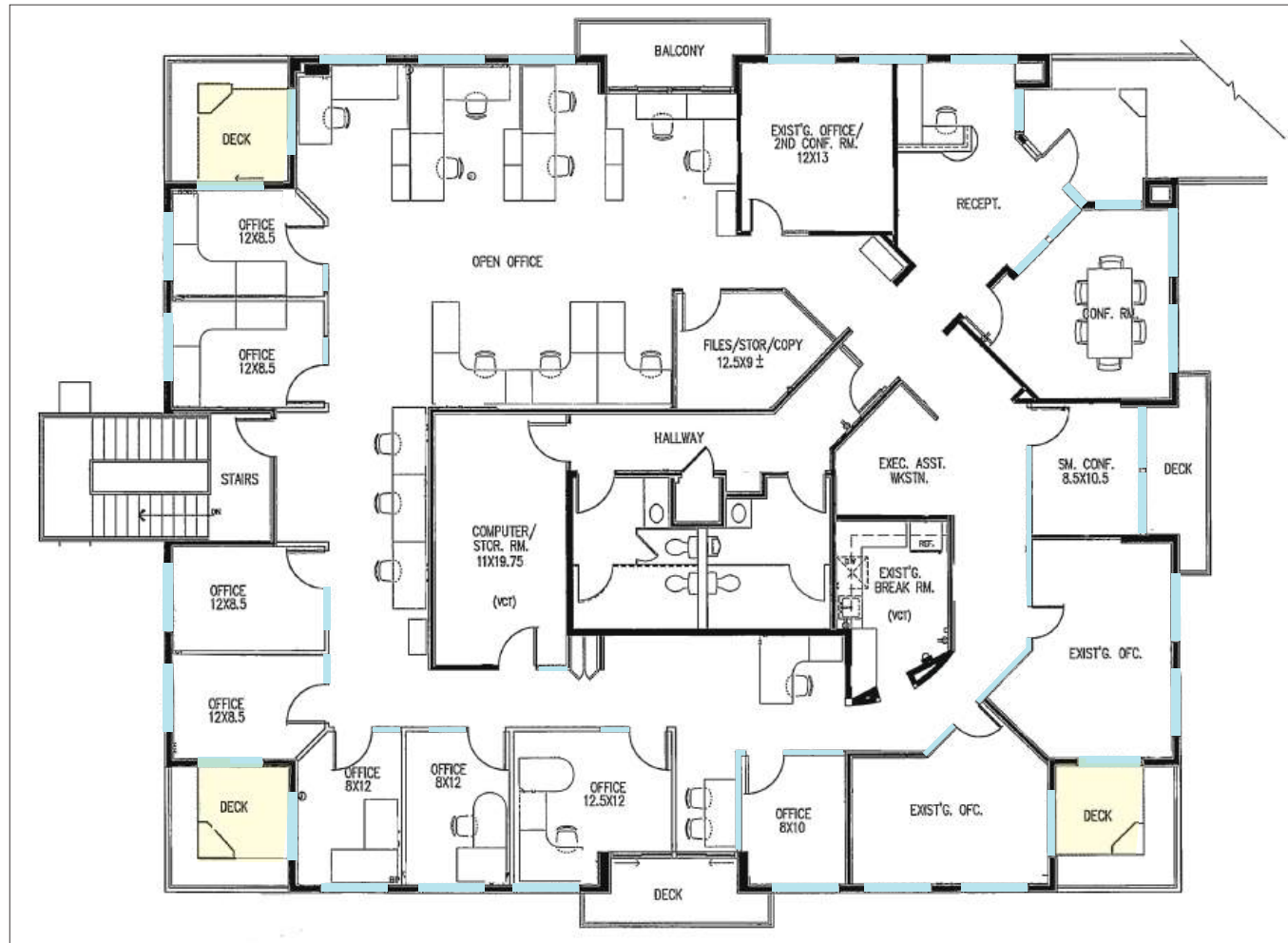
PRICE	TBD
Building Size	±5,053 SF
Parcel Number	930-685-00
Parking	4:1000 / Mostly Covered
Year Built	1991
Type of Ownership	Fee Simple Condominium
Association Costs	\$2,380 /month (\$.47 /sf)
Elevator Service	Yes
Internet Providers	Spectrum & AT&T
Building Occupancy	Owner Occupied
Cross Street	Birch / Orchard
Construction Type	Reinforced Concrete
Number of Floors	Single Floor in Two-Story Building
Roof Type	White Coated Multi-layer Fiberglass & Plywood
Security	Key Access & Alarm Capable

**Broker makes no statement as to the accuracy of above. All information to be independently verified.*



floor plan

Suite 200



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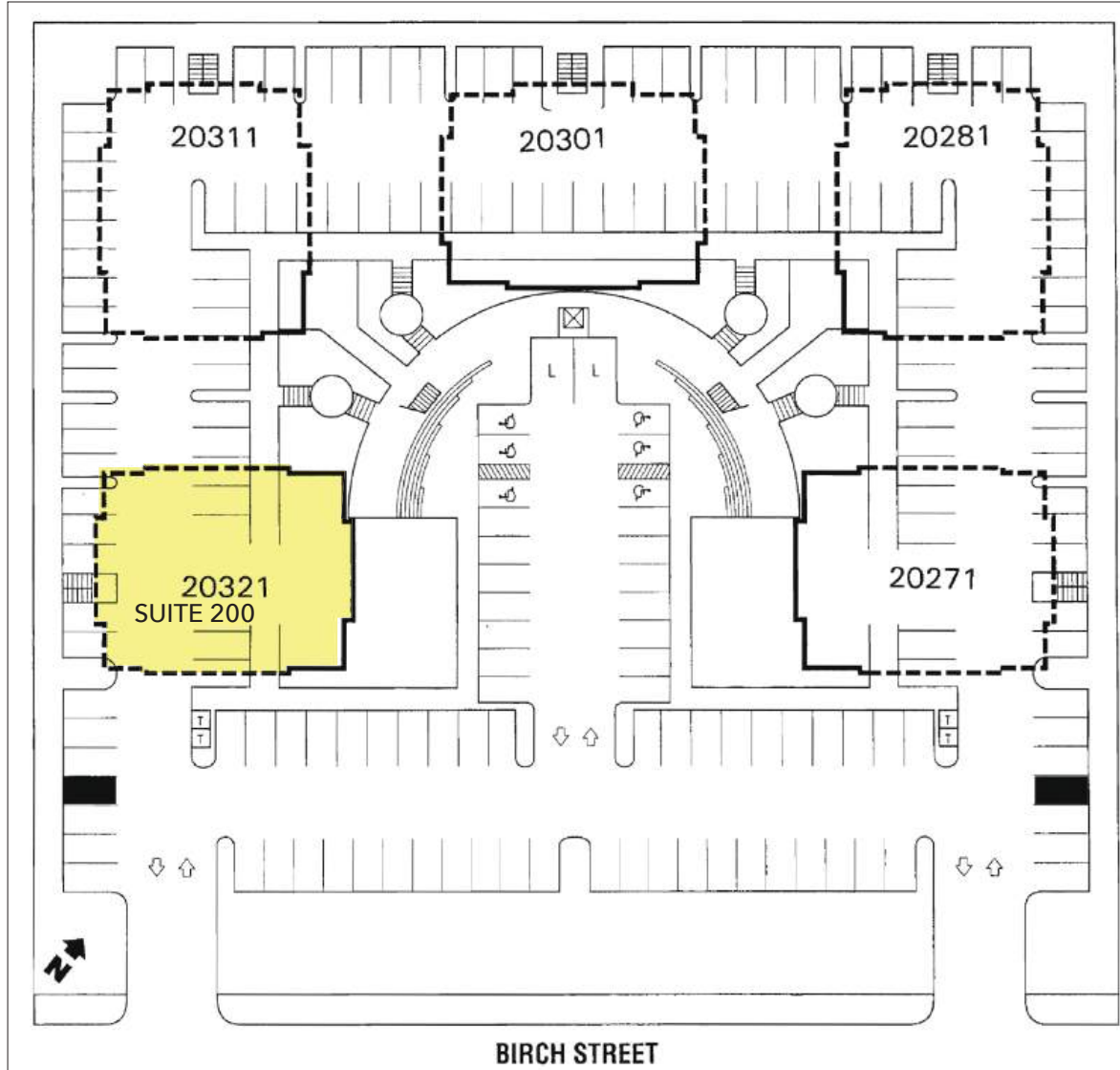
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site plan



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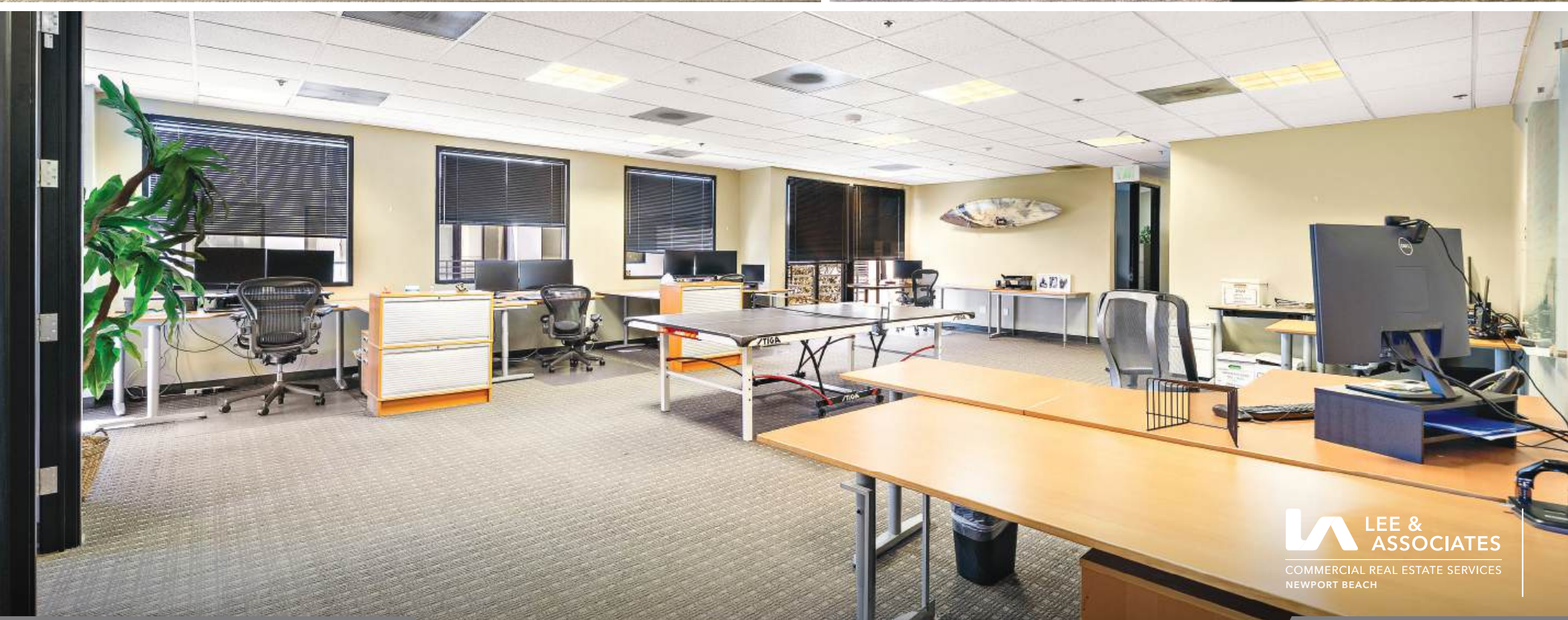
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