

# newport center

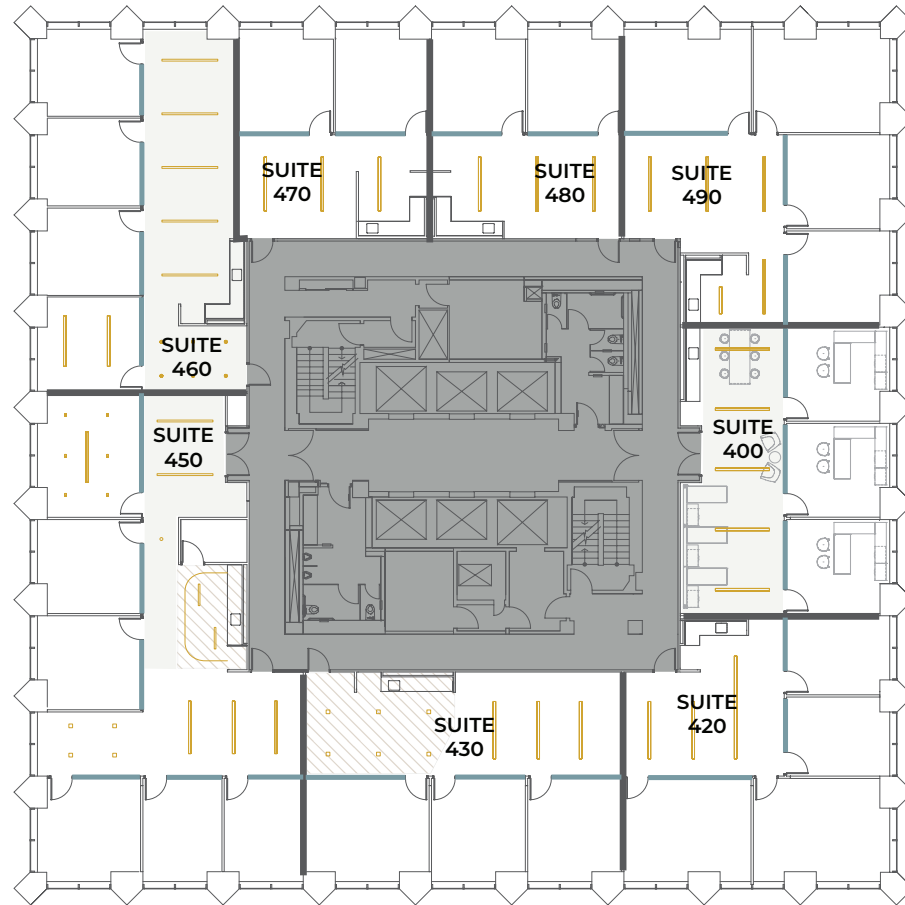
620 Newport Center Drive | Fourth Floor

**Flex+**<sup>®</sup>  
BY IRVINE COMPANY



620 Newport Center Drive

# floor 4



○ 8 new, premium move-in ready suites ranging from 1K - 3K SF (Available Spring 2026)

○ High-end suite designs feature a variety of modern lighting, premium break areas and exposed ceilings

○ Suites are pre-installed with Meter's enterprise-grade network, providing Wi-Fi on day 1 with zero setup

○ Elevate your workday in an elegant 16-story tower steps from Fashion Island®'s premier dining and shopping, with Newport's iconic beaches just minutes away.



620 Newport Center Drive

# suite 400

total  
size

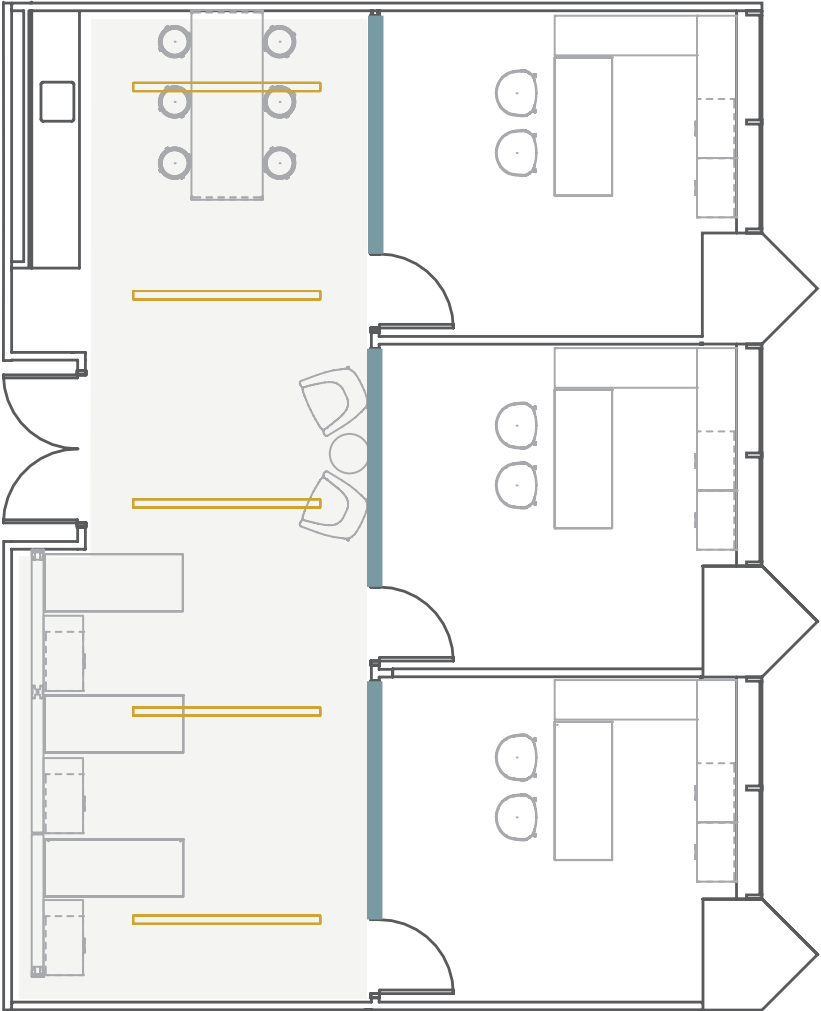
±1,513 sqft

team  
size

6-8

private  
offices

3



FURNISHED    GLASS    LIGHTS    OPEN CEILING



620 Newport Center Drive

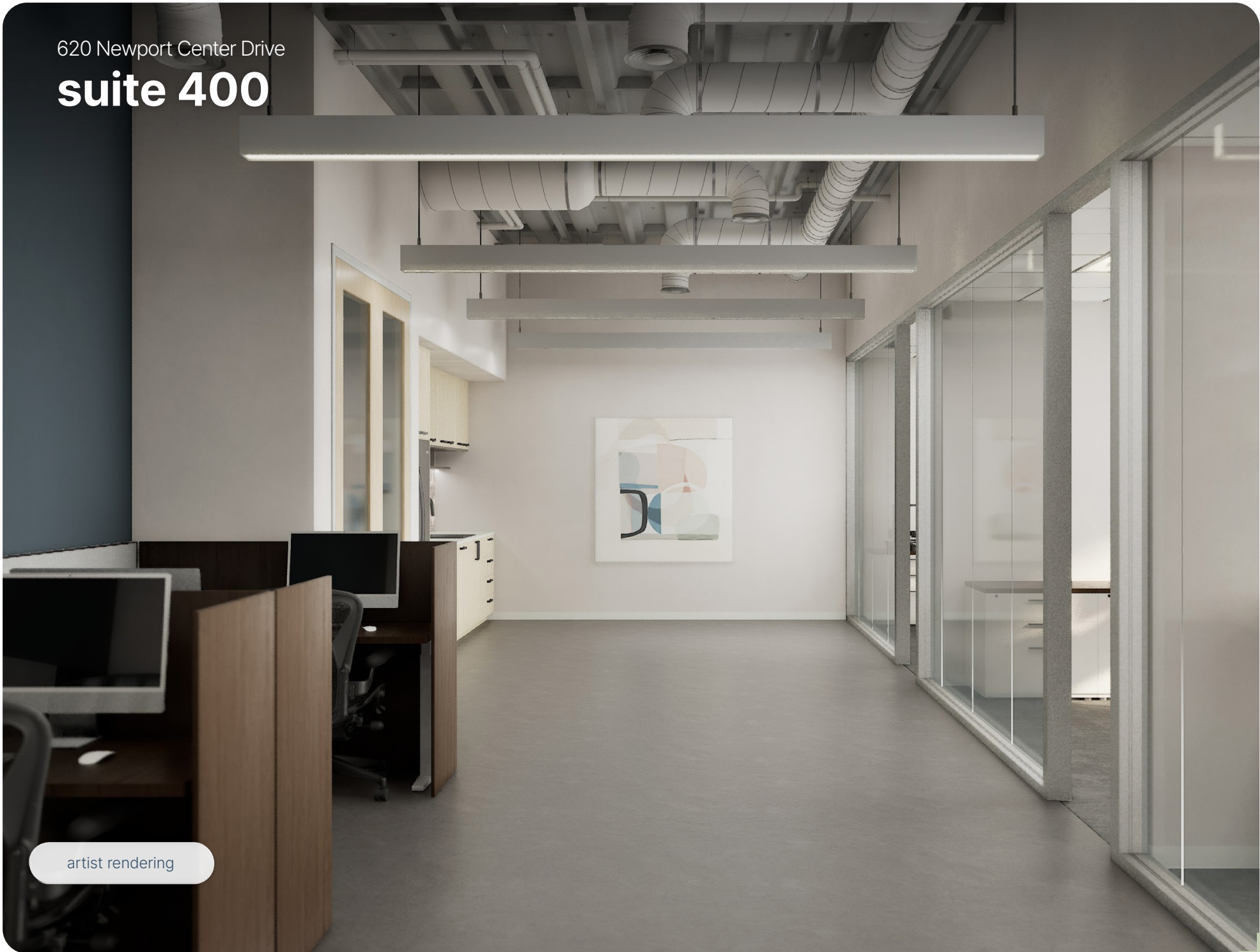
# suite 400



artist rendering



620 Newport Center Drive  
**suite 400**

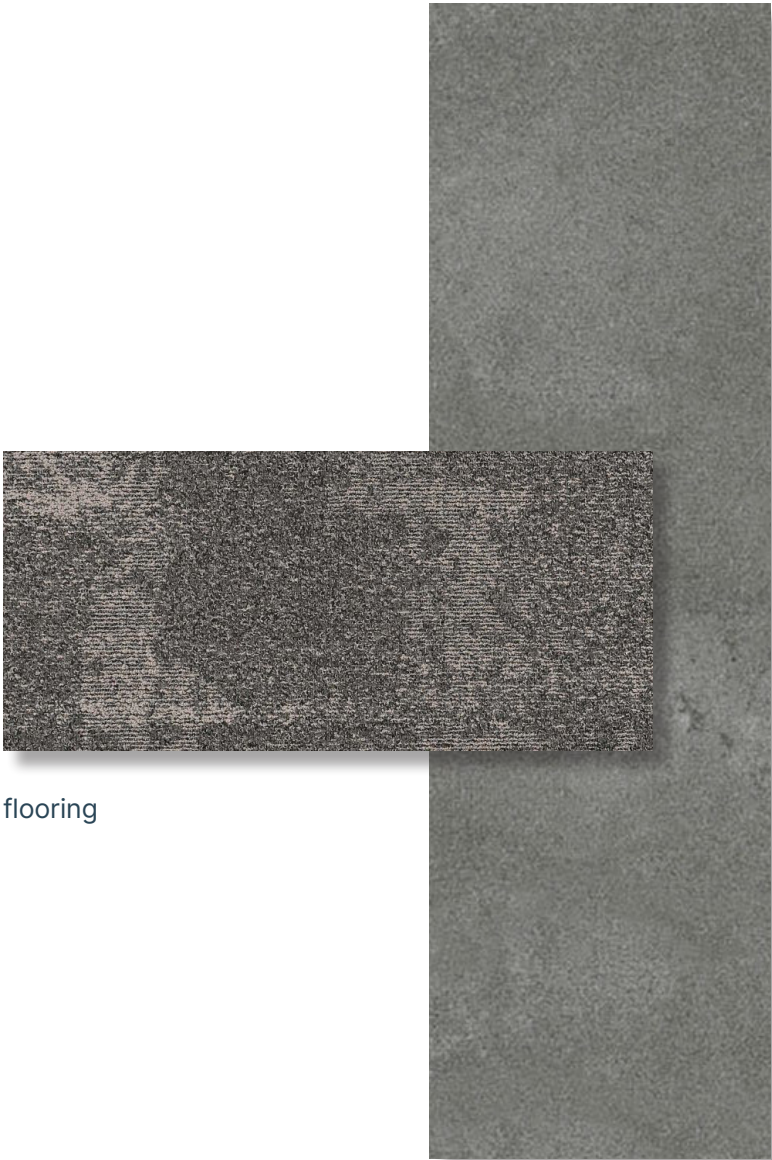


artist rendering



620 Newport Center Drive

# suite 400



flooring



paint scheme



breakroom



620 Newport Center Drive

# suite 420

total size

±1,922 sqft

team size

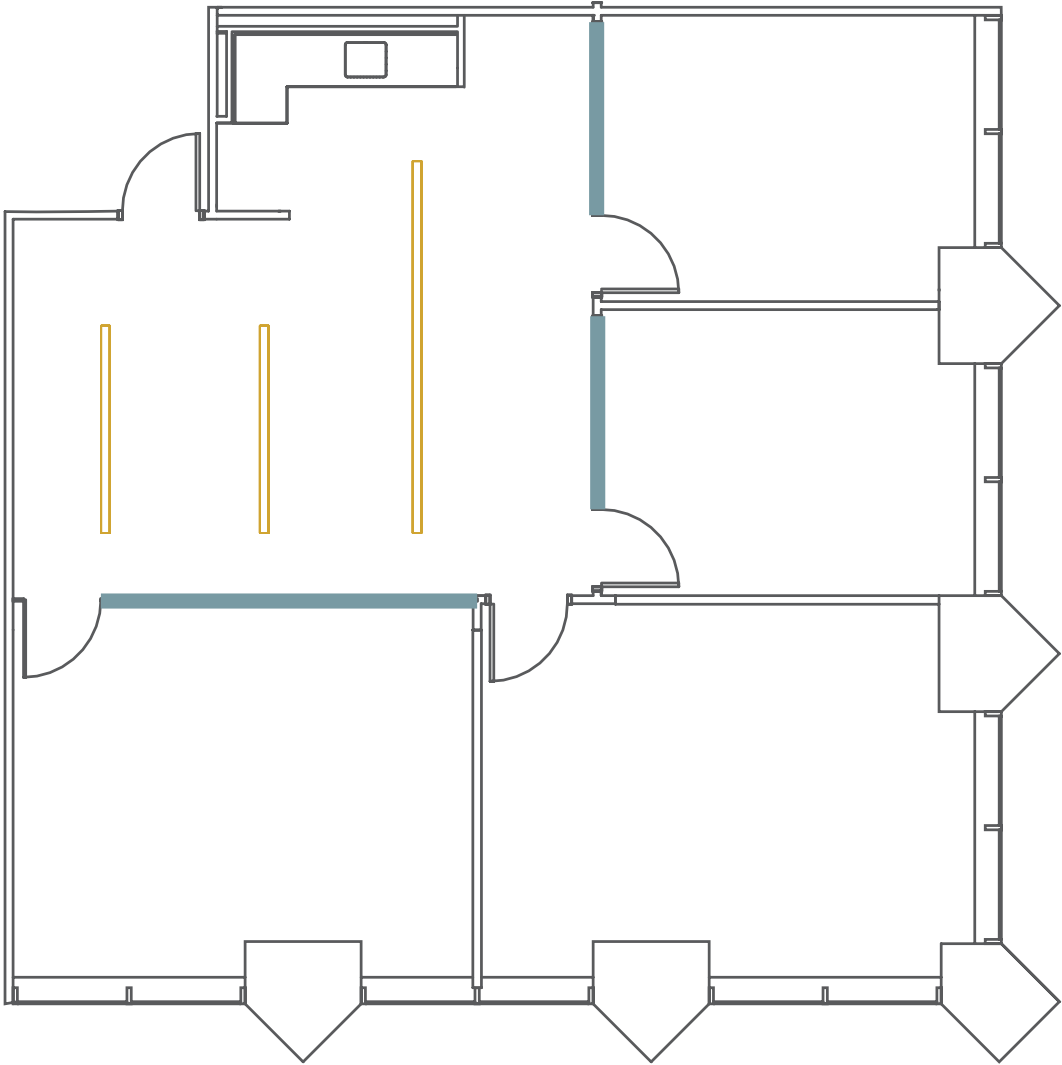
8-10

private offices

3

meeting room

1



— GLASS  LIGHTS



620 Newport Center Drive

# suite 420



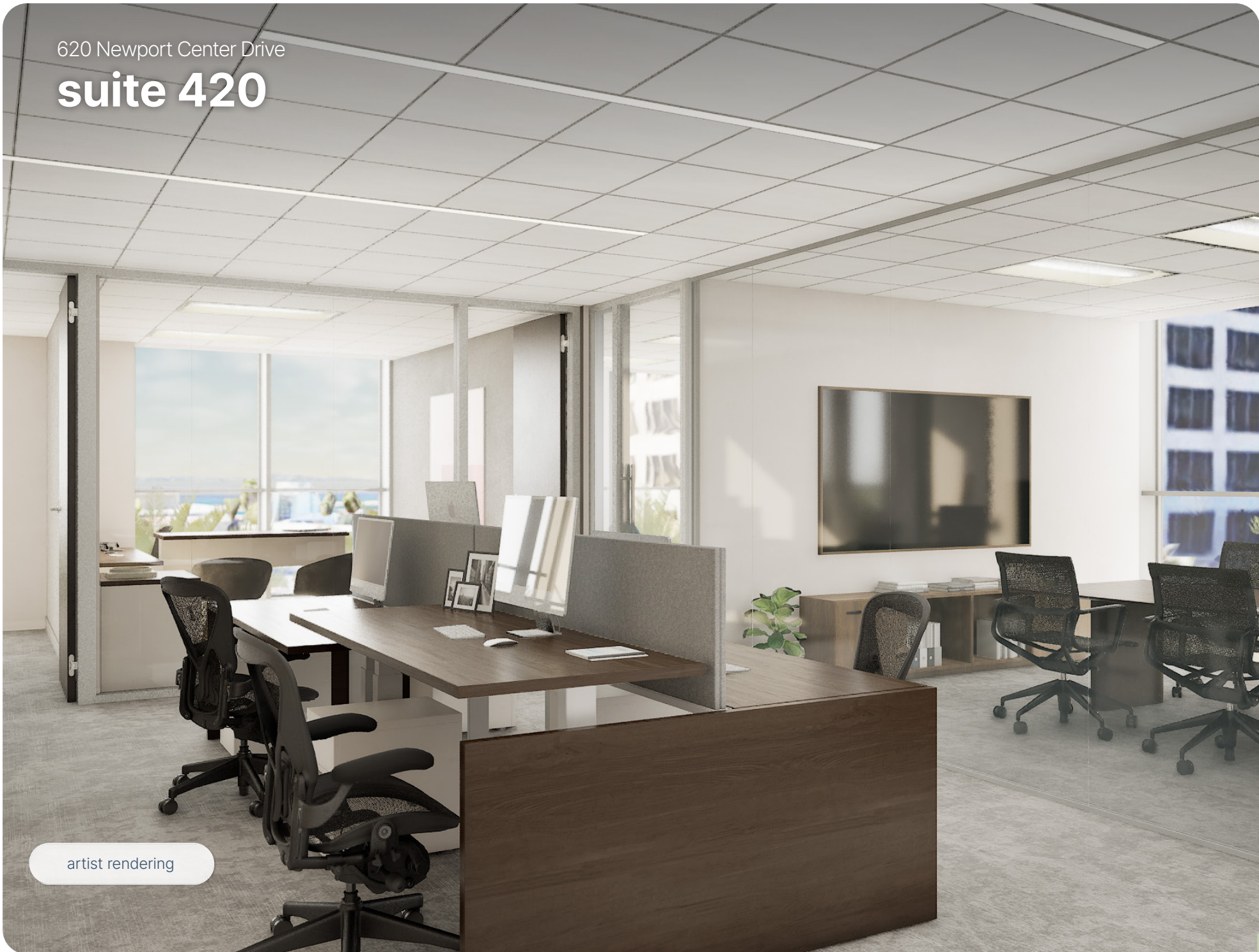
artist rendering





620 Newport Center Drive

# suite 420

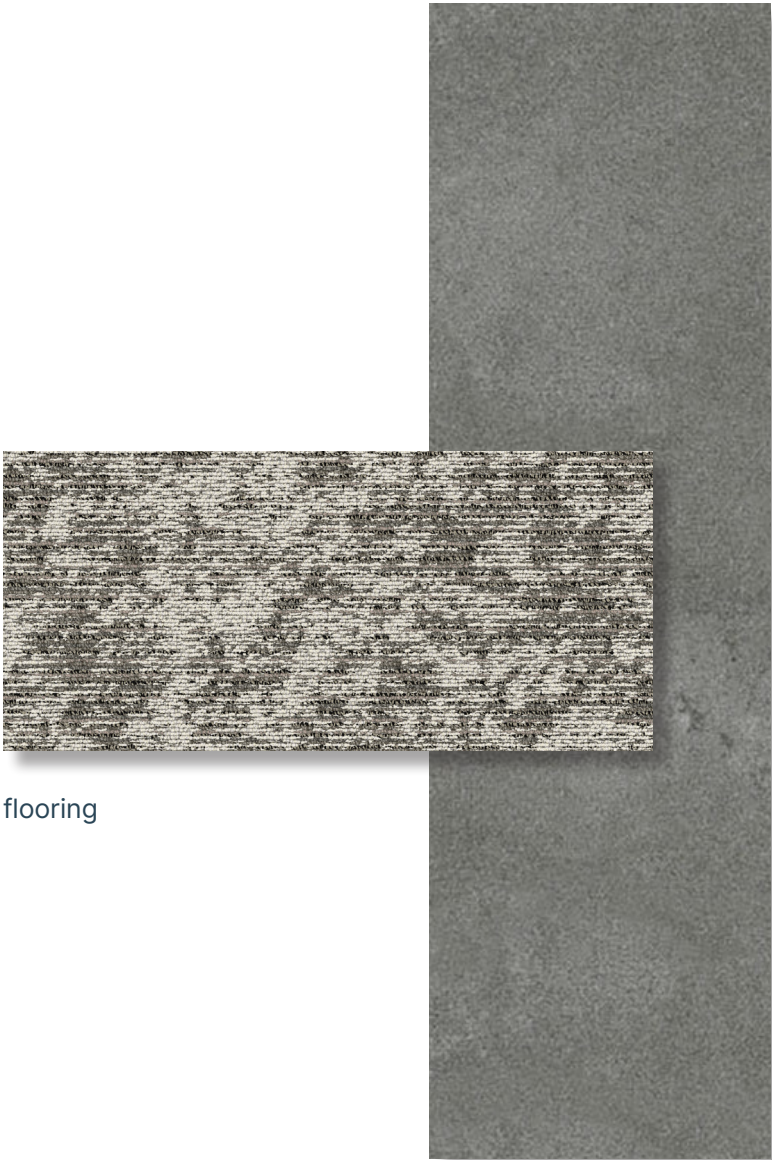


artist rendering



620 Newport Center Drive

# suite 420



flooring



paint scheme



breakroom



620 Newport Center Drive

# suite 430

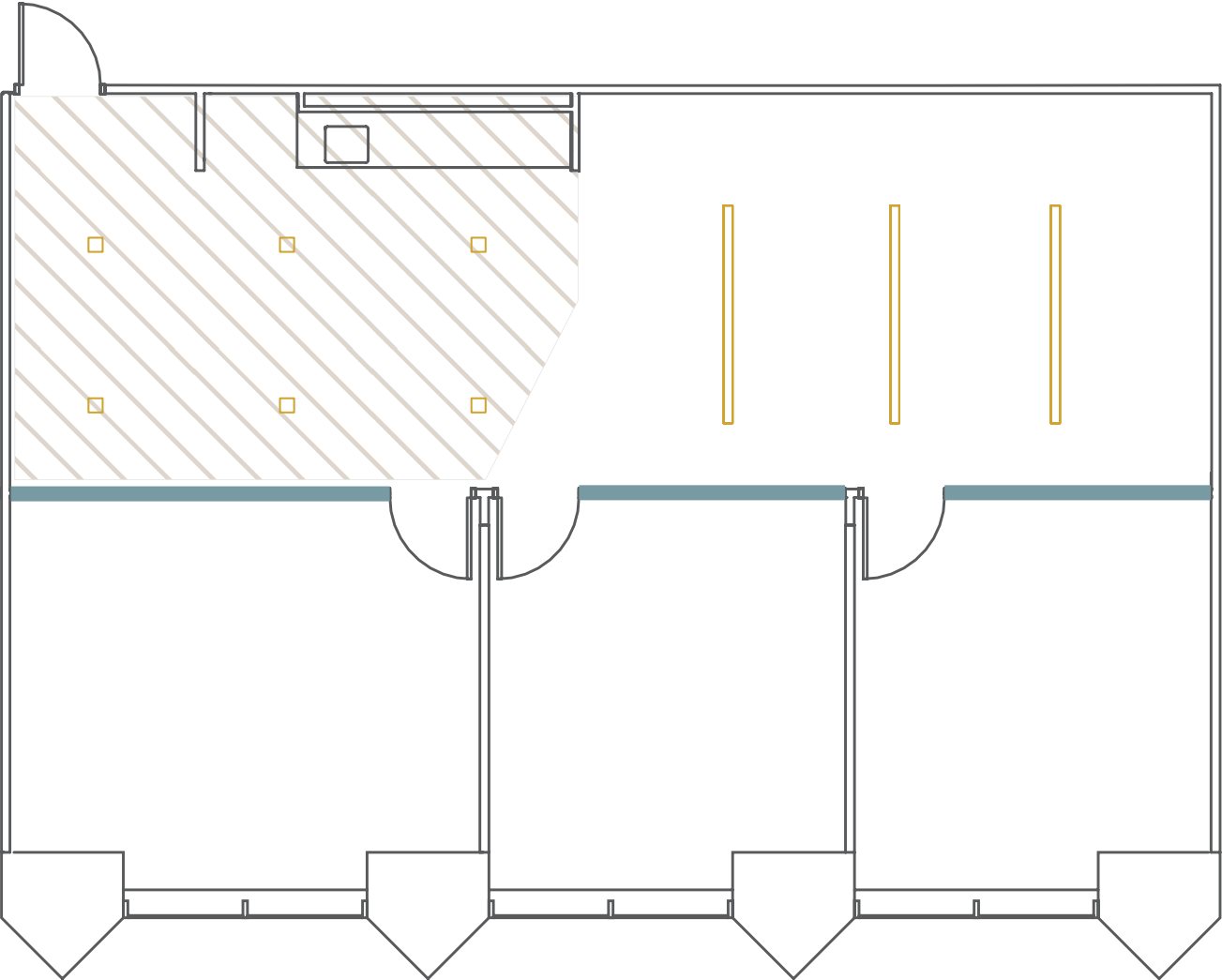
total size  
**±1,822 sqft**

team size  
**8-10**

private offices  
**2**

meeting room  
**1**

private offices  
**3**



GLASS LIGHTS HARD LID CEILING



620 Newport Center Drive

# suite 430



artist rendering



620 Newport Center Drive

# suite 430

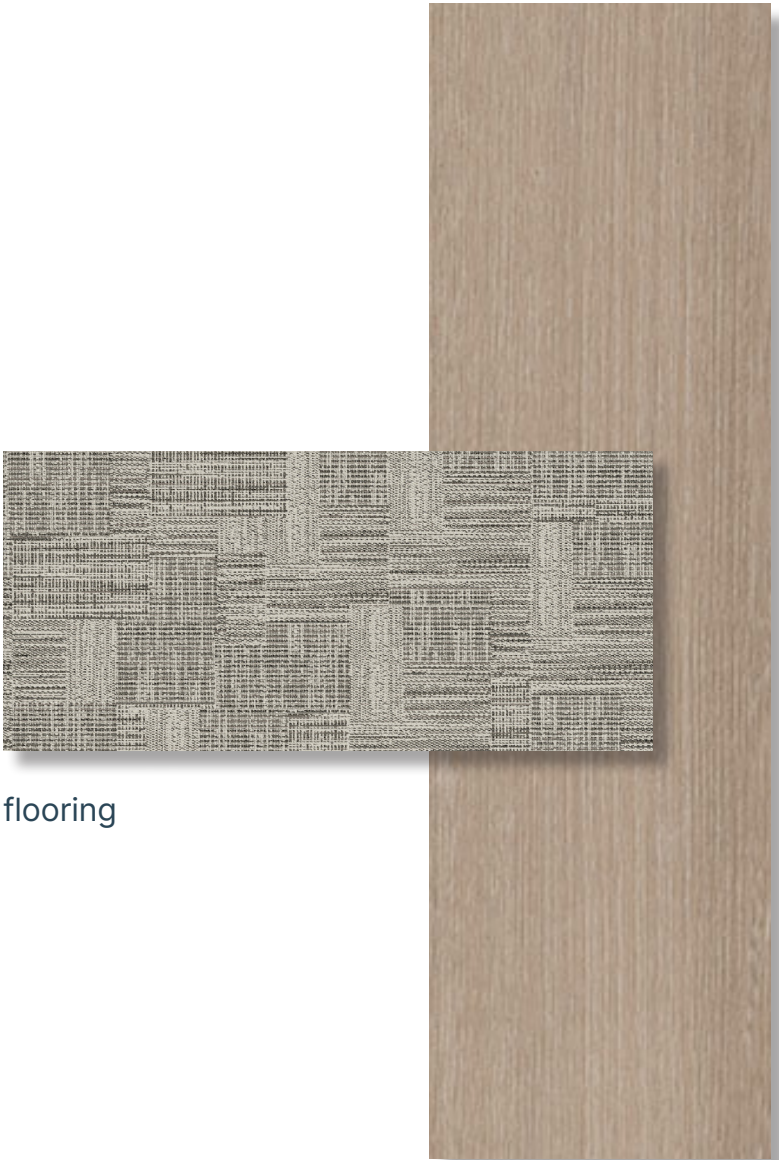


artist rendering



620 Newport Center Drive

# suite 430



flooring



paint scheme



breakroom



620 Newport Center Drive

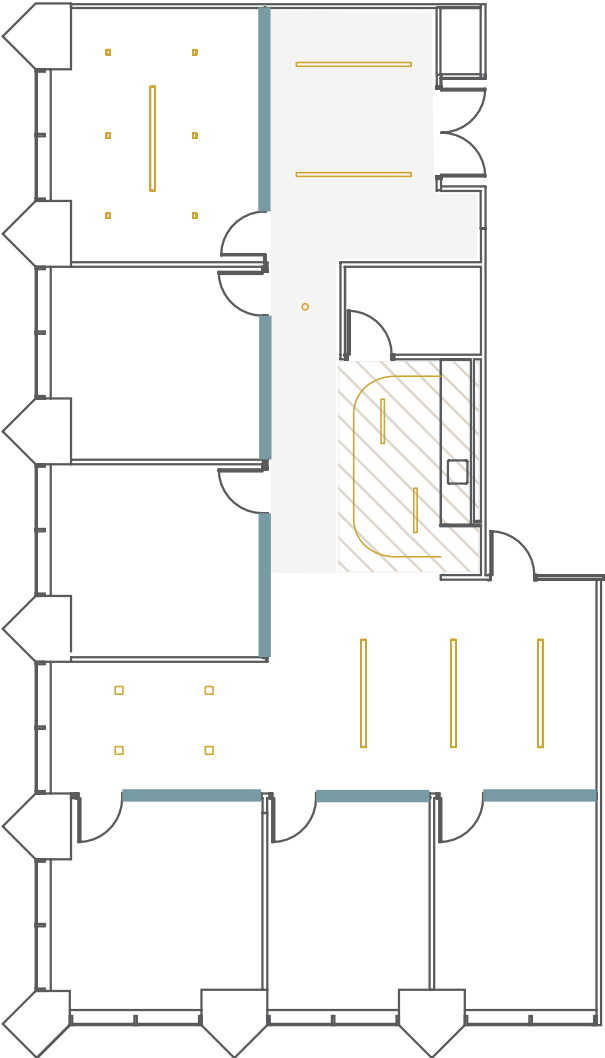
# suite 450

total size  
**±3,159 sqft**

team size  
**14-18**

private offices  
**5**

meeting room  
**1**

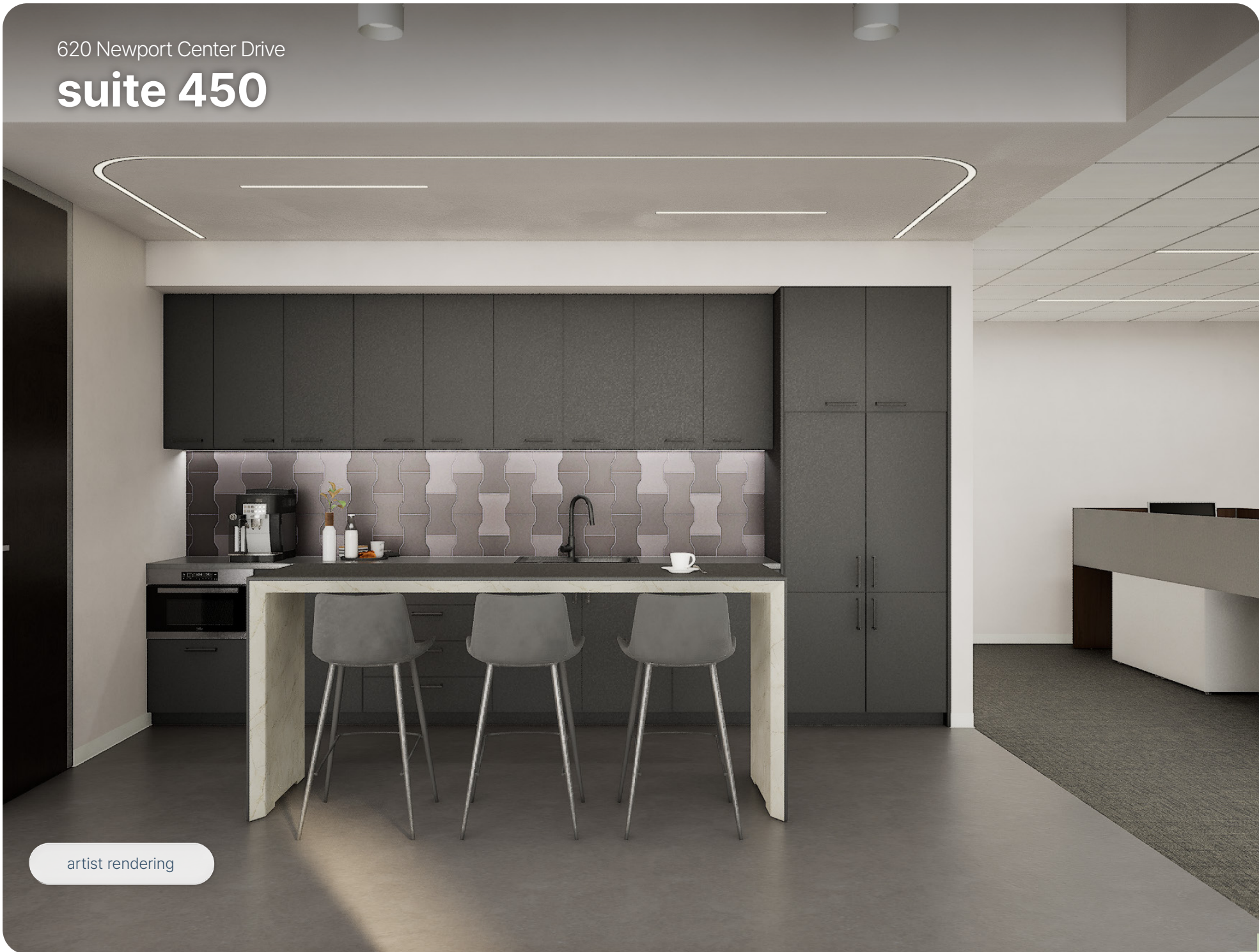


GLASS LIGHTS OPEN CEILING HARD LID CEILING



620 Newport Center Drive

# suite 450



artist rendering





620 Newport Center Drive

# suite 450

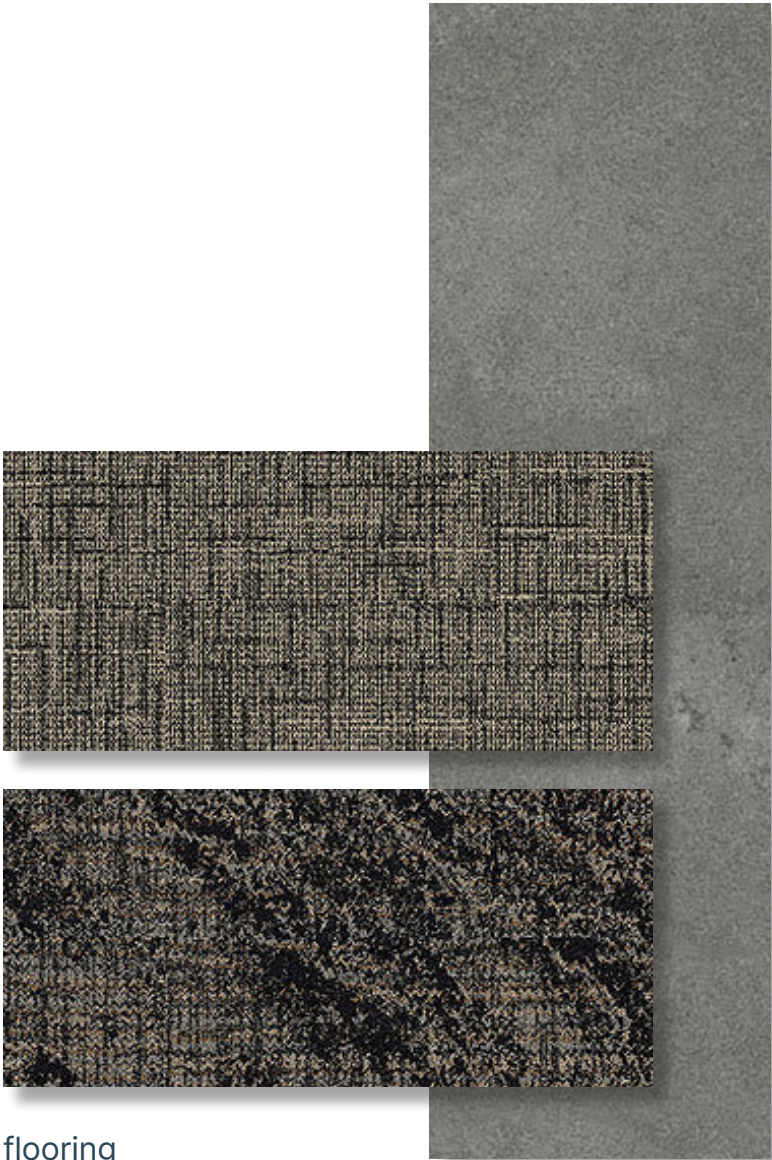


artist rendering



620 Newport Center Drive

# suite 450



flooring



paint scheme



breakroom



620 Newport Center Drive

# suite 460

total  
size

**±1,907 sqft**

team  
size

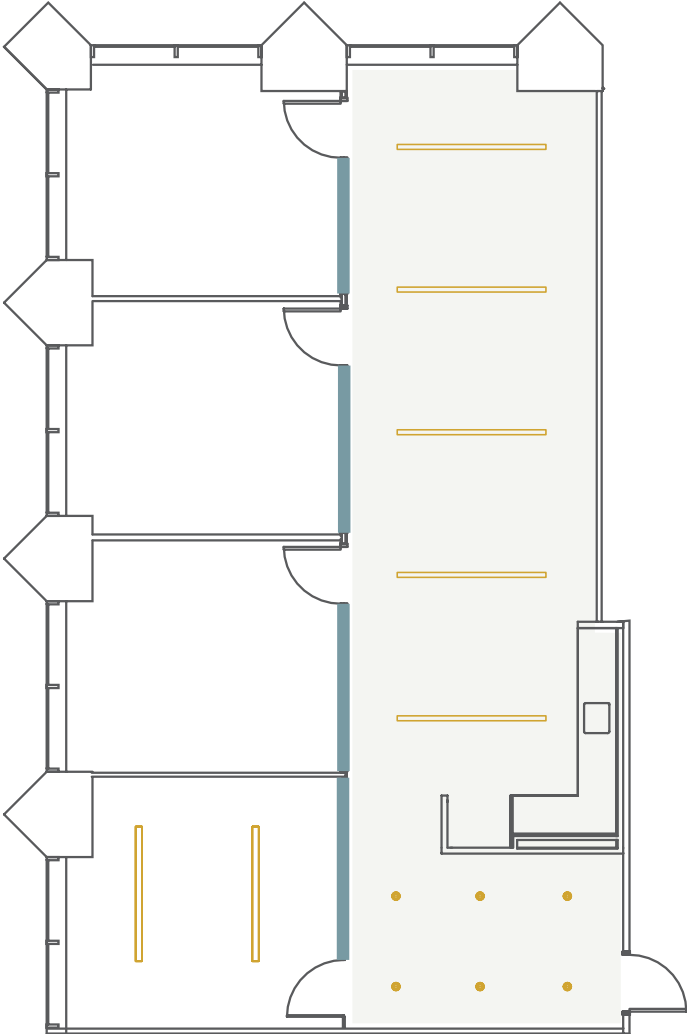
**8-10**

private  
offices

**3**

meeting  
room

**1**



GLASS LIGHTS OPEN CEILING



620 Newport Center Drive

# suite 460

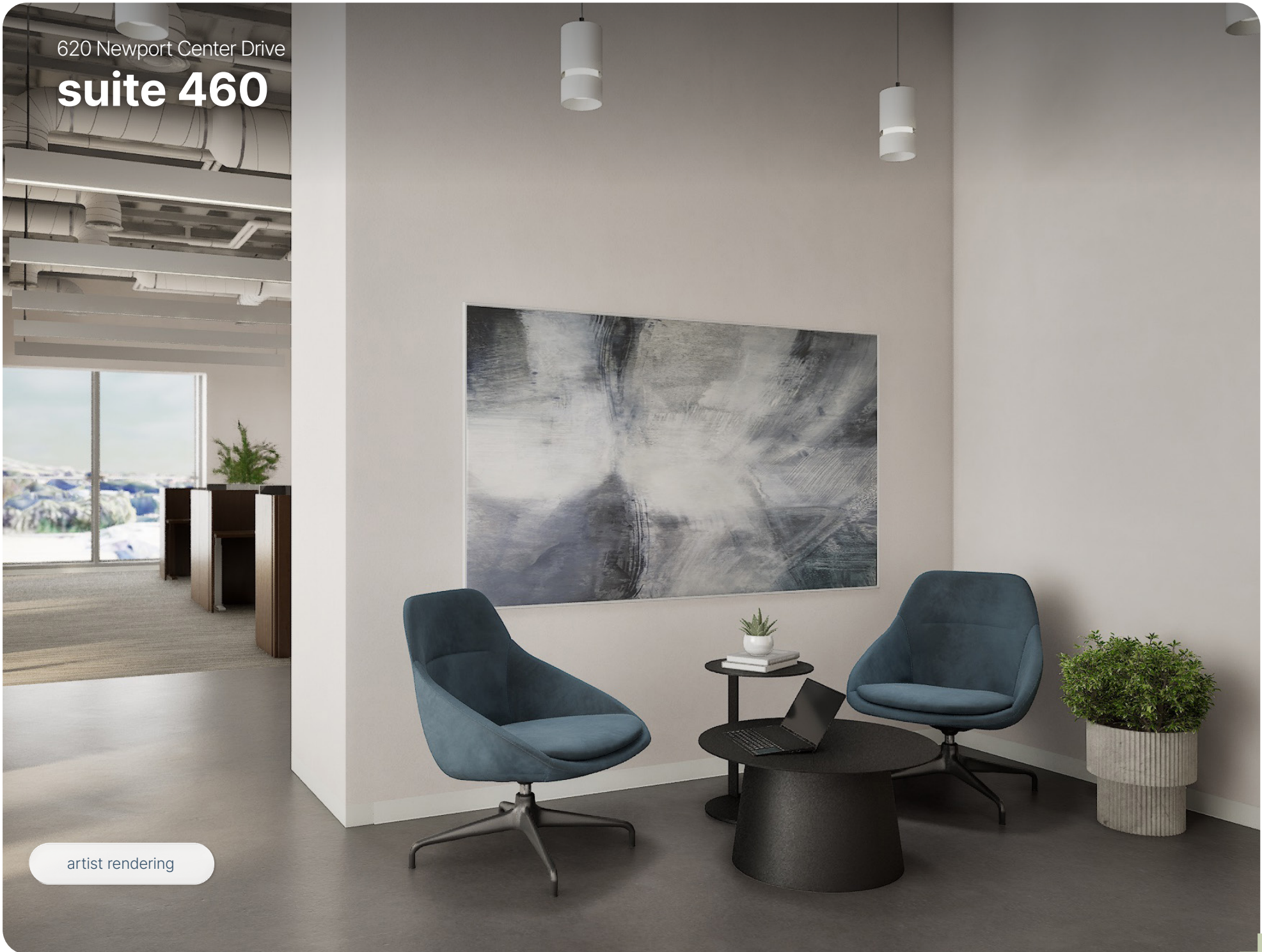


artist rendering



620 Newport Center Drive

# suite 460



artist rendering



620 Newport Center Drive

# suite 460



flooring



paint scheme



breakroom



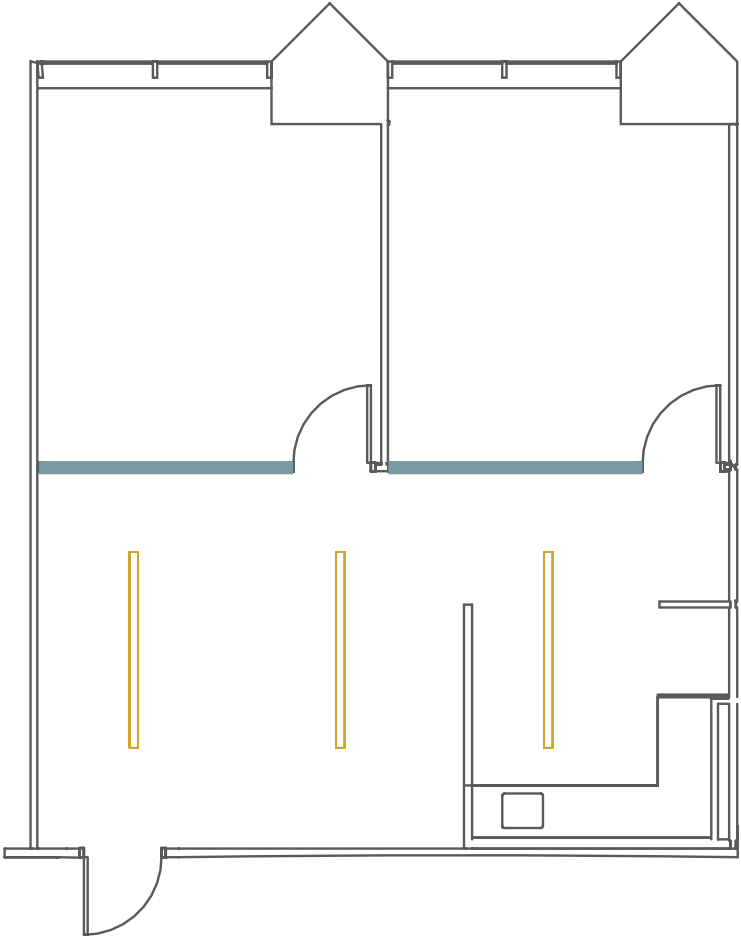
620 Newport Center Drive


# suite 470

total size  
**±1,150 sqft**

team size  
**6**

private offices  
**2**



— GLASS  LIGHTS



620 Newport Center Drive

# suite 470



artist rendering



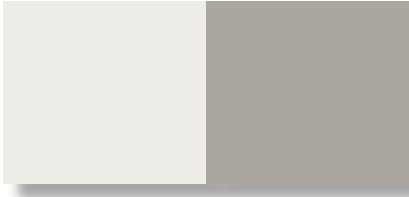


620 Newport Center Drive

# suite 470



flooring



paint scheme



breakroom



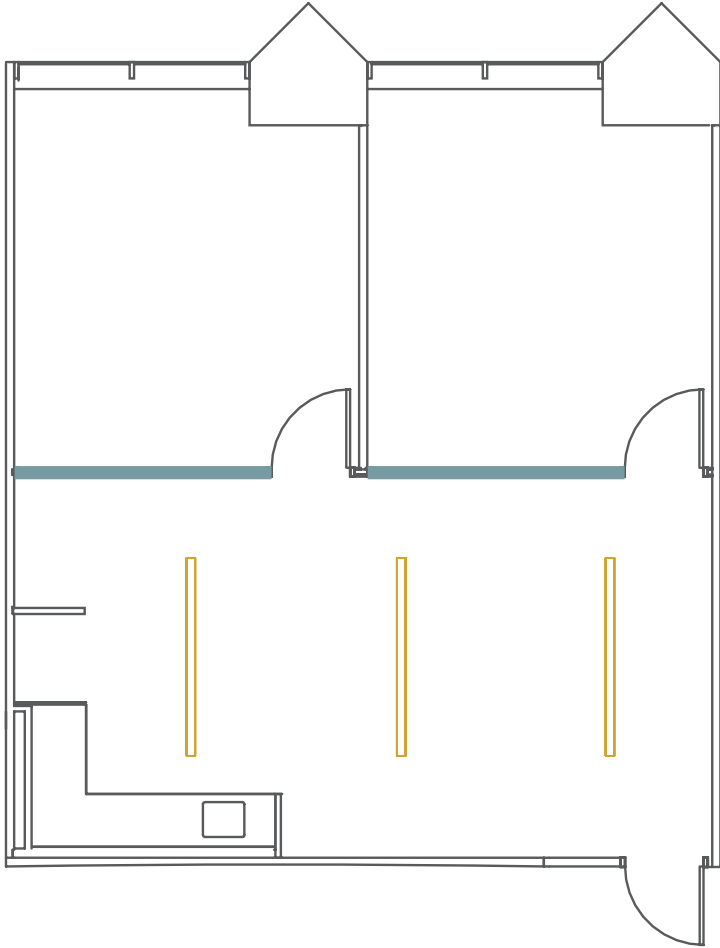
620 Newport Center Drive

# suite 480

total size  
**±1,150 sqft**

team size  
**6**

private offices  
**2**



GLASS LIGHTS



620 Newport Center Drive

# suite 480



artist rendering



620 Newport Center Drive

# suite 480



artist rendering

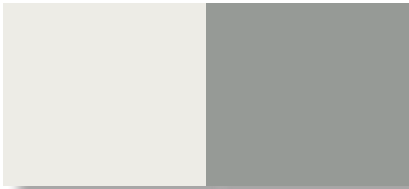


620 Newport Center Drive

# suite 480



flooring



paint scheme



breakroom



620 Newport Center Drive

# suite 490

total  
size

±2,269 sqft

team  
size

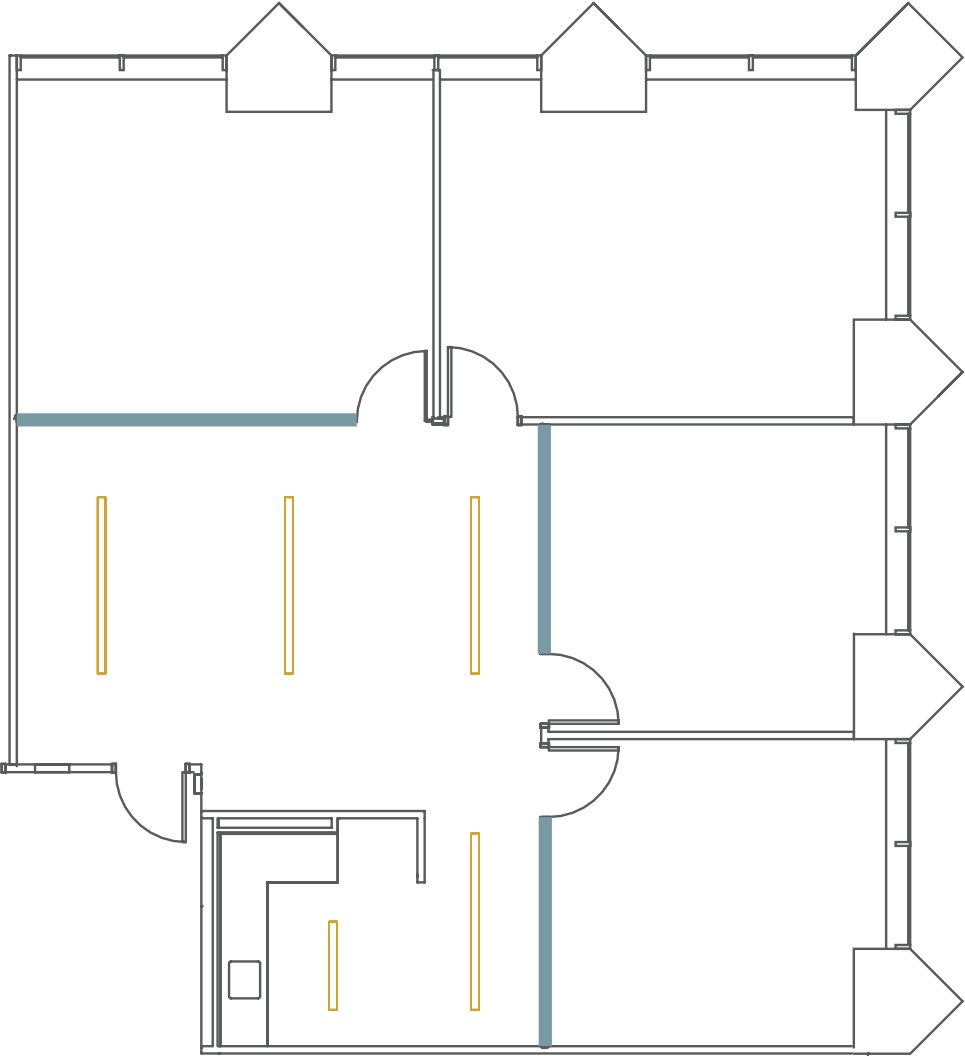
10-12

private  
offices

3

meeting  
room

1



GLASS LIGHTS



620 Newport Center Drive

# suite 490



artist rendering

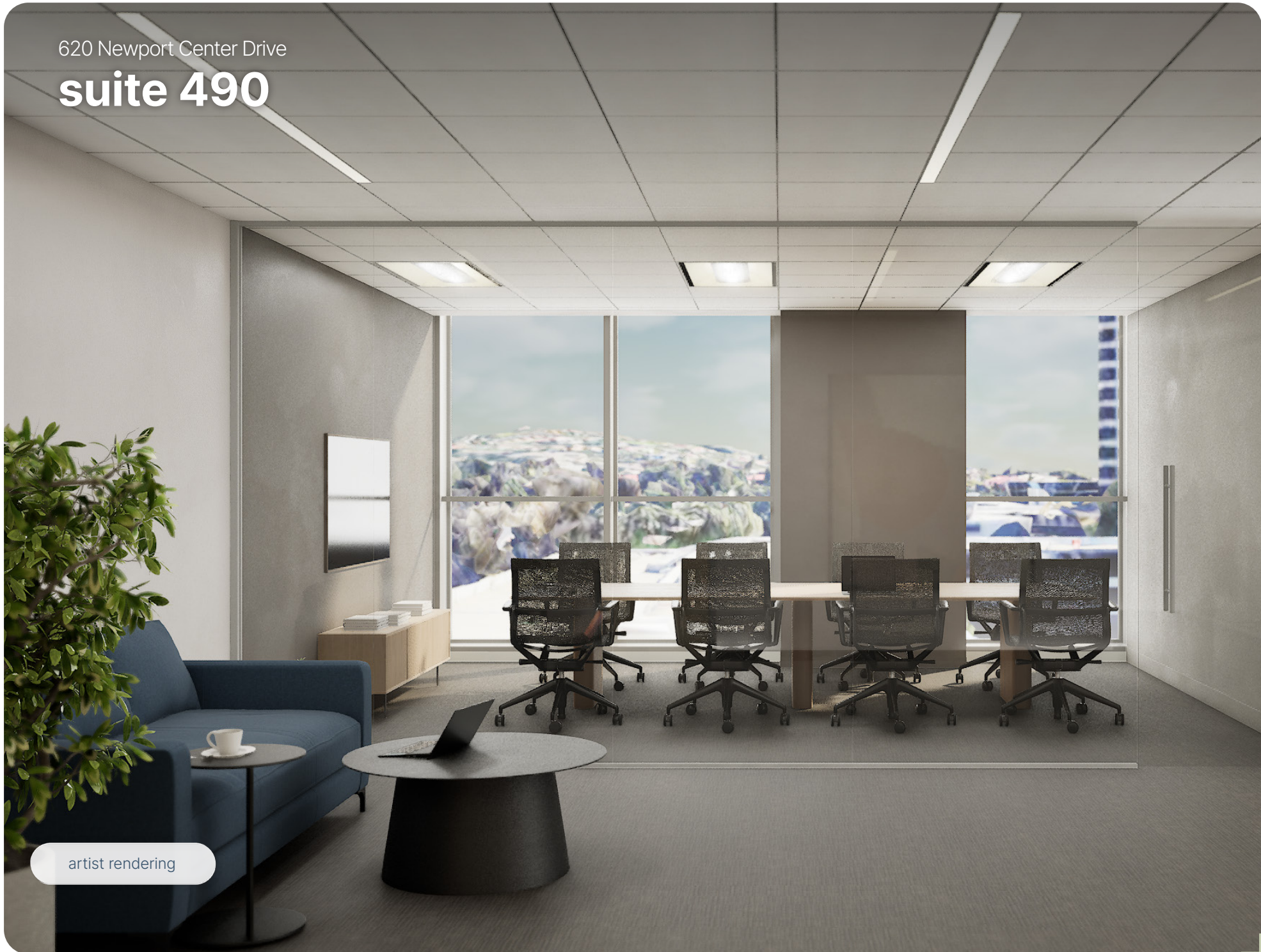


620 Newport Center Drive

# suite 490



artist rendering



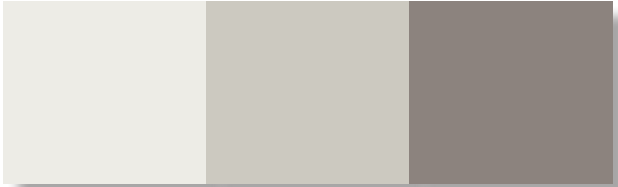


620 Newport Center Drive

# suite 490



flooring



paint scheme



breakroom



# newport center

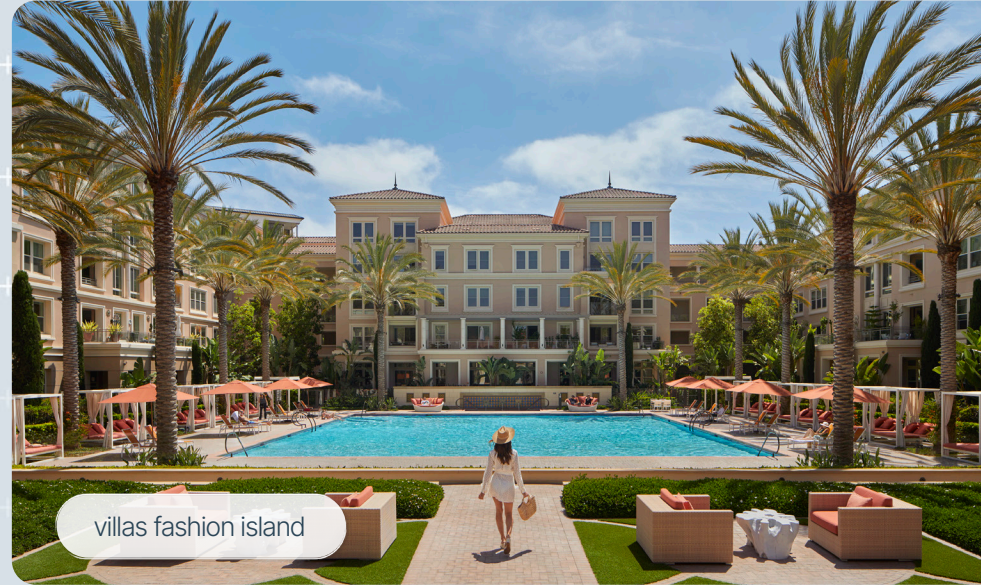


-   
 APARTMENTS
-   
 AUTO  
 DETAILING
-   
 CAFE/  
 RESTAURANT
-   
 CONFERENCE  
 CENTER
-   
 CUSTOMER  
 RESOURCE  
 CENTER
-   
 FOOD  
 TRUCKS
-   
 FITNESS
-   
 OUTDOOR  
 WORKSPACE
-   
 OUTDOOR  
 WORKSPACE  
 (WIFI-ENABLED)
-   
 PARKING
-   
 RETAIL





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