

1401 DOVE STREET

NEWPORT BEACH, CA

±1,919 SF OF OFFICE SPACE FOR LEASE

For more information, please contact:

CARTER HARRINGTON

Lic. #01762924

949.724.4710

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BRIAN GARBUTT

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
NEWPORT BEACH

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1401 Dove is a 75,333 SF freestanding elevator serviced office building strategically located in the heart of Newport Beach. The building uniquely offers free and reserved surface parking and a low 12.5% load factor,. Prospective Tenants can create identity with eyebrow and monument signage available. The suites offer floor to ceiling glass line and recently renovated lobby corridors. The property is well located and minutes to John Wayne airport with excellent access to the 5, 405, 73, and 55 freeways. Businesses benefit from café's and restaurants within walking distance, designated guest parking and long-term local ownership committed to creating a professional business environment.



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Floor to Ceiling
Glass Window Line



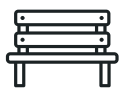
Recently Renovated
Lobby Corridors



Ample Surface
Parking



Reserved Parking
Available



Outdoor Meeting
Area



Available Eyebrow &
Monument Signage



Two
Elevators



Fire Sprinklers
in Building



Marked Visitor
Parking for Guests



Building Hours from
8:00am to 6:00pm



Walking Distance to
Retail Amenities



Local Long Term
Ownership

BUILDING	SUITE	SIZE	RATE	COMMENTS
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1401 Dove St	440	1,919	\$2.95 FSG	Four window offices, reception, glass wall conference room, break room with dishwasher and sink.
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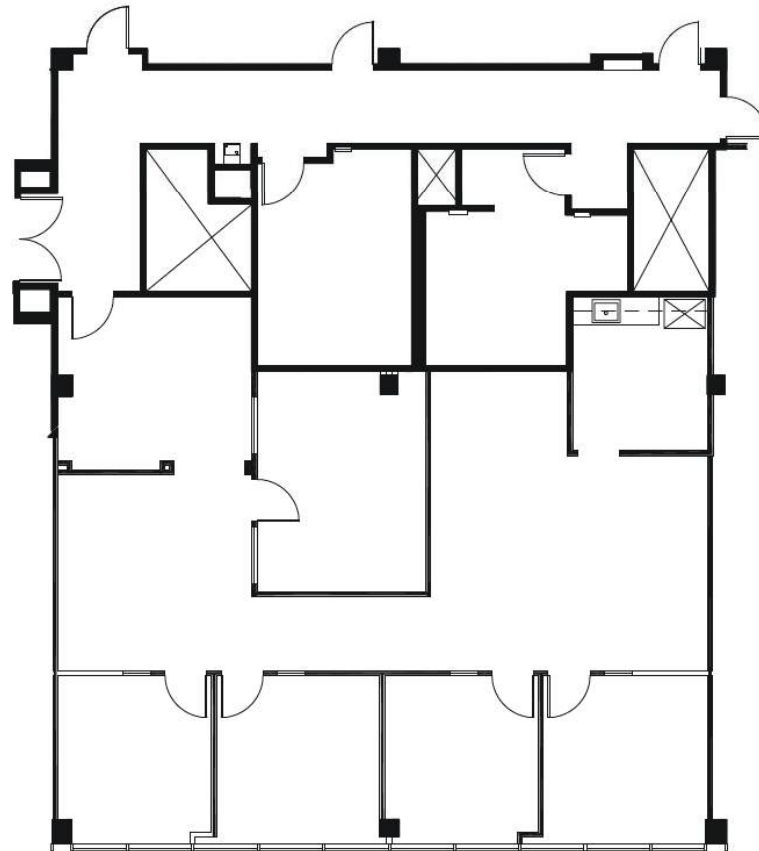
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NEWPORT BEACH, CA

1401 DOVE STREET - SUITE 440 - ±1,919 RSF

Four window offices, reception, glass wall conference room,
break room with dishwasher and sink.

SUITE 440



SUITE	RSF	RATE
440	±1,919	\$2.95 FSG



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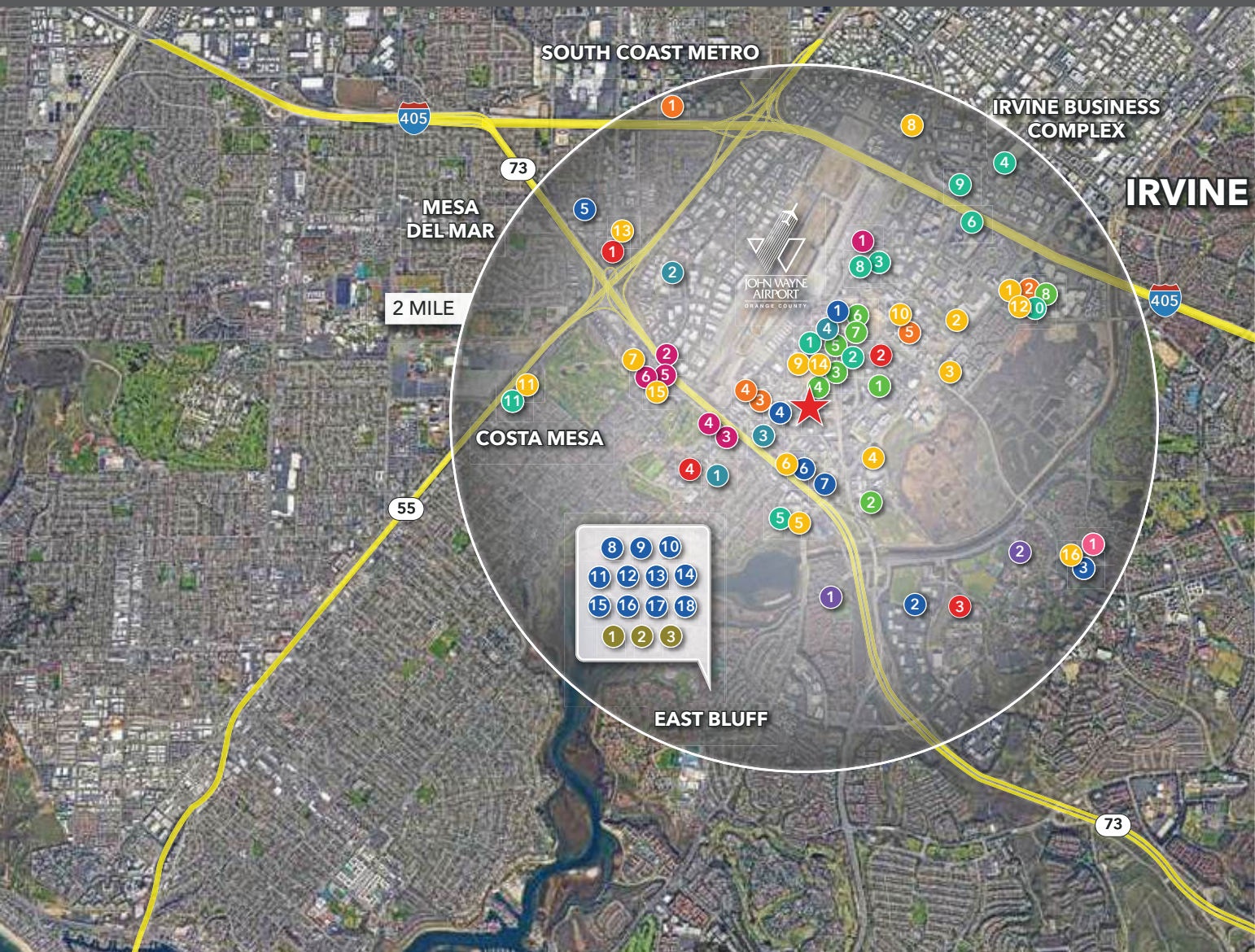
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HEALTH	HOTELS
1 D'Amore Healthcare	1 Hyatt Regency Newport Beach West
2 Harbor Psychiatry & Mental Health	2 Renaissance Newport Beach Hotel
3 UCI Health Gottschalk Medical Plaza	3 Hampton Inn & Suites Irvine-Orange County Airport
FITNESS	4 Hyatt House Irvine/ John Wayne Airport
1 24 Hour Fitness	5 Newport Beach Marriott Bayview
2 LA Fitness	6 Irvine Marriott
3 FIT with LIT	7 Crowne Plaza Costa Mesa Orange County, an IHG Hotel
4 Newport Fitness	8 Hilton Irvine/Orange County Airport
5 OC Life Fitness - Personal Training	9 Sonesta Irvine John Wayne Airport
RESTAURANTS/CAFES	10 AC Hotel Irvine
1 Houston's	11 Star Inn
2 Solstice Seasonal Kitchen & Bar	EDUCATION / CHILDCARE
3 Qin West Noodle	1 Newport Montessori School
4 Twenty Eight Restaurant and Bar	2 OC Child Care and Development Planning Council
5 Vista.Kitchen.Bar	3 Tutor Time of Newport Beach
6 MOULIN	4 OC Home & Family; Orange County Nannies
7 Pom & Olive	RETAIL
8 Poke Dot	1 TRC Retail
9 Benihana	2 Irvine Retail Properties Co
10 Bistango in Irvine	3 Sanrio Irvine
11 Dick Church's Restaurant	4 Strategic Retail Advisors
12 North Italia	5 General Store by the Pour Kids
13 Seabirds Kitchen	6 1000 Bristol St N
14 Pita Pita	7 Back Bay Court
15 Ike's Love & Sandwiches	8 Ralphs Fresh Fare
16 In-N-Out Burger	9 CVS Pharmacy
FINANCIAL	10 Bank of America
1 Secure One Financial Inc	11 The UPS Store
2 Kelly-Haft Financial, LLC	12 Supercuts
3 Noble Financial Advisors	13 Images, A Luxury Nail Lounge
4 Diligent Financial Group	14 Deka Lash
5 Essential Trust Financial Insurance Solutions	15 YogaSix
6 Integrative Financial Management Ameriprise Financial Services, LLC	16 Sunrise Martial Arts
7 Elevate Financial Partners	17 Newport Orthodontics & Children's Dentistry
8 New Capital Financial	18 Vital Urgent Care
GROCERY	1 Traders Joe's
GAS STATIONS	1 Chevron
1 Chevron	4 Chevron
2 ARCO	5 ARCO
3 ARCO	6 ARCO
RECREATION	1 Bonita Creek Park Community Center
1 Mesa Court Recreation and Fitness Center	
DINING	1 Mutt's
1 Zpizza	1 Starbucks

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