

**FOR SALE**

**1101**

**#270/#280 DOVE STREET  
NEWPORT BEACH**



**±1,890 SF MEDICAL / ALTERNATIVE MEDICINE / OFFICE CONDO**

**EXCLUSIVELY LISTED BY:**

LEE & ASSOCIATES - NEWPORT BEACH  
100 Bayview Circle, Suite 600  
Newport Beach, CA 92660  
949.724.1000  
[www.lee-associates.com](http://www.lee-associates.com)

**BRIAN GARBUTT**  
SVP/Principal  
DRE # 01215482  
949.724.4721

[bgarbutt@lee-associates.com](mailto:bgarbutt@lee-associates.com)

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

 **GARBUTT**  
VALUE-ADD PROPERTY GROUP  
OFFICE • INDUSTRIAL • RETAIL  
"Maximizing Property Values"™

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The Property is being offered for sale in an "as-is, where-is" condition, and the Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include confidential information and are being furnished solely for the purpose of review by prospective purchasers ("Purchasers") of the interest described herein for which it shall be fully and solely responsible. Neither the enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with the Agent as a "Registered Potential Investor" or as a "Buyer's Agent" for an identified "Registered Potential Investor." The use of this Offering Memorandum, and the information provided herein, is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by the Agent prior to delivery of this Brochure.

The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by the Agent or the Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners, and directors, as to its accuracy or completeness. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Seller nor the Agent shall have any liability whatsoever for any other written or oral communication or information transmitted, or made available, or any action taken, or decision made by the recipient with respect to the Property.

The Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from the market for sale at any time and for any reason without notice, to reject any and all expressions of interest or offers regarding the Property, and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. The Agent is not authorized to make any representations or agreements on behalf of the Seller. The Seller shall have no legal commitment or obligation to any recipient reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions required under the contract for title to pass from the Seller to the buyer have been satisfied or waived.

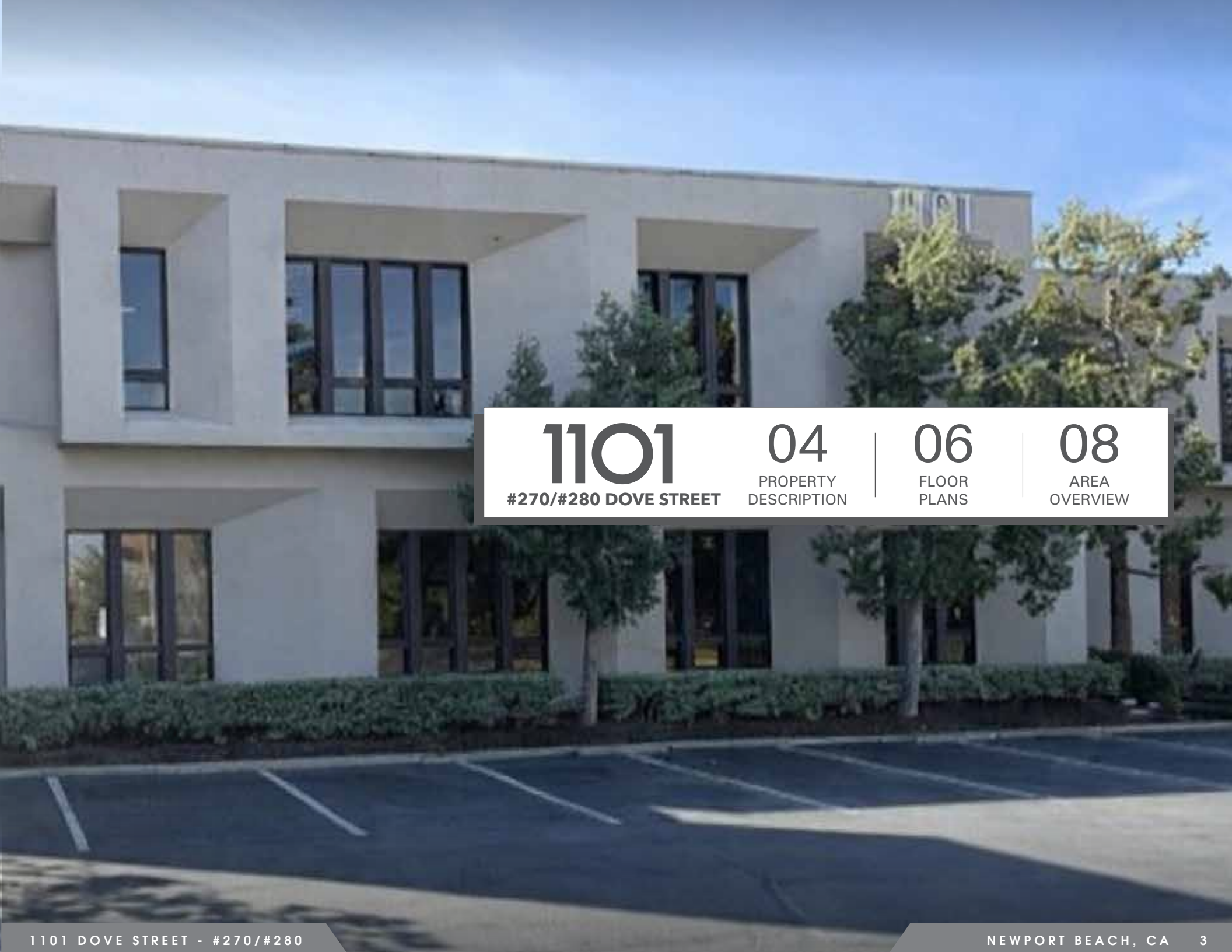
By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents will be held and treated in the strictest of confidence; and (b) the recipient shall not contact employees, contractors, sub-contractors or lien-holders of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the Seller or the Agent or as otherwise provided in the Confidentiality Agreement executed and delivered by the recipient(s) to Agent.

The Seller will be responsible for any commission due to the Agent in connection with a sale of the Property. However, any broker engaged by Purchaser ("Buyer's Broker") shall seek its commission only from the Purchaser. Under no circumstances will the Agent or the Seller be liable for same and recipient will indemnify and hold the Agent and the Seller harmless from any claims by any brokers having dealt with recipient other than the Agent. Any Buyer's Broker must provide a registration signed by the recipient acknowledging said Buyer's Broker's authority to act on the recipient's behalf.

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# 1101

#270/#280 DOVE STREET

## 04

PROPERTY  
DESCRIPTION

## 06

FLOOR  
PLANS

## 08

AREA  
OVERVIEW

# property description

## BUILDING PROFILE

<i>Property Address</i>	1101 Dove Street Newport Beach, CA 92660
<i>APN</i>	APN 938-941-27 & APN 938-941-28
<i>Location</i>	Orange County
<i>Year Built/Renovated</i>	1974
<i>Building Size</i>	±38,382 Square Feet
<i>Zoning</i>	PC Planned Commercial
<i>Parking</i>	Surface Parking
<i>Flooring</i>	Vinyl
<i>Construction</i>	CTU

## OFFERING SUMMARY

Offering Price:	\$1,320,000
Association Cost:	\$1,314 per Mo.





# property overview

Rare opportunity to acquire a professionally built-out office condo in one of Orange County's most desirable business submarkets. Currently improved as a modern chiropractic clinic, this space offers exceptional flexibility for medical or traditional office users.

## PROPERTY HIGHLIGHTS:

- ±1,890 SF Office Condominium
- Two Tax Parcels: APN 938-941-27 & 938-941-28
- Located within a well-maintained 2-story office building (no elevator)
- Fully approved for Medical, Alternative/Medicine and Office
- Extensive glass line with abundant natural light
- Free surface parking
- Excellent access to the 73, 55 & 405 Freeways
- Grandfathered for full medical use

## INTERIOR FEATURES:

- Professional reception area
- Multiple private offices / treatment rooms
- Open work or therapy area
- Break room / work room
- Storage
- Contemporary finishes throughout

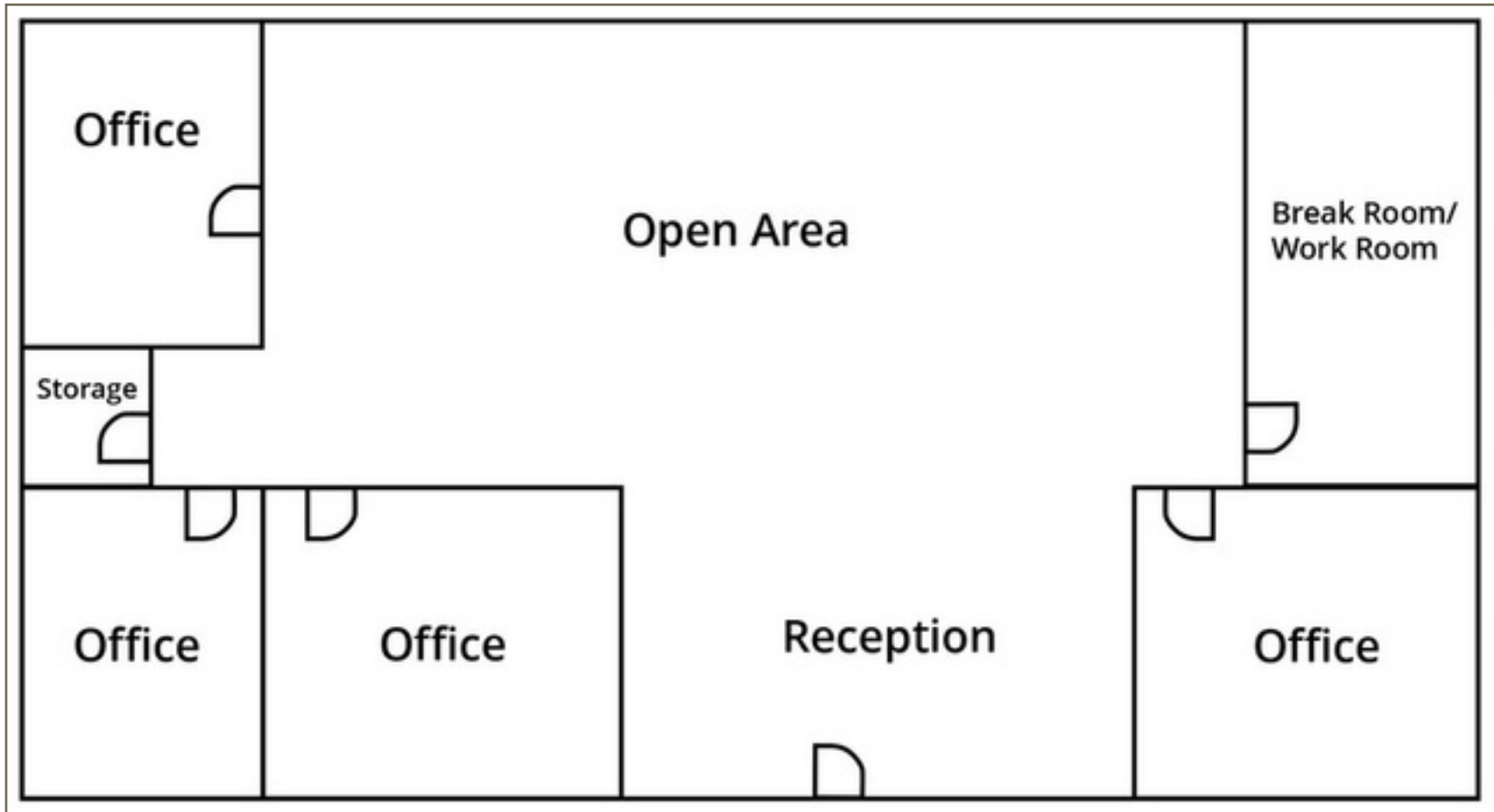
## PRIME AIRPORT AREA LOCATION:

- Minutes to John Wayne Airport
- Immediate access to CA-73
- Surrounded by premier dining and business amenities
- Close proximity to UC Irvine and executive office campuses

## IDEAL FOR:

- Medical
- Alternative Medicine
- Wellness / Therapy Practices
- Professional Office Users
- Owner-Users Seeking Long-Term Control

# floor plan



# 1101

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NEWPORT BEACH, CA



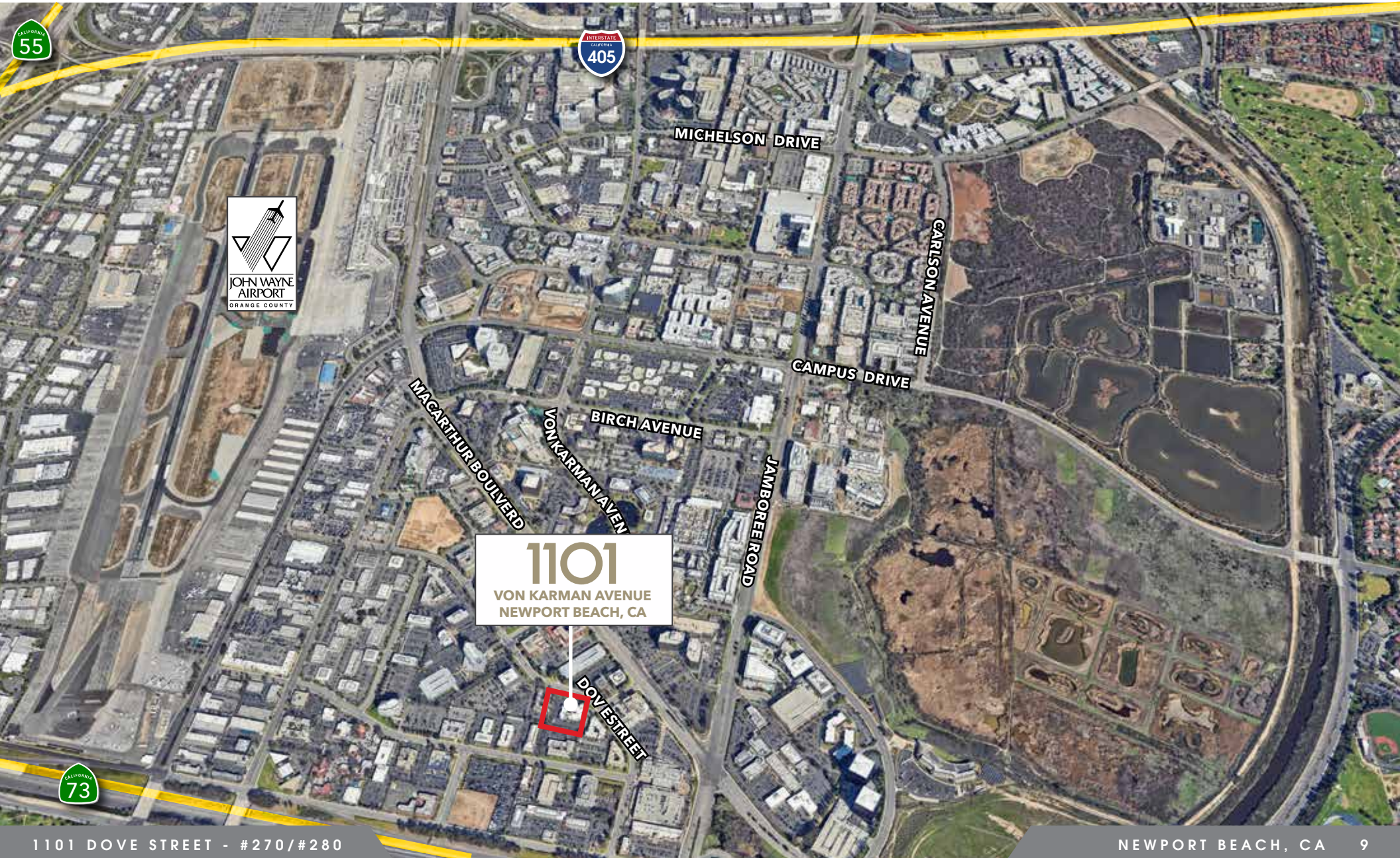
# area overview



**1101**  
VON KARMAN AVENUE  
NEWPORT BEACH, CA



# area overview...continued



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