



FOR LEASE

KOLL CENTER NEWPORT

4340 VON KARMAN AVE | NEWPORT BEACH, CA | **FIRST FLOOR SPACE AVAILABLE**

CONTACT

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VICE PRESIDENT

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PROPERTY FEATURES

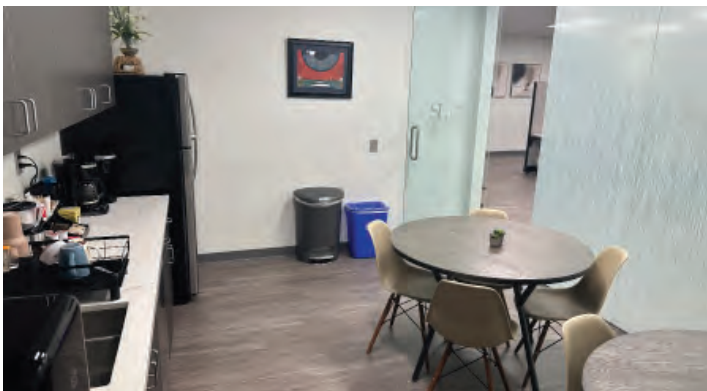
- High Image Professional Office Bldg.
- Highly Efficient Layout w/ Upgraded Interior
- Extensive Window Line Allowing for an Abundance of Natural Light
- Free & Common Surface Parking (3.2:1,000 SF)
- Ideal for Professional Office Tenants (Pure Office Zoning)
- Adjacent to John Wayne Airport & South Coast Plaza Shopping Center
- Close Proximity to Irvine's Newest Residential Developments
- Immediate Access to the 55, 405, 73 & 5 Freeways/Toll Roads
- Proactive & Responsive Ownership
- Professionally Managed Business Park/Building Project
- Monthly Parking Rate of \$80/Unreserved Stall

AVAILABILITY



SUITE	SQ FT	LEASE RATE/SF	DESCRIPTION
110	5,047	\$2.90 FSG	GROUND FLOOR SPACE. TEN (10) PRIVATE OFFICES, CONFERENCE ROOM, STORAGE ROOM, CUBICLE AREA, AND KITCHEN WITH PROFESSIONAL LOBBY. FURNITURE MAY BE MADE AVAILABLE.

INTERIOR PHOTOS





4340

VON KARMAN AVE

NEWPORT BEACH
CALIFORNIA

