

# 1375 DOVE STREET - SUITE 200

NEWPORT BEACH, CA

±5,741 SQ. FT. OF CREATIVE OFFICE SPACE FOR LEASE

[WWW.1401.COM](http://WWW.1401.COM)



For more information, please contact:

**CARTER HARRINGTON**

Lic. #01762924

949.724.4710

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

**BRIAN GARBUTT**

Lic. #01215482

949.724.4721

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

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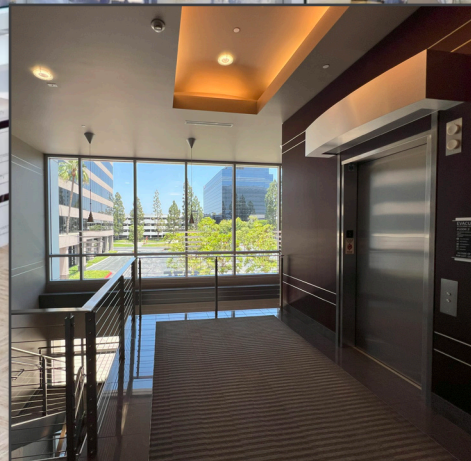
COMMERCIAL REAL ESTATE SERVICES  
NEWPORT BEACH



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1375 Dove is a jewel box 23,435 SF office building providing an intimate tenant experience with only 2 other tenants in the elevator serviced building built in 2009. Located in the heart of Newport Beach. The suites offer 12' to 14' foot ceiling heights with floor to ceiling glass that creates a unique offering that differentiates your space from the competition. Tenants can create identity with eyebrow signage. The property cultivates optionality with blending covered reserved parking, surface reserved parking, free surface parking, and flexible HVAC hours and electronic access. 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



12'-14' Foot  
Ceiling Heights



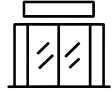
Free Ample  
Surface Parking



Four (4) reserved  
covered parking  
spaces



Outdoor Meeting  
Area



Building Eyebrow  
Signage Available



2009 Construction  
One Elevator



Fire Sprinklers  
in Building



Marked Visitor  
Parking for Guests



Outdoor  
Balcony



Walking Distance to  
Retail Amenities

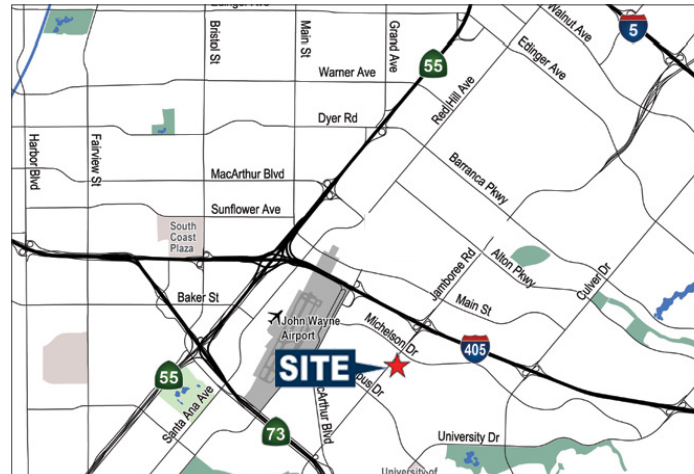


Local Long Term  
Ownership

BUILDING	SUITE	SIZE	RATE	COMMENTS
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1375 Dove St	200		\$3.95 MG	
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Double door entrance of elevator lobby with outdoor balcony access, high clear reception with exposed ducting opening to a beautiful glass conference room, exposed ceilings throughout, eight offices with floor to ceiling glass, One interior office with glass, open area for cubes with high ceilings, break area with sink and dishwasher, Storage rooms, turn-key creative office space. Furniture negotiable. Reserved covered parking available.



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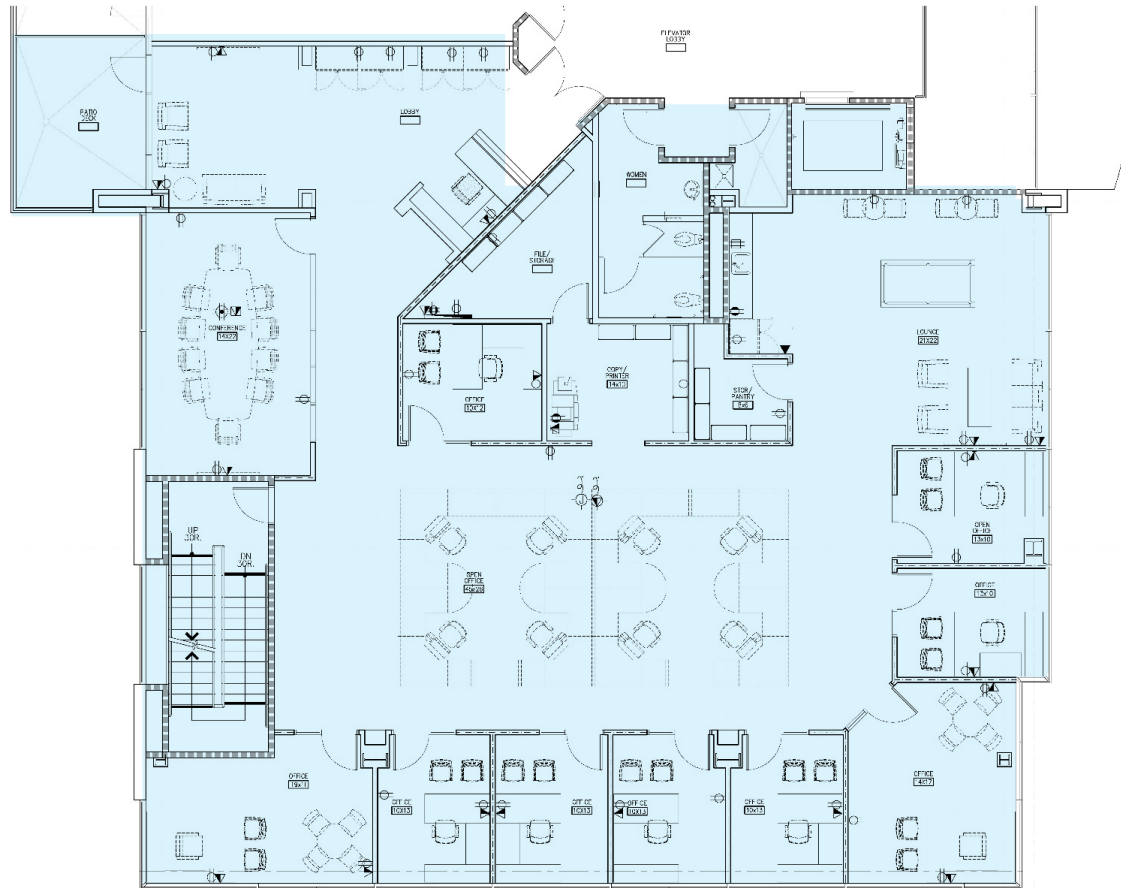
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## 1375 DOVE STREET - SUITE 200 - ±5,741 RSF

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SUITE	RSF	RATE
200	5,741	\$3.95* MG



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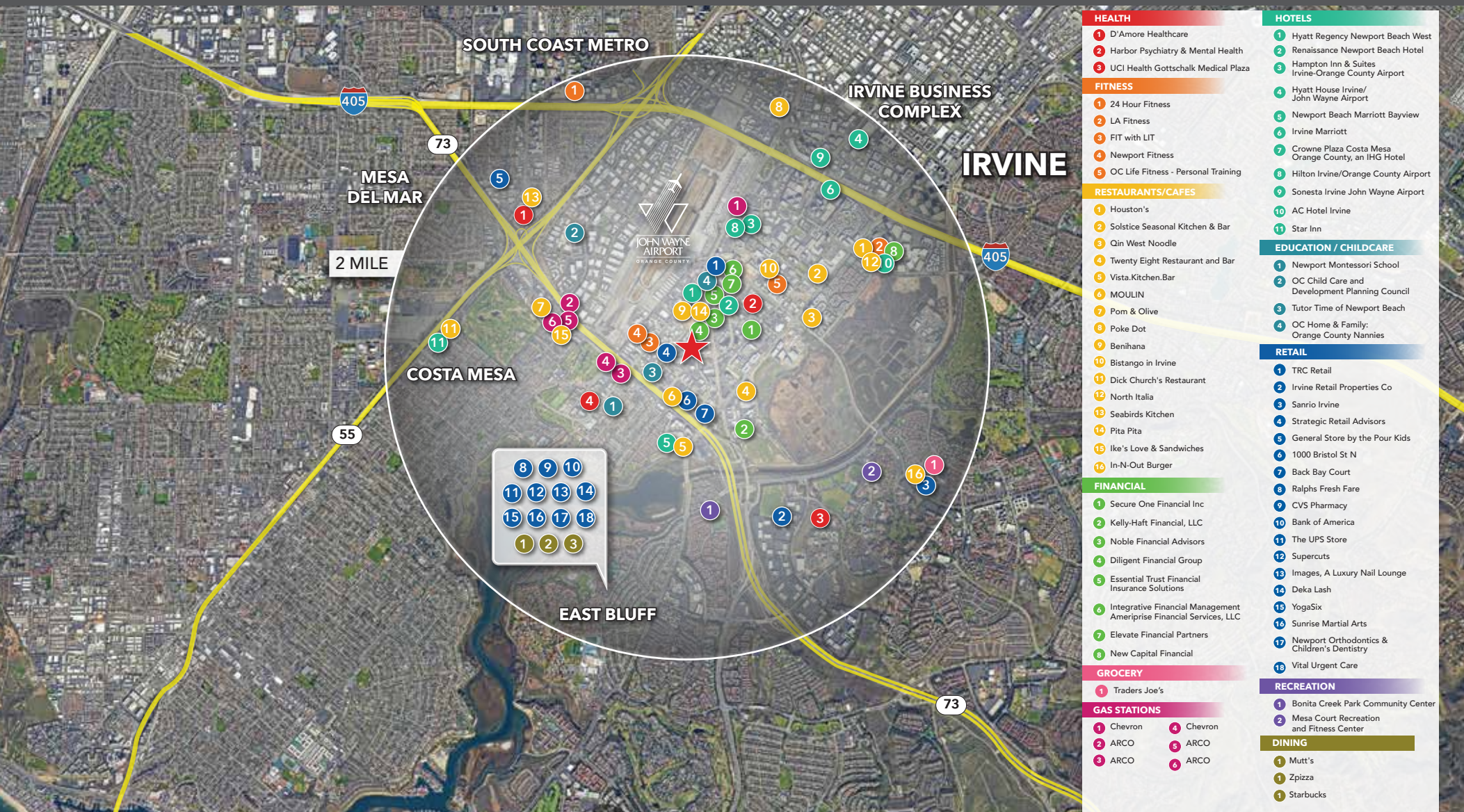
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