

# 1401 DOVE STREET

NEWPORT BEACH, CA

±1,417 - ±9,448 SQ. FT. OF OFFICE SPACE FOR LEASE

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



For more information, please contact:

**CARTER HARRINGTON**

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949.724.4710

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**BRIAN GARBUTT**

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



# 1401 DOVE STREET

NEWPORT BEACH, CA

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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# 1401 DOVE STREET

## NEWPORT BEACH, CA



Floor to Ceiling  
Glass Window Line



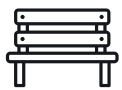
Recently Renovated  
Lobby Corridors



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



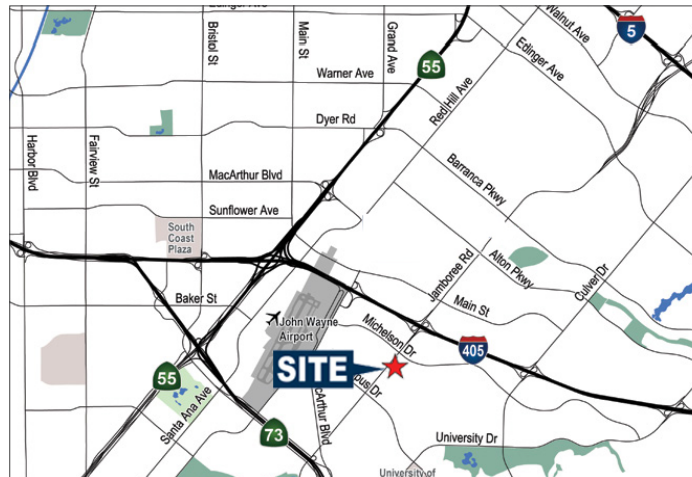
Walking Distance to  
Retail Amenities



Local Long Term  
Ownership

### BUILDING SUITE SIZE RATE COMMENTS

1401 Dove St	310	4,524	\$2.95 FSG	Double door lobby entrance with reception area that opens to conference room. Nine window offices, floor to ceiling glass, three interior offices, break room with sink and dishwasher, open areas for cubes.
1401 Dove St	320	1,417	\$2.95 FSG	Five window offices, reception area, floor to ceiling glass.
1401 Dove St	330	3,507	\$2.95 FSG	Reception area, eight window offices, floor to ceiling glass, interior conference room, break room w/ sink & dishwasher.
1401 Dove St	310-320	5,941	\$2.95 FSG	Double door lobby entrance with reception area that opens to conference room, floor to ceiling glass, additional interior conference room. Fourteen window offices, four interior offices, two break rooms with sink and dishwasher, open areas for cubes.
1401 Dove St	320-330	4,924	\$2.95 FSG	Reception area, thirteen window offices, floor to ceiling glass, interior conference room, one interior office, break room with sink and dishwasher.
1401 Dove St	310-320 330	9,448	\$2.95 FSG	Double door lobby entrance with reception area that opens to conference room, floor to ceiling glass, additional interior conference room. Twenty Two window offices, four interior offices, two break rooms with sink and dishwasher, open areas for cubes.
1401 Dove St	425	1,949	\$2.95 FSG	Four window offices, floor to ceiling glass, three interior offices, break room, interior meeting room or office.



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# 1401 DOVE STREET

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## 1401 DOVE STREET - SUITE 310 - ±4,524 RSF

Double door lobby entrance with reception area that opens to conference room. Nine window offices, floor to ceiling glass, Three interior offices, break room with sink and dishwasher, open areas for cubes.

SUITE 310



SUITE	RSF	RATE
310	4,524	\$2.95 FSG



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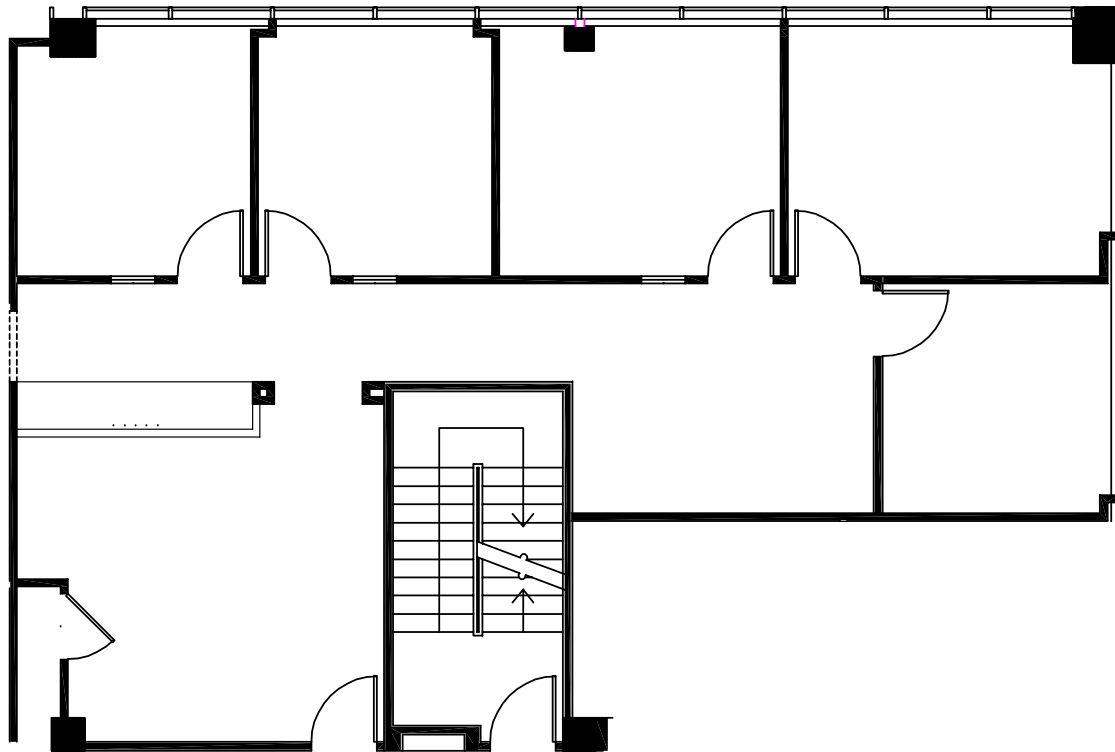
# 1401 DOVE STREET

NEWPORT BEACH, CA

## 1401 DOVE STREET - SUITE 320 - ±1,417 RSF

Five window offices, reception area, floor to ceiling glass.

SUITE 320



SUITE	RSF	RATE
320	1,417	\$2.95 FSG



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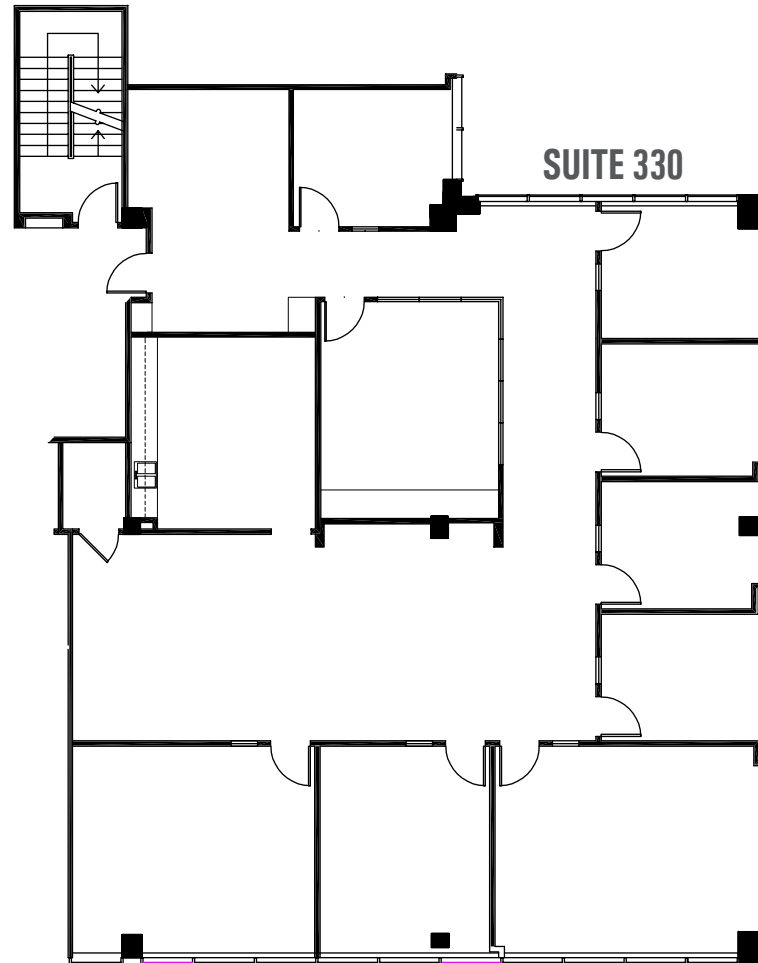


# 1401 DOVE STREET

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## 1401 DOVE STREET - SUITE 330 - ±3,507 RSF

Reception area, eight window offices, floor to ceiling glass, interior conference room, break room w/ sink & dishwasher.



SUITE	RSF	RATE
330	±3,507	\$2.95 FSG



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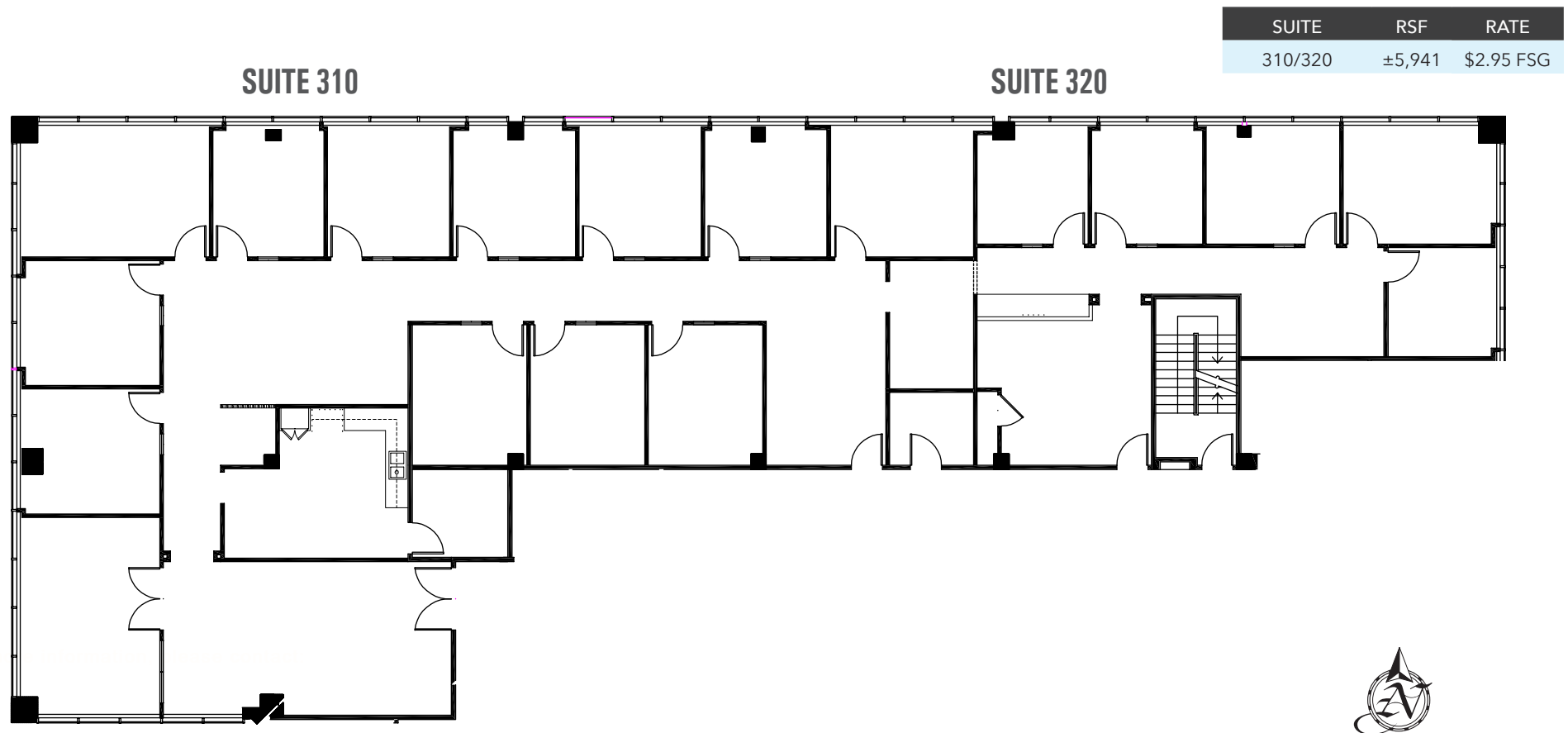


# 1401 DOVE STREET

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## 1401 DOVE STREET - SUITE 310 - 320 - ±5,941 RSF

Double door lobby entrance with reception area that opens to conference room, floor to ceiling glass, additional interior conference room. Fourteen window offices, four interior offices, two break rooms with sink and dishwasher, open areas for cubes.



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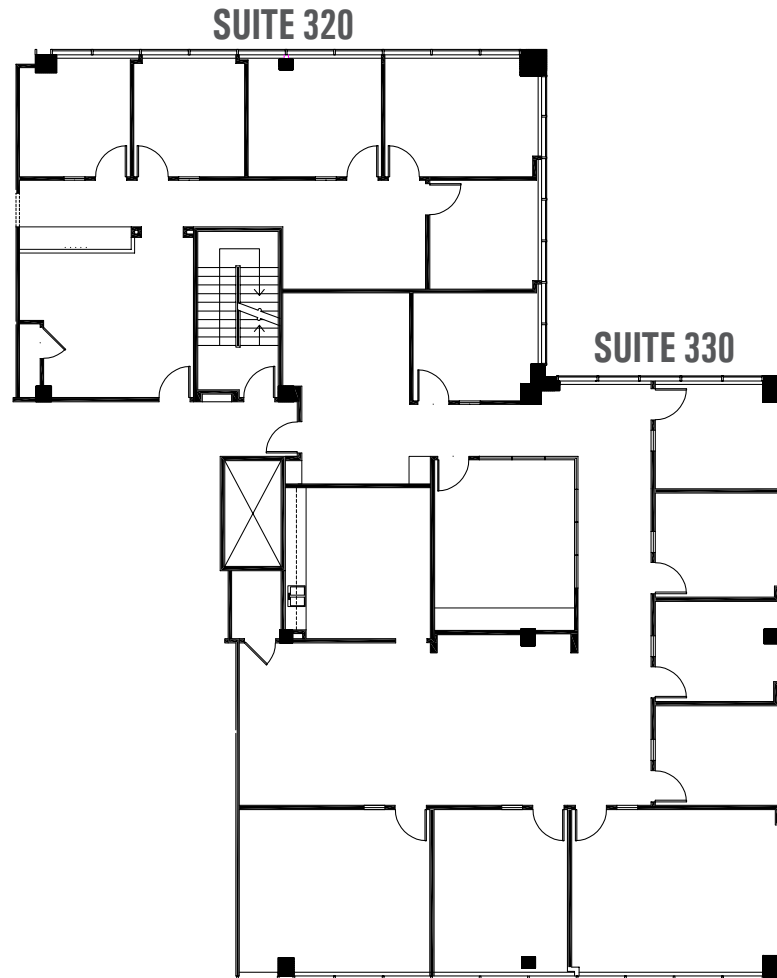


# 1401 DOVE STREET

NEWPORT BEACH, CA

## 1401 DOVE STREET - SUITE 320-330 - ±4,924 RSF

Reception area, eight window offices, floor to ceiling glass, interior conference room, break room w/ sink & dishwasher.



SUITE	RSF	RATE
320/330	±4,924	\$2.95 FSG



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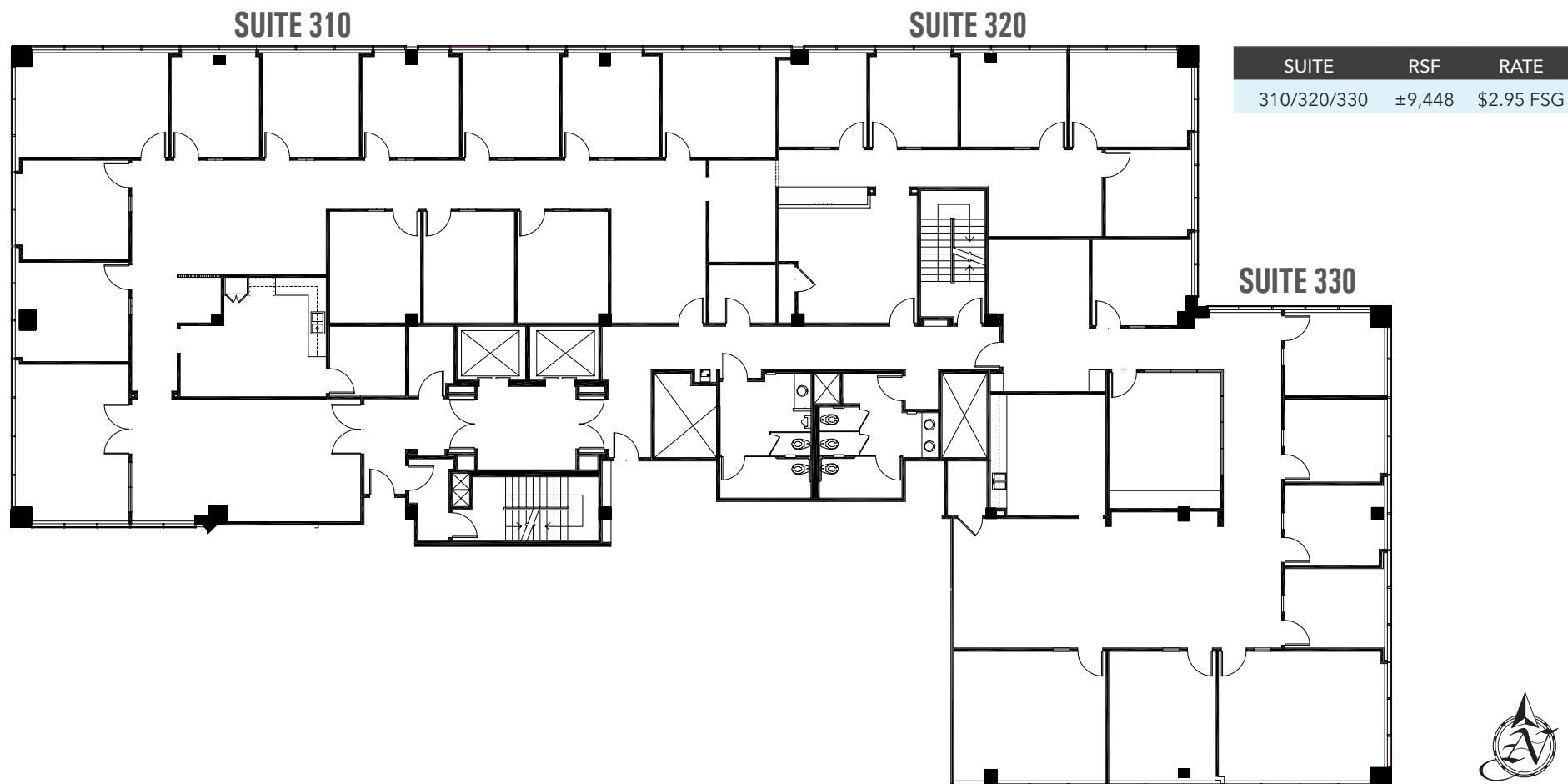


# 1401 DOVE STREET

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## 1401 DOVE STREET - SUITE 310-320-330 - ±9,448 RSF

Double door lobby entrance with reception area that opens to conference room, floor to ceiling glass, additional interior conference room. Twenty Two window offices, four interior offices, two break rooms with sink and dishwasher, open areas for cubes.



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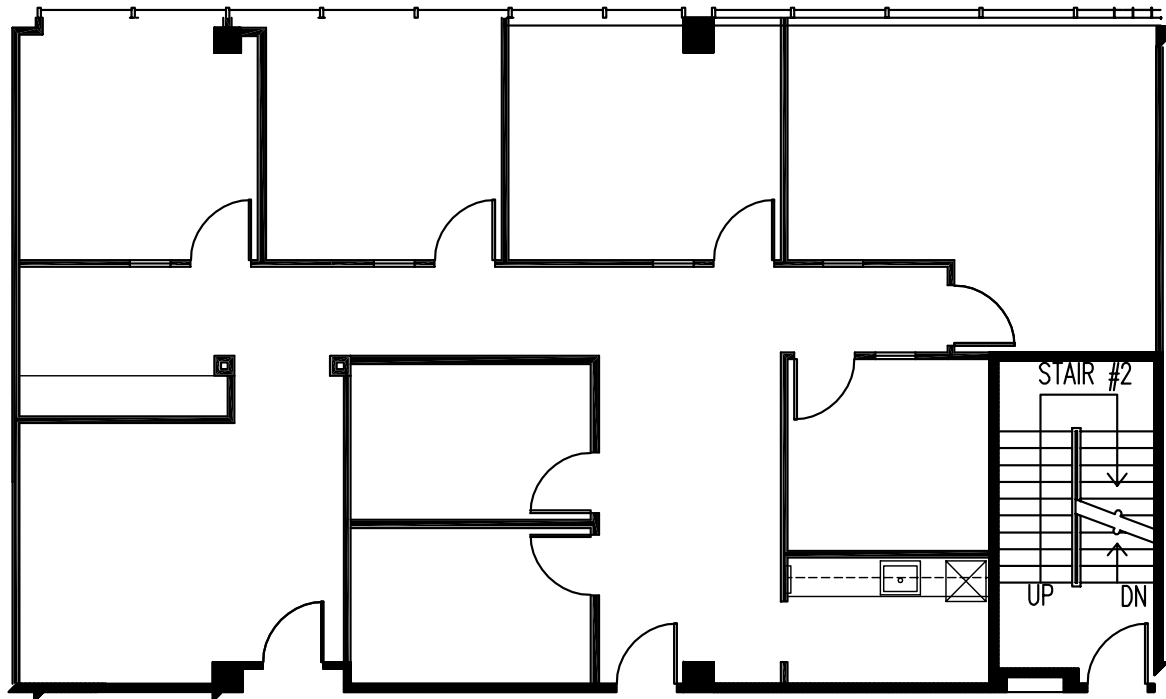
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## 1401 DOVE STREET - SUITE 425 - ±1,949 RSF

Four window offices, floor to ceiling glass, three interior offices, break room, interior meeting room or office.

### SUITE 425



SUITE	RSF	RATE
425	±1,949	\$2.95 FSG



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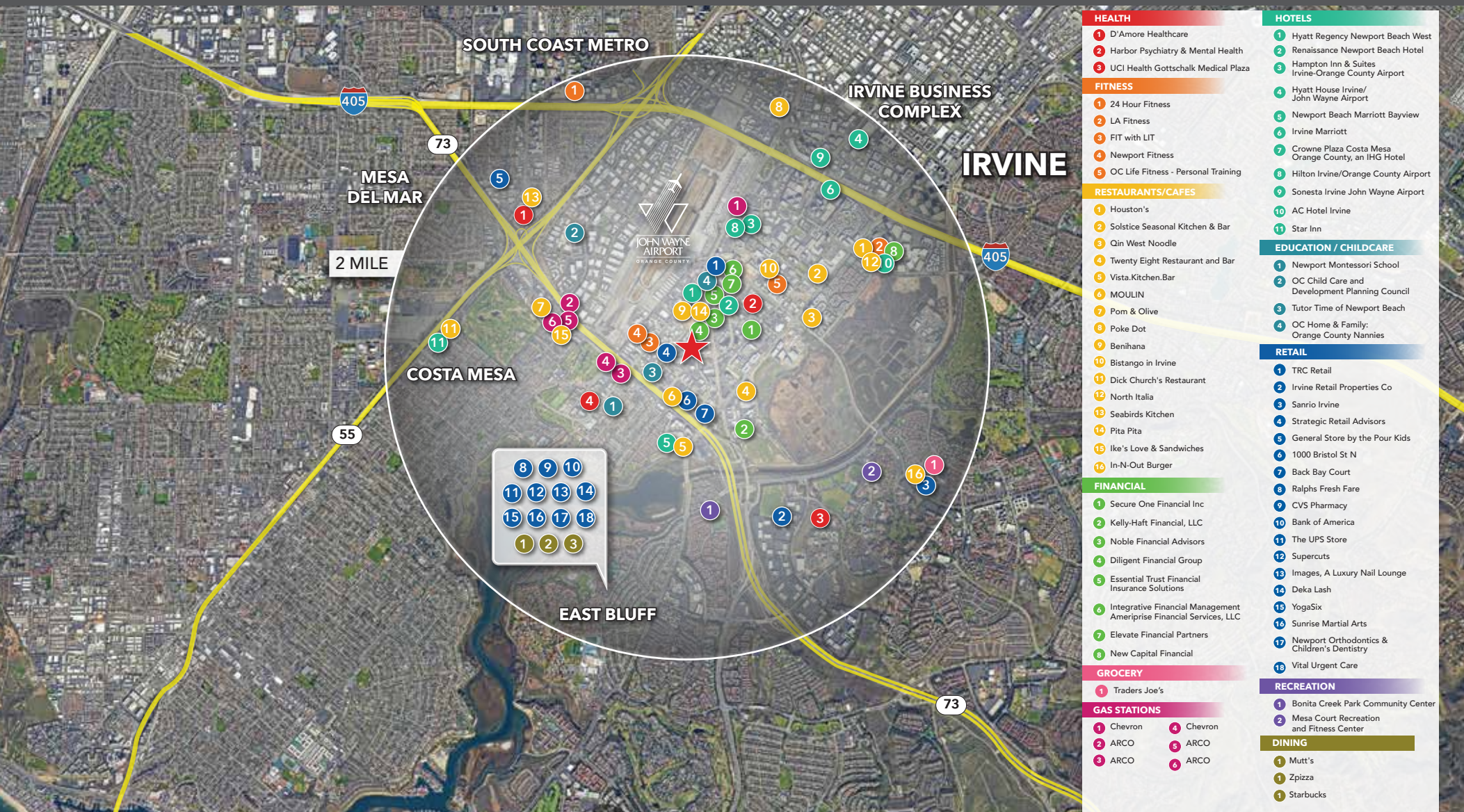
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