

1375 DOVE STREET - SUITE 200

NEWPORT BEACH, CA

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

WWW.1401.COM

**\$2.95 MG
FIRST
YEAR
RATE**



For more information, please contact:

CARTER HARRINGTON

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BRIAN GARBUTT

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VIRTUAL TOUR



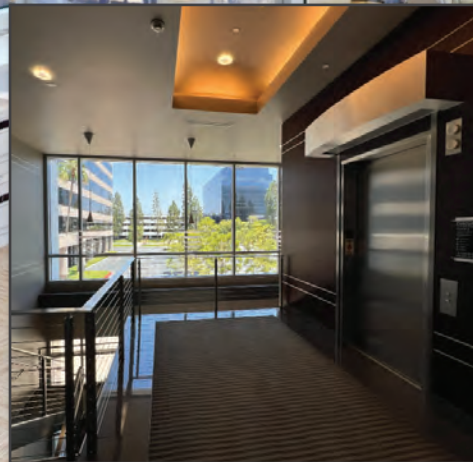
**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
NEWPORT BEACH

1375 DOVE STREET - SUITE 200

NEWPORT BEACH, CA

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



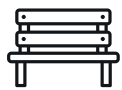
12'-14' Foot
Ceiling Heights



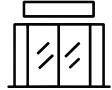
Free
Surface Parking



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

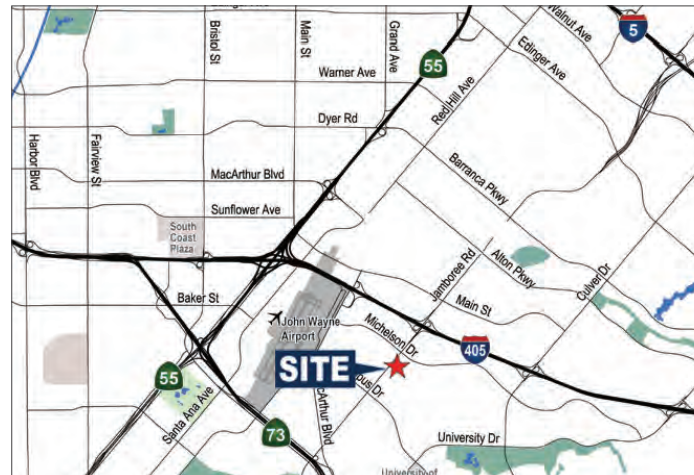
1375 Dove St

200

\$2.95 MG*

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.

**Year 1 rate \$2.95 MG, Year 2 rate \$3.95 MG with annual increases.*



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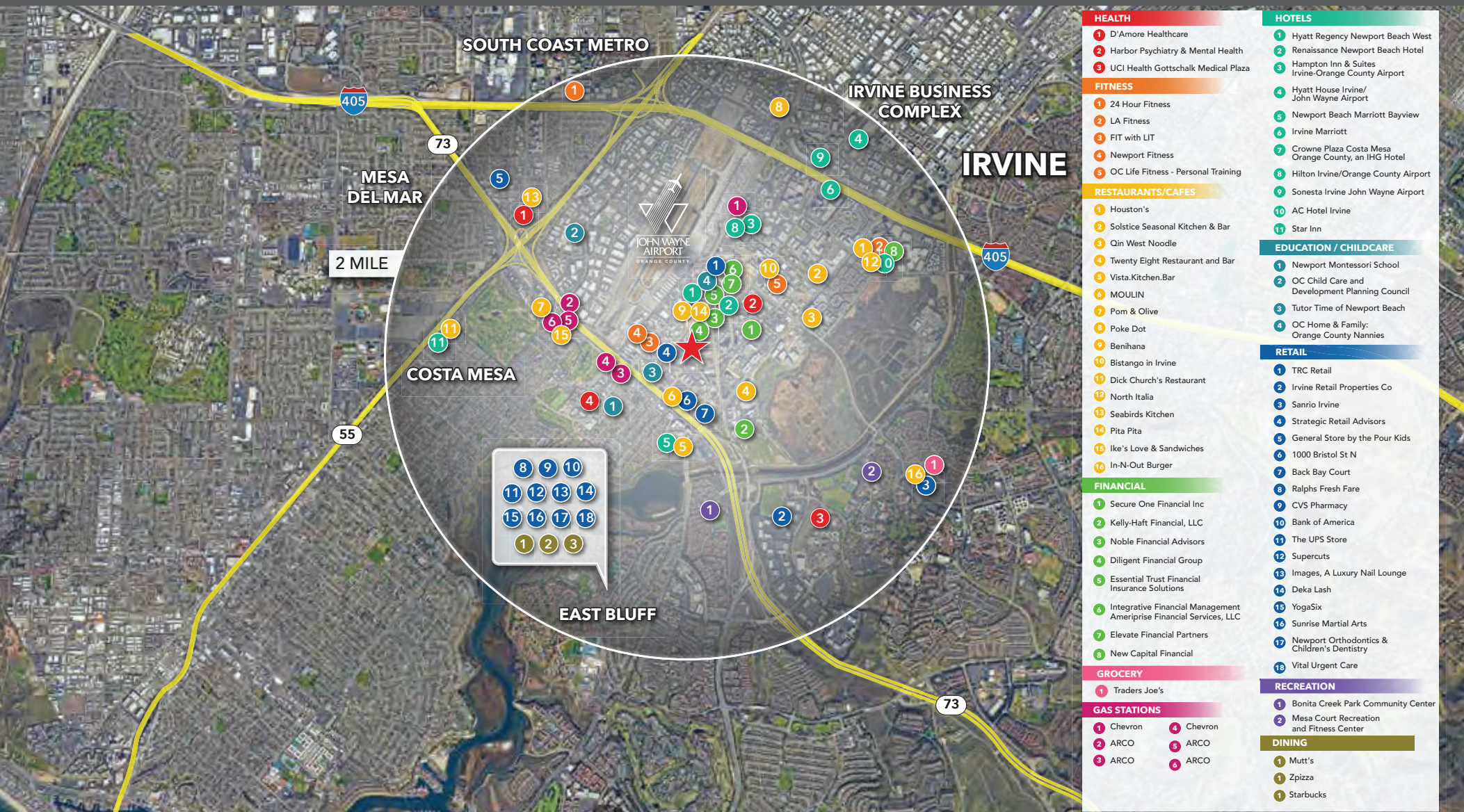
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