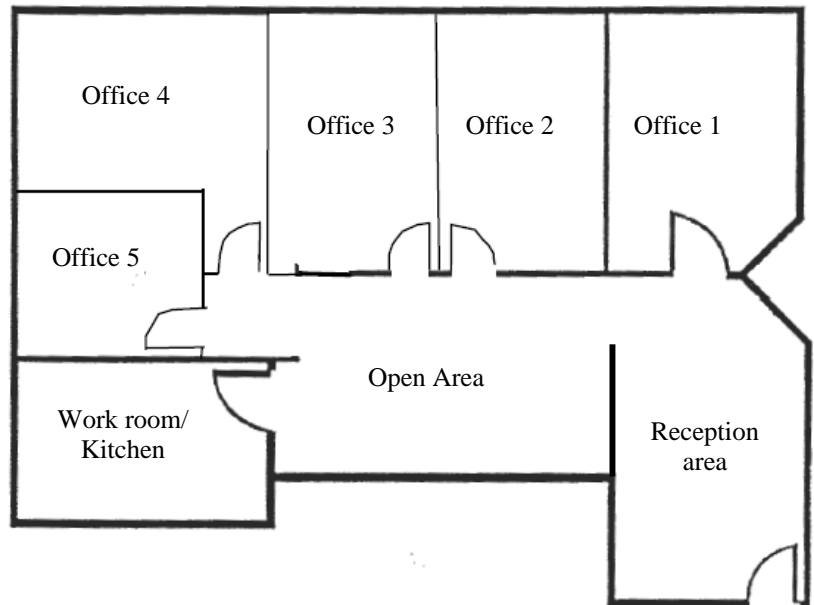


# SMALL OFFICE~NEWPORT BEACH

*Available for Lease*

**Suite 280**  
**1,424 rsf**

**5 window offices**  
*(office 2 & 3 or 4 & 5 can  
be combined to create  
one large office),*  
**Large reception,**  
**open area, work-**  
**room/kitchen.**



**AVAILABLE**

#### FEATURES:

- ◇ Close proximity to the 55 and 405 freeways and the 73 toll road.
- ◇ Located within minutes of John Wayne Airport.
- ◇ Card key security access system.
- ◇ Nearby restaurants and retail amenities.
- ◇ Central courtyard and seating area.
- ◇ Abundant free surface parking.

***1400 Quail Street, Newport Beach***



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