



4100
NEWPORT PLACE DRIVE

TROPHY OFFICE TOWER :: NEWPORT BEACH, CALIFORNIA :: CORE INVESTMENT OFFERING





4100

NEWPORT PLACE DRIVE

4100 Newport Place represents a rare opportunity to acquire one of the largest and highest profile office buildings in Newport Beach. The Property offers stable in-place tenancy as well as exceptional value enhancement potential in a dynamic market poised for significant rental rate growth.

90% LEASED | 37 TENANTS

190,405 SQUARE FEET | 3.7 ACRES

52 FOOT VAULTED GRANITE ATRIUM LOBBY

BUILT 1990 | 9 STORIES | 4 / 1,000 PARKING

Benefits from a 'scarcity premium', being 1 of only 8 non-Irvine Company owned trophy office buildings in Newport Beach

The dramatic and luxurious four-story atrium provides a rare activated 'resort style' lobby environment.

Institutionally and exceptionally maintained with a state-of-the-art mechanical system, new tower elevator systems, and upgraded corridors and restrooms on every floor.



TROPHY INVESTMENT

- Class-A nine-story office building
- U.S. Bank (S&P AA-) leases 16% of the Property through 2024
- Exceptional four-floor vaulted atrium lobby
- Well-diversified rent roll of growing industries and expanding tenants
- Recent completion of \$5.2 million in capital improvements
- Multiple value enhancement strategies
- BOMA Building of the Year award winner
- Leed Gold Certification pending

WORLD-CLASS LOCATION

- Newport Beach address
- 73 Freeway visibility and landmark identity
- Unparalleled coastal live/work lifestyle
- Amenity-rich environment
- Immediate access to freeways, John Wayne Airport, and high-end residential neighborhoods
- Market poised for significant rental rate appreciation
- Unprecedented OC job growth – 45,000 last 12 months

UC IRVINE

PACIFIC OCEAN

NEWPORT BEACH

FASHION ISLAND

73

JAMBOREE RD. (Visible to 61,000 VPD)

CORONA DEL MAR FREEWAY (Visible to 150,000 VPD)

RETAIL

4100

NEWPORT PLACE DRIVE

MACARTHUR BLVD.

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