

For Sale - Newport Beach Office Building

4100 Birch Street, Newport Beach, CA



Highlights

- Rare offering of vacant, 10,000-sf single-story building in Newport Beach
- Dramatic price reduction to \$239/sf (\$2,390,000)
- Previous Hangars Newport Beach sales at \$343 - \$400/sf
- Walk to abundant amenities; near John Wayne Airport, 73, and 405 Freeways
- Innovative Office Ownership - *NewportHangars.com*

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Innovative Office Ownership

- The Hangars at Newport Beach – OC's best work environment and its next entrepreneurial business hub
- Single-story floor plan maximizes usable space
- Surrounded by trees, central park with water features and beautiful landscaping
- Completely redone building with a new roof
- In shell condition so can be customized to optimize the efficiency of your business

Greenlight Initiative = Long Term Appreciation

- In 2000, Newport Beach's slow-growth Greenlight Initiative was passed - as a result, very few new developments have been approved in the last decade
- Supply of office buildings already is constrained in Newport, and with Greenlight, supply is likely to remain tight indefinitely – increasing Newport Beach office property values moving forward
- As the market turns and demand increases, Newport Beach is positioned to be one of the fastest appreciating office markets in Southern California

Prices Finally Return to Early 2000's Era

- Priced well below replacement cost
- Pricing reflects that of sale comps well before the rapid market appreciation period of 2005-2008
- Don't miss the opportunity to take advantage of historically low interest rates and SBA benefits



SITE PLAN



CENTRAL GARDEN



LOCATION MAP



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