



1301 DOVE
NEWPORT
BEACH



MCCARTHY • COOK
A RELATIONSHIP DRIVEN EXPERIENCE

CBRE



MODERN FEEL MEETS INSPIRATIONAL WORKSPACE

Iconic Newport Beach location - 1301 Dove offers a beautifully enhanced modern lobby and expansive indoor/outdoor common area boasting a uniquely designed conference center & executive lounge. Finishes include elegant large-format tile flooring, custom wood paneling, back painted glass, brushed stainless steel accents and a sleek, contemporary design.

CLASS
A
10 STORY OFFICE





WE'VE GOT IT

Offering the a complete scale of onsite amenities, employees can enjoy coffee or a bite to eat from Café Artys in one of our oversized patios while plugged into our complementary Wi-Fi to enjoy the quintessential Southern California lifestyle. Forgot cash – no problem as there is an onsite ATM. Car running low on its charge – no problem as our employees can use one of the conveniently located EV charging stations. Driving up the street to John Wayne Airport to pick-up your boss – We've got you covered with full service auto detailing. Wanna get away? Also not a problem - tap your app to engage in our bike sharing program to get some exercise or spin over to a proximate eatery. Corporate function – Utilize our new tenant lounge with outdoor terrace and large training / conference facilities.



FOOD AND OTHER RETAIL

ON-SITE AMENITIES

Cafe Artys
Manufacturers Bank/ATM
Tenant Kitchen/Lounge
Training/Conference Center
Bike Sharing Program
Outdoor Terrace with Wifi
Auto Detailing
EV Charging Stations
Property Management/Security

1. BACK BAY COURT

Blue Mediterranean Cafe
Starbucks
Subway
Shirley's Bagels
Nana San Sushi
Flame Broiler
Taco's & Company
Pizza Hut
Dry Cleaners

2. PLAZA NEWPORT

Juliette's Kitchen
PDM Cafe 2
Togo's
Pascal Epicerie
FedEx Office
Wine Merchant
Urgent Care

3. NEWPORT PLACE

7-11
Ike's Love & Sandwiches
Roll it Sushi
Saagar Indian Cuisine
Classic Q's Billiards

4. CORINTHIAN CENTER

Staples
Jamba Juice
La Salsa
Fuji Grill
Quiznos
Darque Tan

LODGING

1. The Fairmont
2. Radisson Hotel

BANKS

3. Wells Fargo
4. Bank of the West
5. Bank of America
6. Kinecta Federal Credit Union
7. US Bank
8. First Citizens Bank
9. First Republic Bank

OTHER AMENITIES

10. Benihana
11. Bosscat Kitchen
12. Pacific Club
13. 28 Restaurant
14. Equinox
15. Parkstone





OFFICE SPACE AVAILABLE

SUITE	SIZE (RSF)	DESCRIPTION
350	1,454 RSF	Three perimeter offices, IT / storage closet, large open area and shared use of an outdoor balcony.
520/550	9,081 RSF	Highly built-out suite in its current condition which can be modified to suit. Divisible to 7,461 RSF.
720	3,186 RSF	Double door entry off elevator lobby featuring dedicated reception, eight private offices, conference room, break room and work room.
750	3,315 RSF	Double door entry featuring six private offices, conference room & open area for workstations.
720/750	6,501 RSF	Contiguous space.
820	4,009 RSF	Corner suite featuring dedicated reception, five perimeter offices and large open area.
850	2,294 RSF	Highly improved market ready creative spec suite with double door entry off elevator lobby, three perimeter offices, large conference room and open break room.
900	7,037 RSF	Double door entry off elevator lobby in shell condition.

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