



1301 DOVE
NEWPORT
BEACH



MCCARTHY • COOK
A RELATIONSHIP DRIVEN EXPERIENCE

CBRE



MODERN FEEL MEETS INSPIRATIONAL WORKSPACE

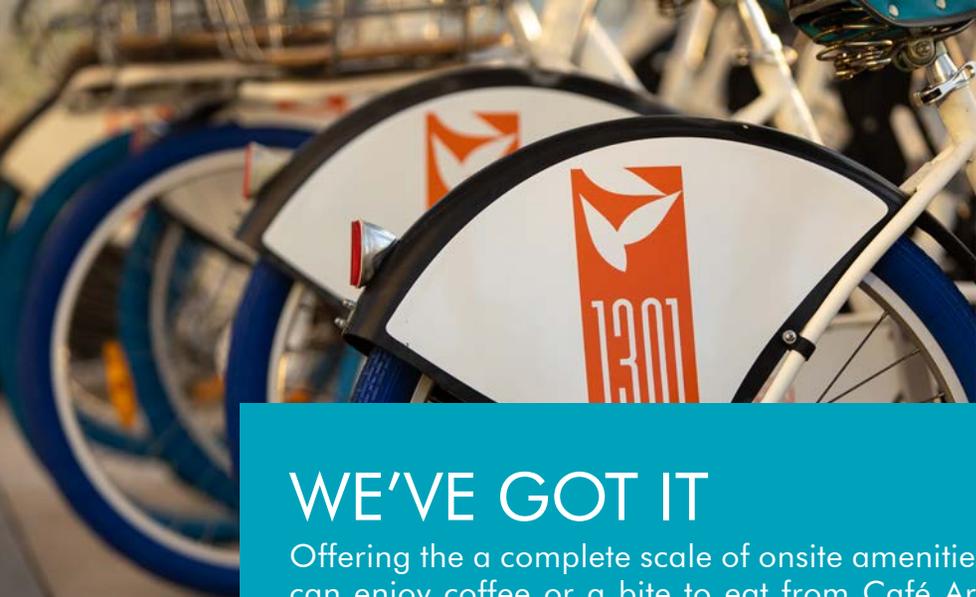
Iconic Newport Beach location - 1301 Dove offers a beautifully enhanced modern lobby and expansive indoor/outdoor common area boasting a uniquely designed conference center & executive lounge. Finishes include elegant large-format tile flooring, custom wood paneling, back painted glass, brushed stainless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

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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

- The Fairmont
- Radisson Hotel

BANKS

- Wells Fargo
- Bank of the West
- Bank of America
- Kinecta Federal Credit Union
- US Bank
- First Citizens Bank
- First Republic Bank

OTHER AMENITIES

- Benihana
- Bosscat Kitchen
- Pacific Club
- 28 Restaurant
- Equinox
- Parkstone



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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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