

AVAILABLE NOW

# 301 BAYVIEW CIRCLE

NEWPORT BEACH, CA

Office / Retail / Medical

## Demographic Spotlight

### Within a Half-Mile:

- 15,350+ Employees
- Population of 1,250 People Over the Age of 15
- \$185,266 Average Household Income

### Within a 1 Mile:

- 38,650+ Employees
- Population of 4,060 People Over the Age of 15
- \$187,941 Average Household Income

## Building Highlights



9,225 SF Divisible to 1,848 SF



Direct Access to Structured Parking



Above Standard Parking  
(5:1,000 RSF)



Located within Same Project as Two  
320,000+ SF Office Buildings



Building Top Signage



24-Hour Security on Location



Customizable Workspace



Exclusive Newport Beach Address

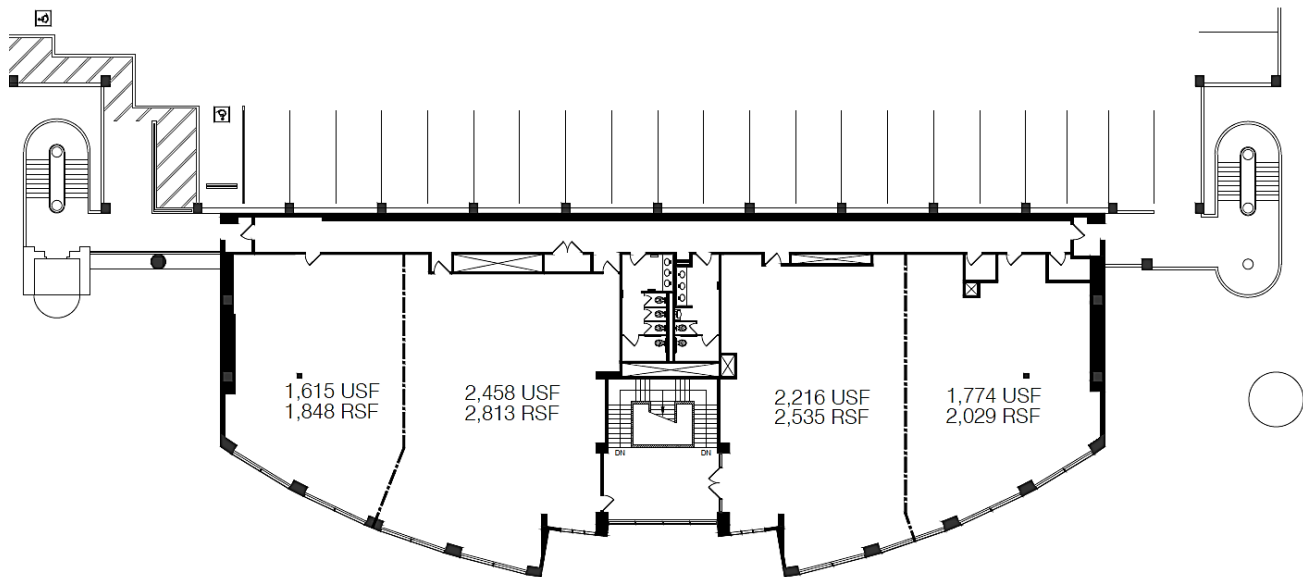
**CBRE**

# 301 BAYVIEW CIRCLE

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Office / Retail / Medical

9,225 SF



## On-site/Nearby Amenities



On-site Café and Hair Salon



Walking Distance to Newport Beach Back Bay



Close Proximity to Fashion Island and Other High-End Retail & Restaurants



Minutes to John Wayne Airport, Immediate Access to the 405 & 55 Freeways and 73 Corridor



**Shell Condition – Build to Suit**

## CONTACT US

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