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Avocado

1601 Avocado Avenue  
Newport Beach



Cypress West  
— P A R T N E R S —  
ACQUIRE • MANAGE • LEASE

Bryan McKenney  
(949) 478 - 0087 | LIC#01505792  
bmckenney@cypresswestpartners.com

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## FEATURES:

- 12,547 SF
- 2 Story Building
- Total land area of 0.90 acres(39,204 SF)
- 53 gated surface parking
- Premier Fashion Island Location
- High quality medical finishes



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### SITE PLAN:



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### AVAILABLE SUITE:

FIRST FLOOR

2,733 RSF

### SUITE DESCRIPTION:

5 Exam rooms, 3 Offices, 2 Bathrooms,  
Conference room, Storage,  
Reception / Admin.

### LEASE RATE:

\$5.00 NNN



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— PARTNERS —  
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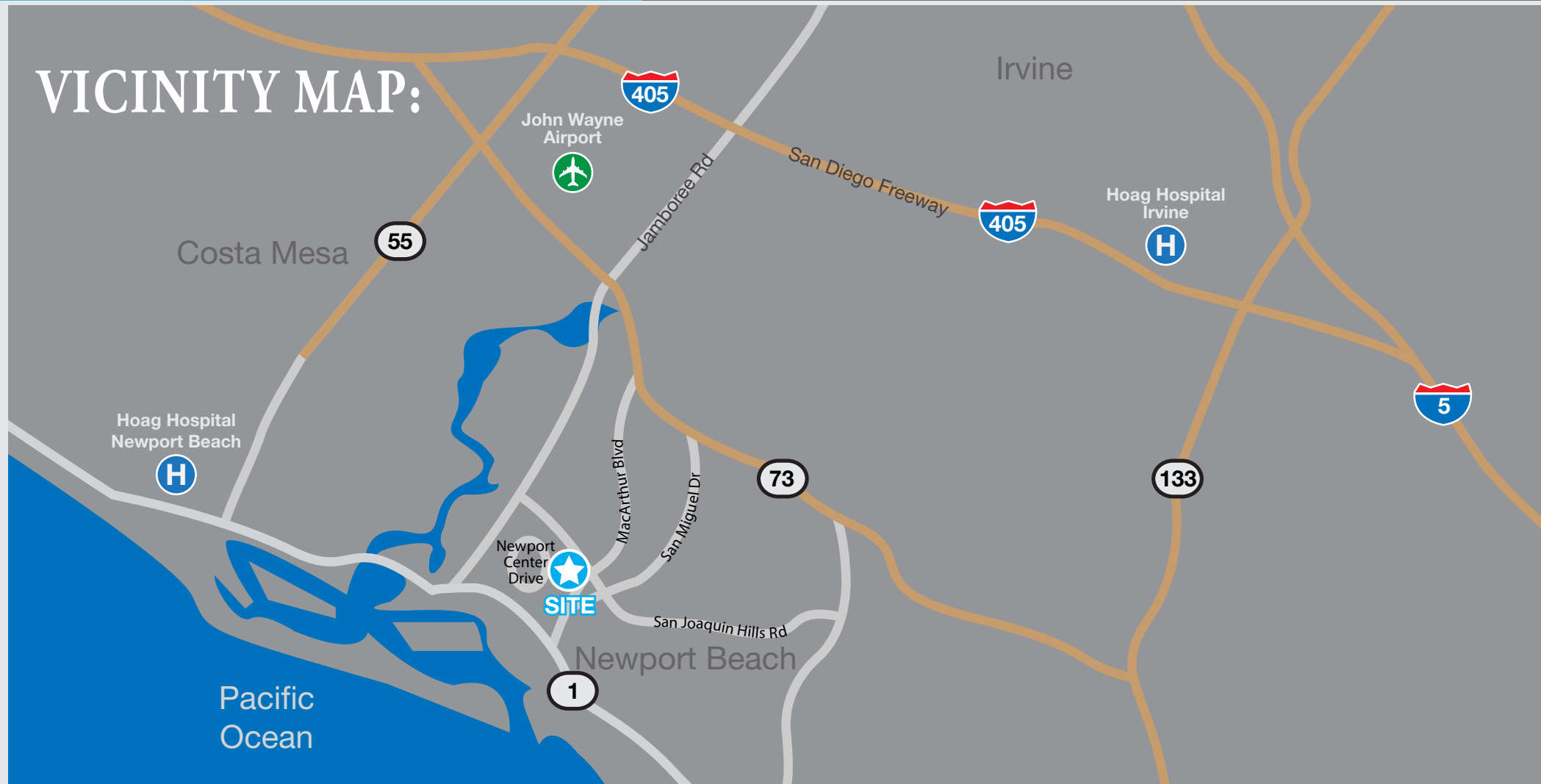
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### VICINITY MAP:



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