

# THE WALK

WESTCLIFF ...where health, retail and lifestyle converge.

2001 - 2135 Westcliff Drive - Newport Beach

Now Leasing



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

WestcliffWalk.com

# THE WALK

WESTCLIFF ...where health, retail and lifestyle converge.

2001 - 2135 Westcliff Drive - Newport Beach

Now Leasing

## FEATURES

- 29,000 SF of New Medical Office for Lease
- Free Surface and Covered Parking
- Parking Ratio over 5:1,000
- Elevator Served
- Excellent Demographics



# THE WALK

WESTCLIFF ...where health, retail and lifestyle converge.

2001 - 2135 Westcliff Drive - Newport Beach

*Now Leasing*

Building 3



# THE WALK

WESTCLIFF ...where health, retail and lifestyle converge.

2001 - 2135 Westcliff Drive - Newport Beach

*Now Leasing*

Building 4



# THE WALK

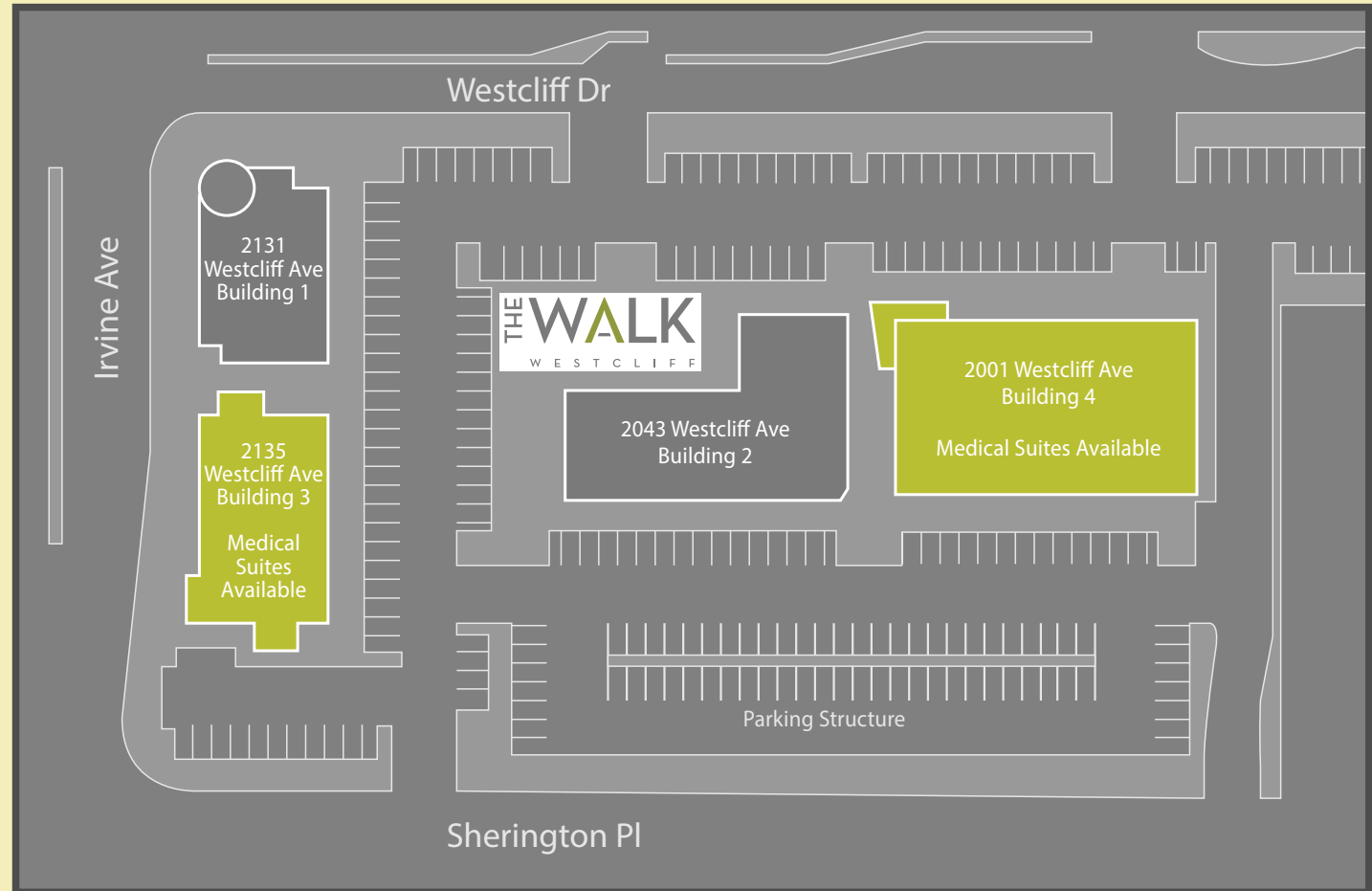
WESTCLIFF

...where health, retail and lifestyle converge.

2001 - 2135 Westcliff Drive - Newport Beach

Now Leasing

## SITE PLAN



# THE WALK

WESTCLIFF

...where health, retail and lifestyle converge.

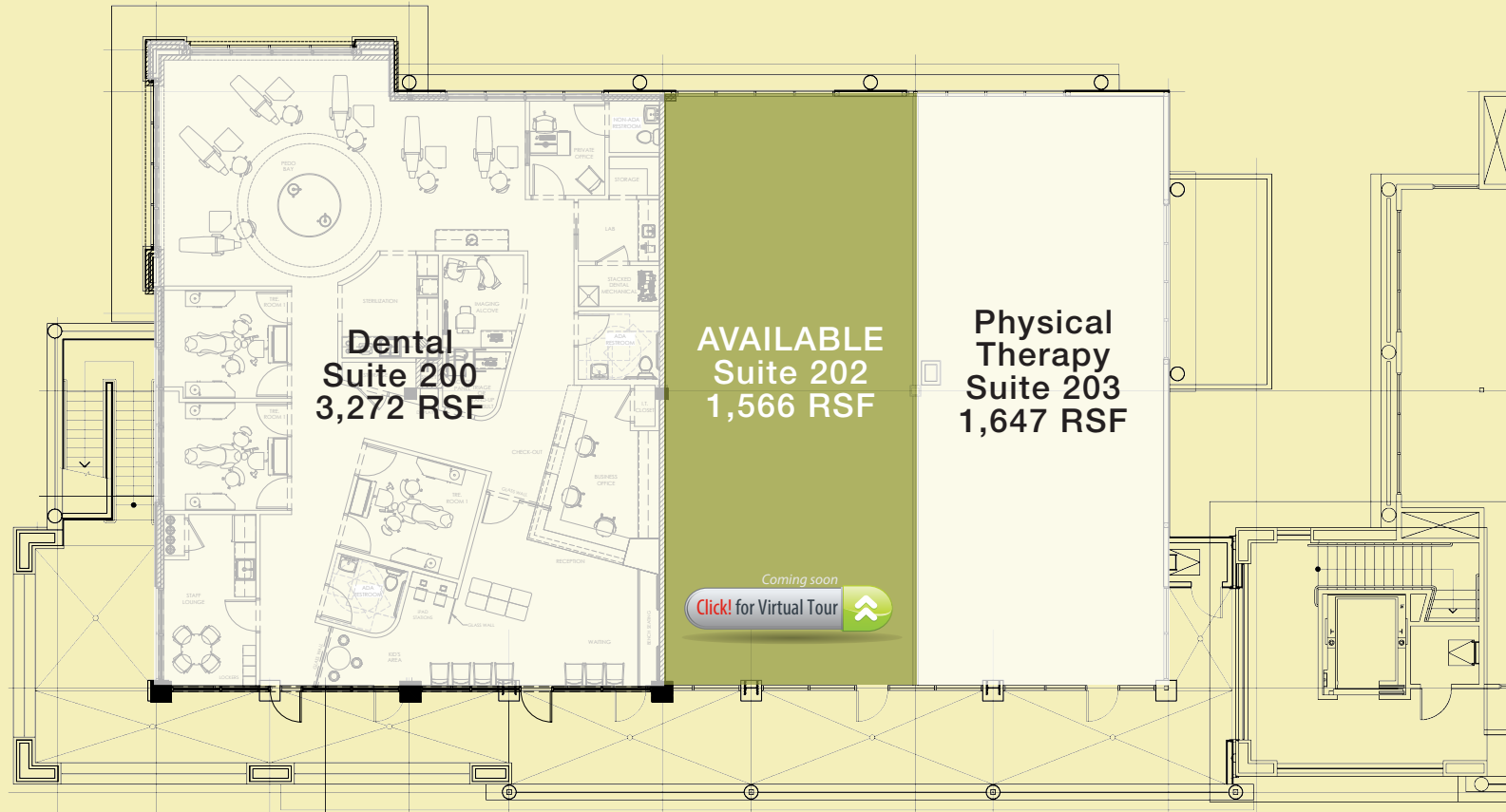
2001 - 2135 Westcliff Drive - Newport Beach

Now Leasing

Building 3  
2135 Westcliff Drive  
2nd Floor

**Medical Suite**  
**Available for Lease:**  
Suite 202-1,566 RSF

**Lease Rate:**  
Suite 202-\$4.25 NNN



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

WestcliffWalk.com

# THE WALK

WESTCLIFF ...where health, retail and lifestyle converge.

2001 - 2135 Westcliff Drive - Newport Beach

Now Leasing

Building 4  
2001 Westcliff Drive  
2nd Floor

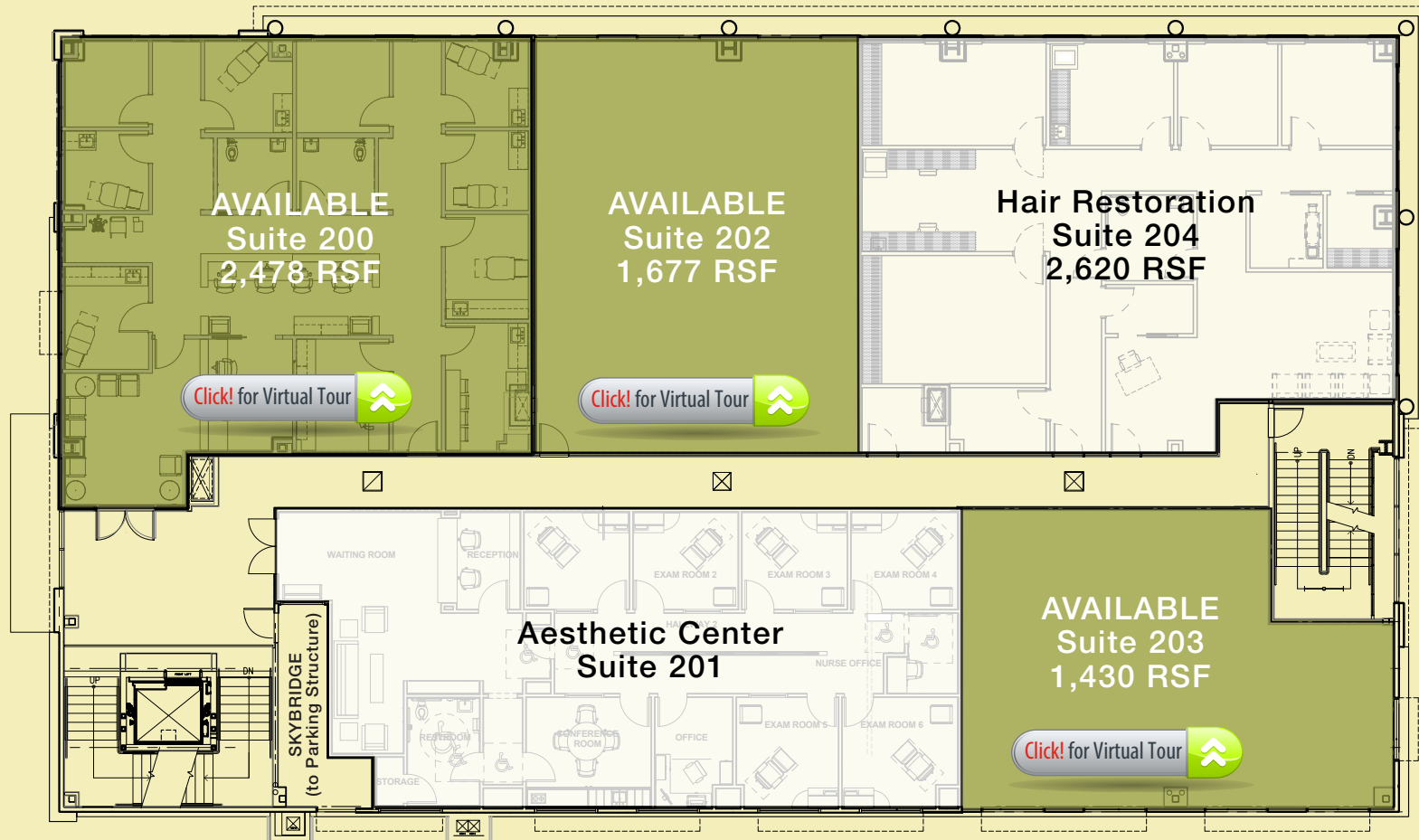
## Medical Suites

### Available for Lease:

Suite 200-2,478 RSF  
Suite 202-1,677 RSF  
Suite 203-1,430 RSF

### Lease Rate:

Suite 200-\$4.25 NNN  
Suite 202-\$4.25 NNN  
Suite 203-\$4.00 NNN



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

WestcliffWalk.com

# THE WALK

WESTCLIFF ...where health, retail and lifestyle converge.

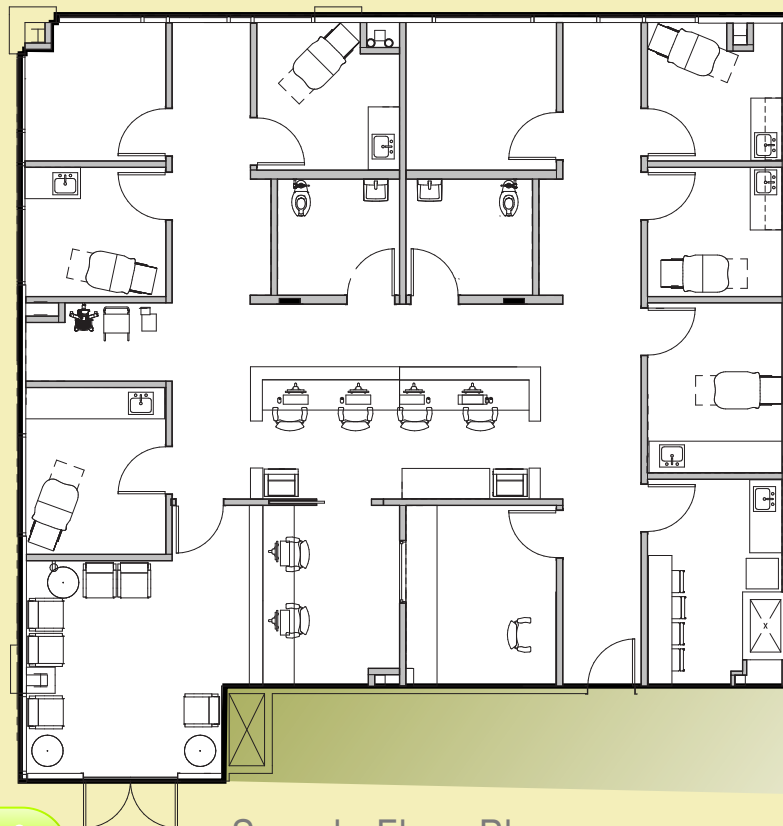
2001 - 2135 Westcliff Drive - Newport Beach

Now Leasing

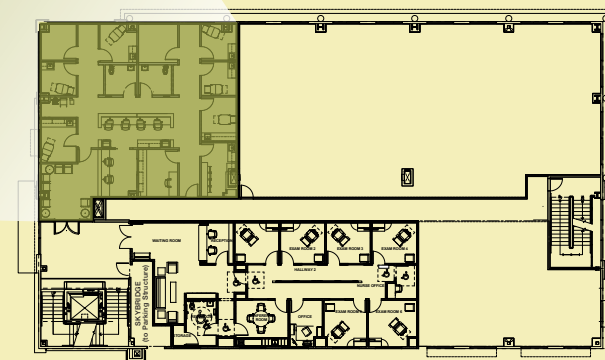
Building 4  
2001 Westcliff Drive  
2nd Floor

**Medical Suites**  
**Available for Lease:**  
Suite 200-2,478 RSF

**Lease Rate:**  
\$4.25 NNN



Sample Floor Plan





# THE WALK

WESTCLIFF ...where health, retail and lifestyle converge.

2001 - 2135 Westcliff Drive - Newport Beach

*Now Leasing*

Building 4  
2001 Westcliff Drive  
3rd Floor

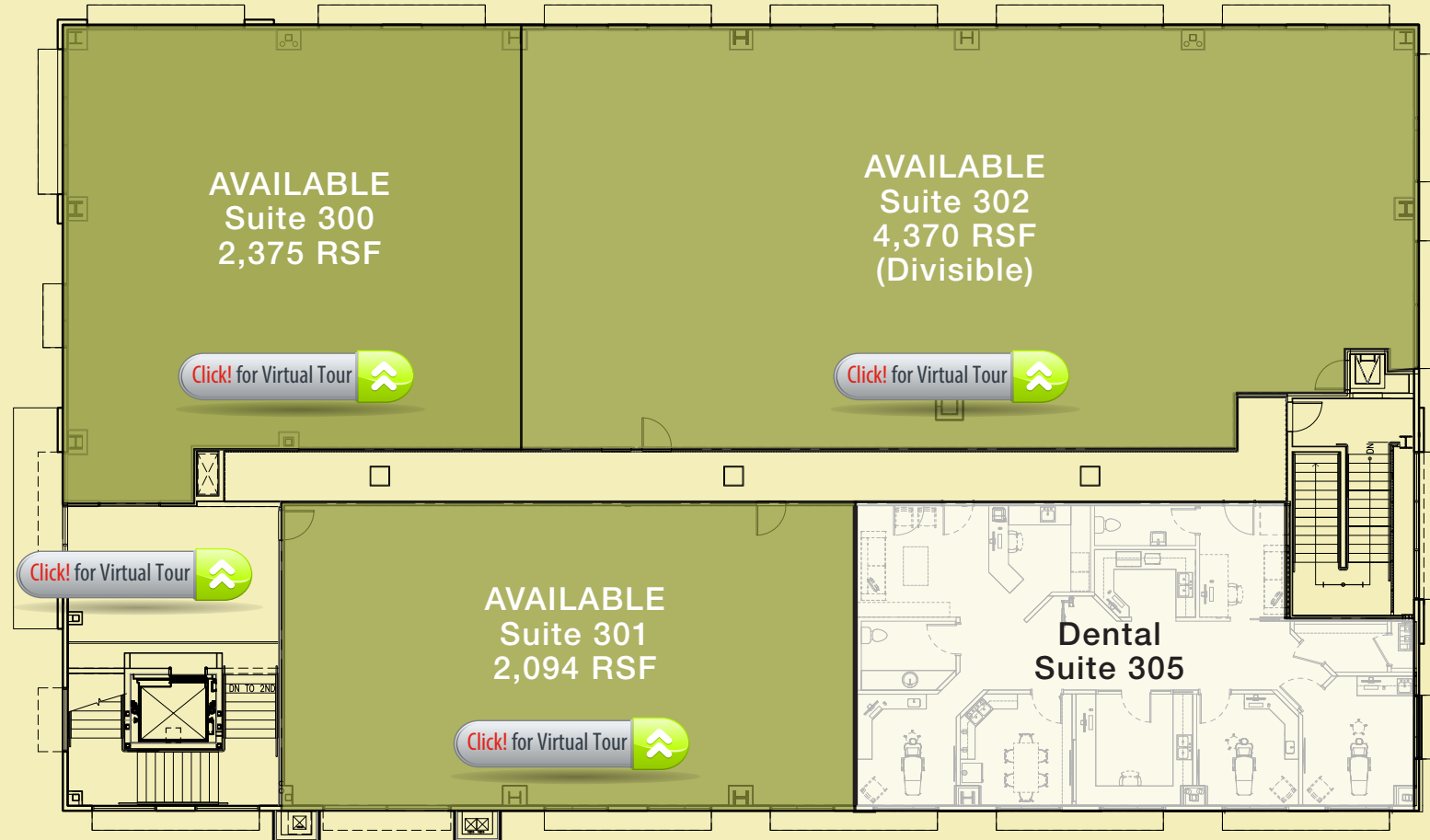
## Medical Suites

### Available for Lease:

- Suite 300-2,375 RSF
- Suite 301-2,094 RSF
- Suite 302-4,370 RSF

### Lease Rates:

- Suite 300-\$4.50 NNN
- Suite 301-\$4.25 NNN
- Suite 302-\$4.50 NNN



2001 - 2135 Westcliff Drive - Newport Beach

Now Leasing

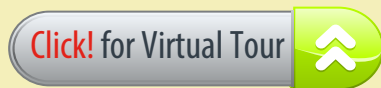
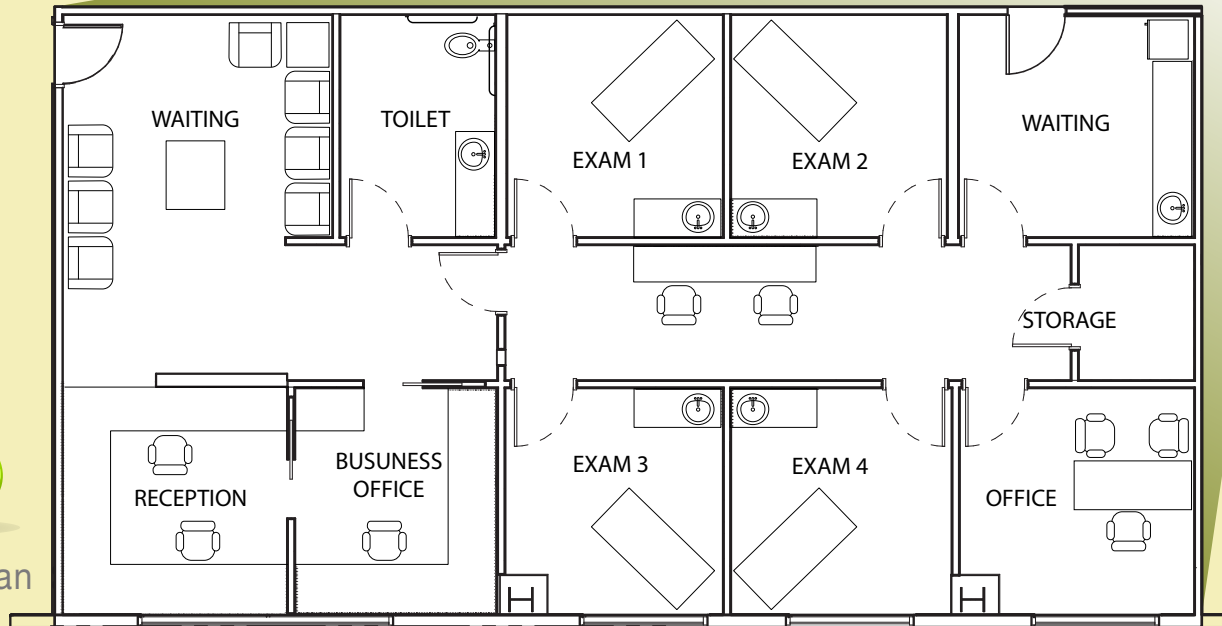
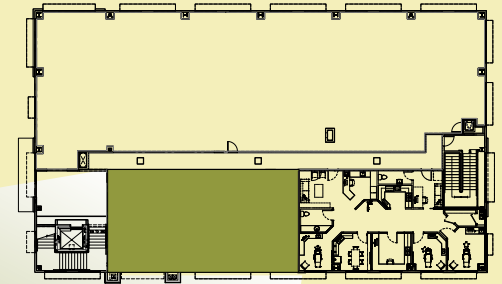
Building 4  
2001 Westcliff Drive  
3rd Floor

## Medical Suite for Lease:

Suite 301-2,094 RSF

## Lease Rates:

Suite 301-\$4.25 NNN



Sample Floor Plan

# THE WALK

WESTCLIFF ...where health, retail and lifestyle converge.

2001 - 2135 Westcliff Drive - Newport Beach

Now Leasing

## AMENITIES MAP



# THE WALK

WESTCLIFF ...where health, retail and lifestyle converge.

2001 - 2135 Westcliff Drive - Newport Beach

Now Leasing

## PROXIMITY MAP



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

WestcliffWalk.com