

# THE WALK

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

2001 - 2135 Westcliff Drive - Newport Beach

Now Leasing



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WestcliffWalk.com

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## 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



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Building 3



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Building 4



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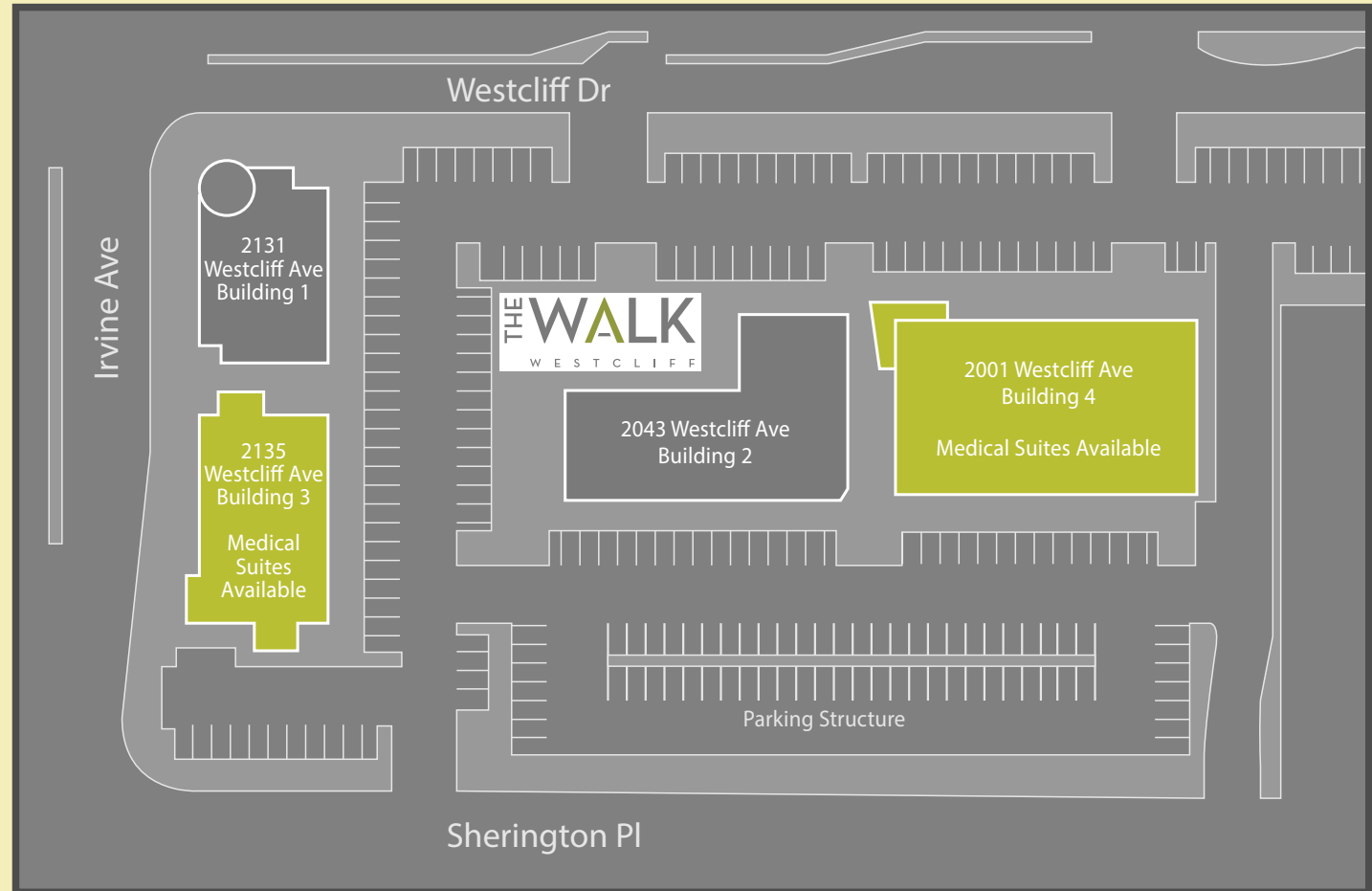
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## SITE PLAN



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Building 3  
2135 Westcliff Drive  
2nd Floor

**Medical Suites**  
**Available for Lease:**  
Suite 202-1,566 RSF  
Suite 203-1,647 RSF

**Lease Rate:**  
Suite 202-\$4.25 NNN  
Suite 203-\$4.25 NNN



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Building 4  
2001 Westcliff Drive  
2nd Floor

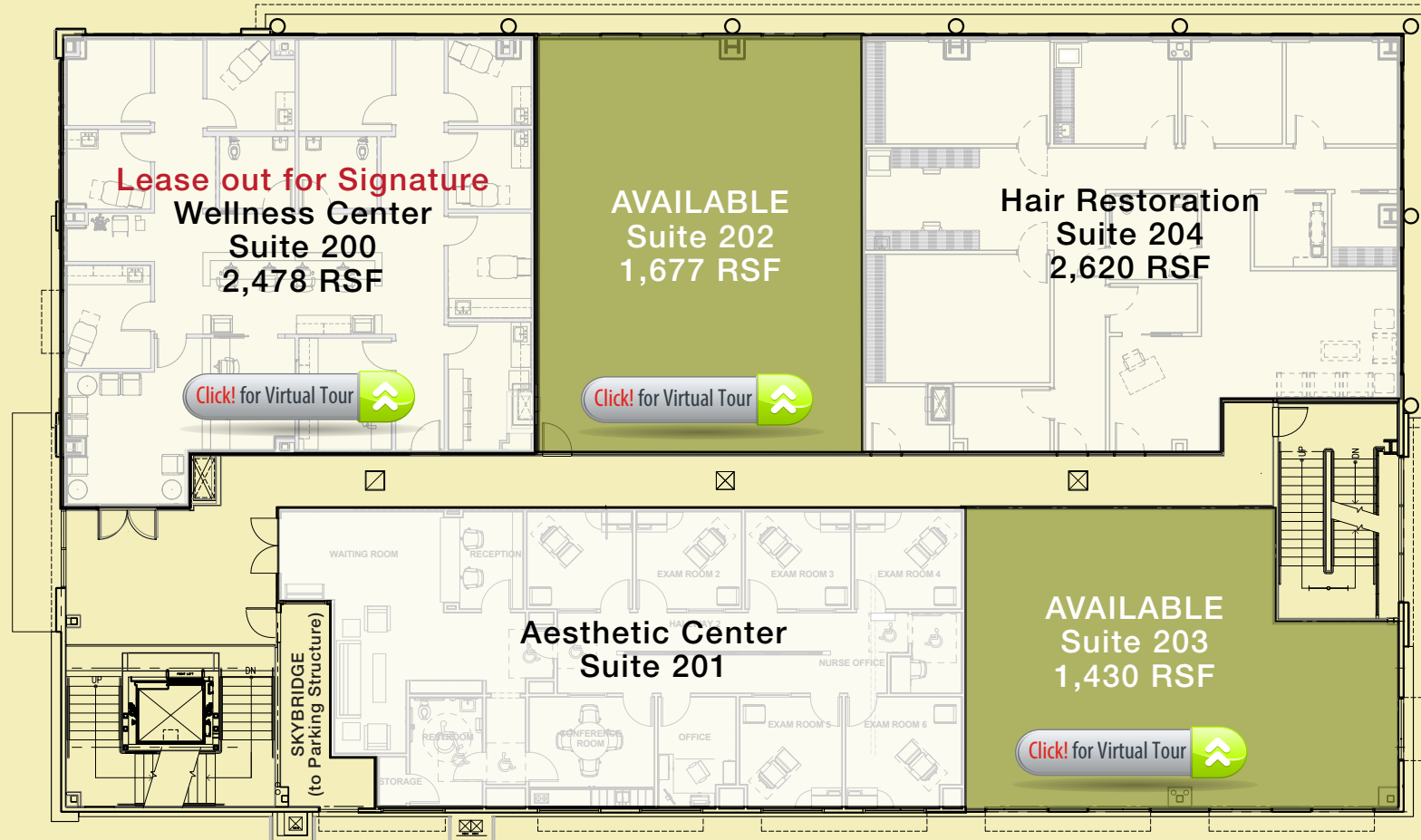
## Medical Suites

### 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



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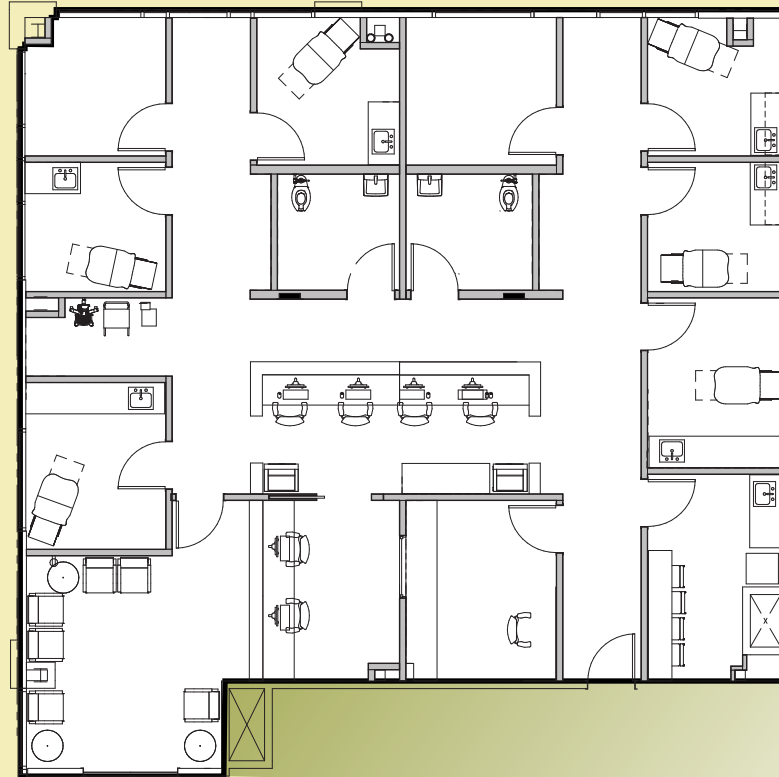
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Building 4  
2001 Westcliff Drive  
2nd Floor

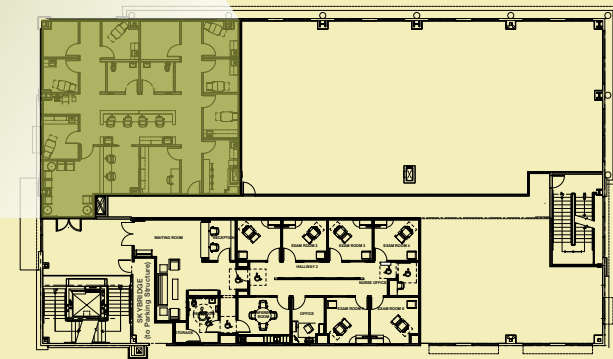
**Medical Suites**  
**Available for Lease:**  
Suite 200-2,478 RSF

**Lease Rate:**  
\$4.25 NNN



Sample Floor Plan

[Click! for Virtual Tour](#)





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Building 4  
2001 Westcliff Drive  
3rd Floor

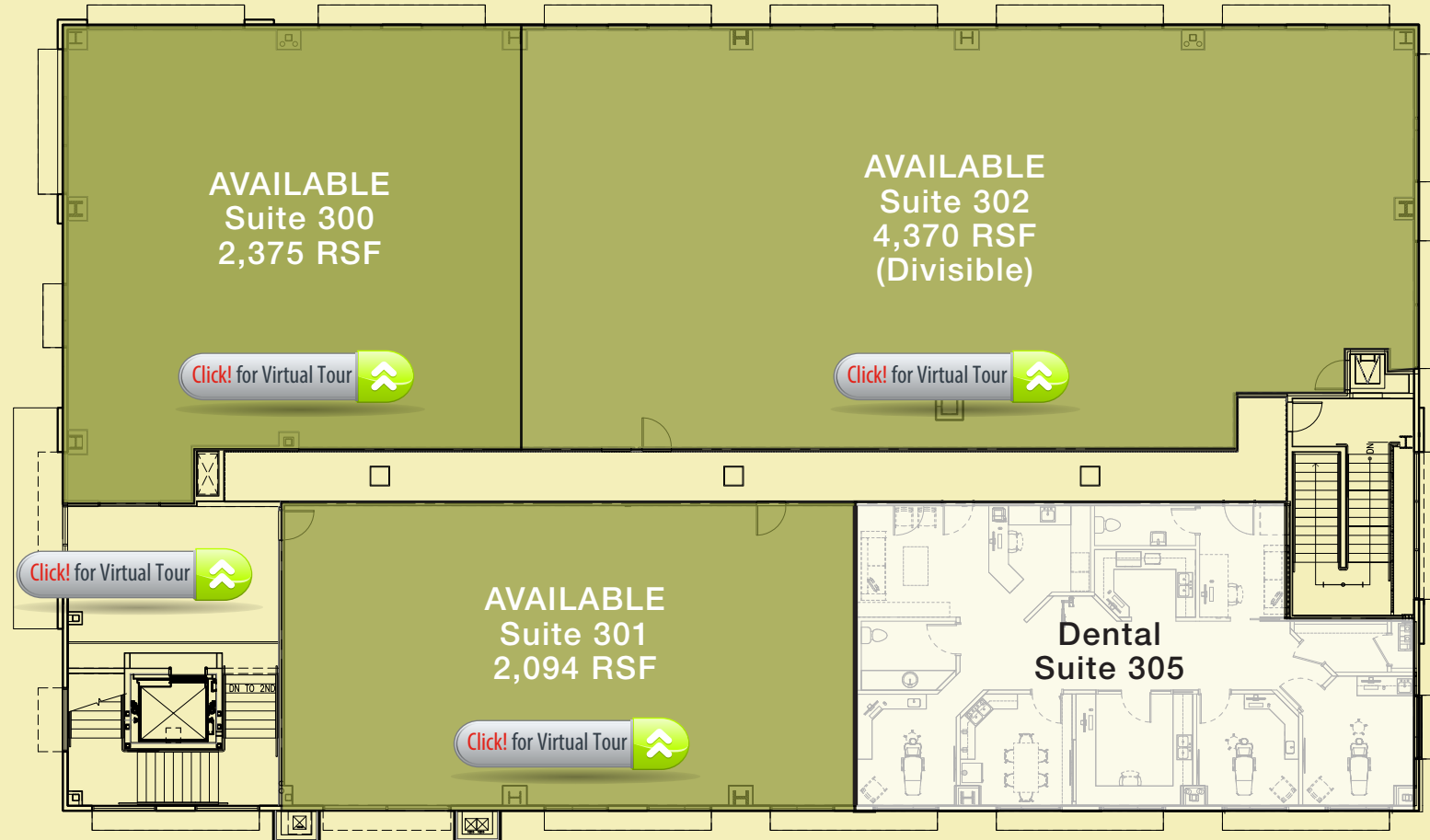
## Medical Suites

### 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



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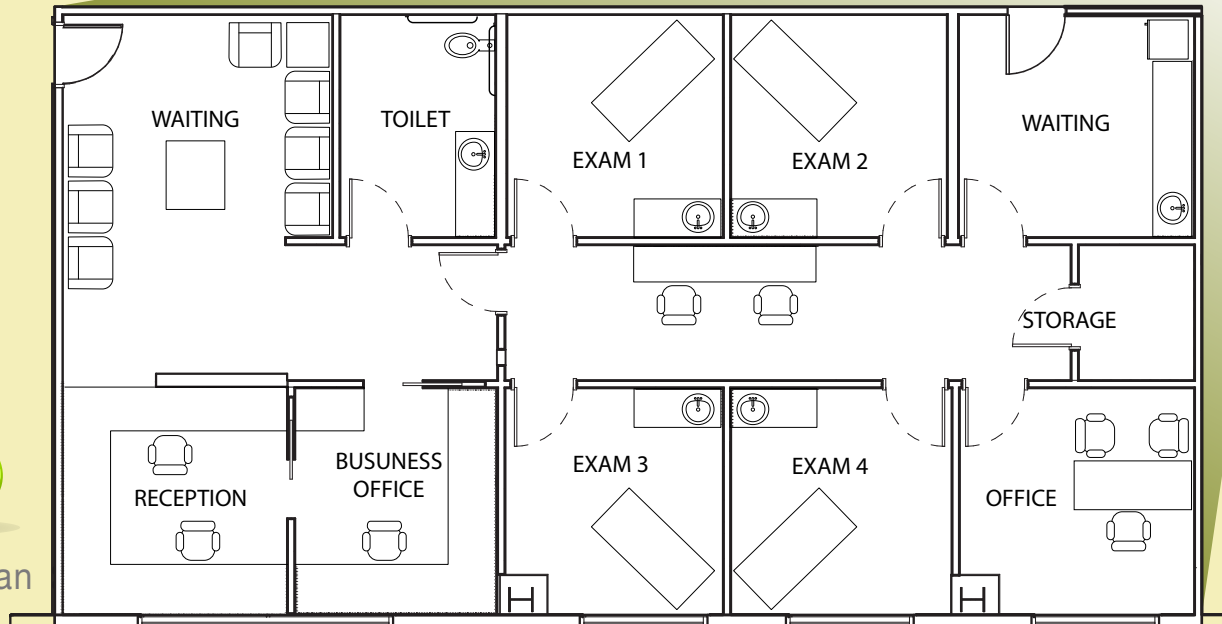
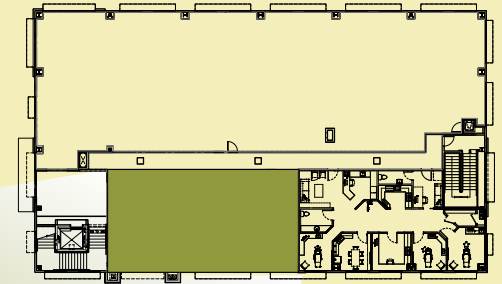
Building 4  
2001 Westcliff Drive  
3rd Floor

## Medical Suite for Lease:

Suite 301-2,094 RSF

## Lease Rates:

Suite 301-\$4.25 NNN



Sample Floor Plan

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## AMENITIES MAP



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## PROXIMITY MAP

