

# 3701 BIRCH STREET

3701 Birch St., Newport Beach, CA 92660



Casey P. Immel  
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*Now Leasing*

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## FEATURES:

- Building Area 14,185 SF
- 2 Story Medical Building
- Elevator Served
- Free surface parking and covered stalls
- Central location off Birch St. and Bristol
- Building top signage available
- Close proximity to 73 Freeway
- On-site surgery center available for use



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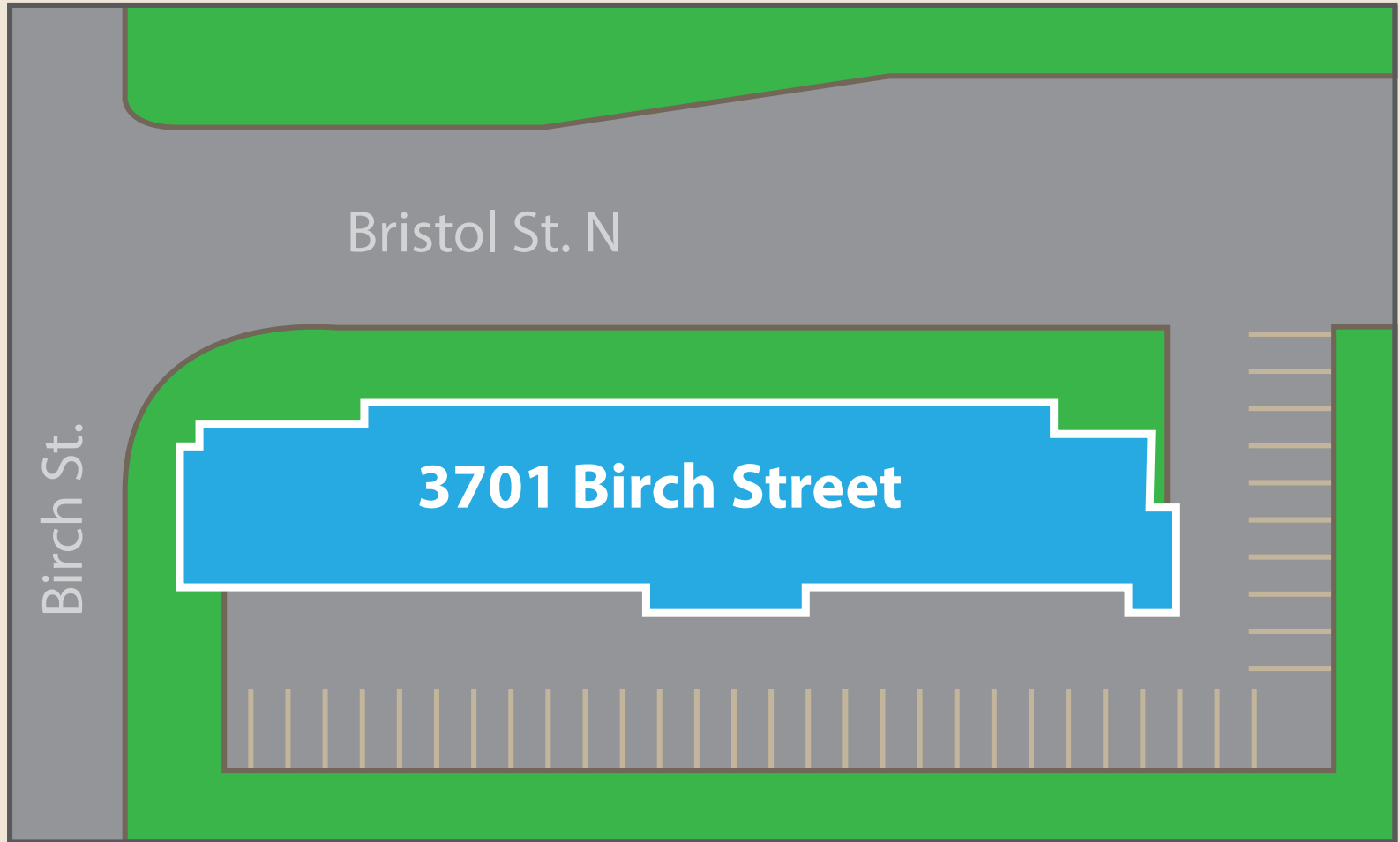
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## SITE PLAN:



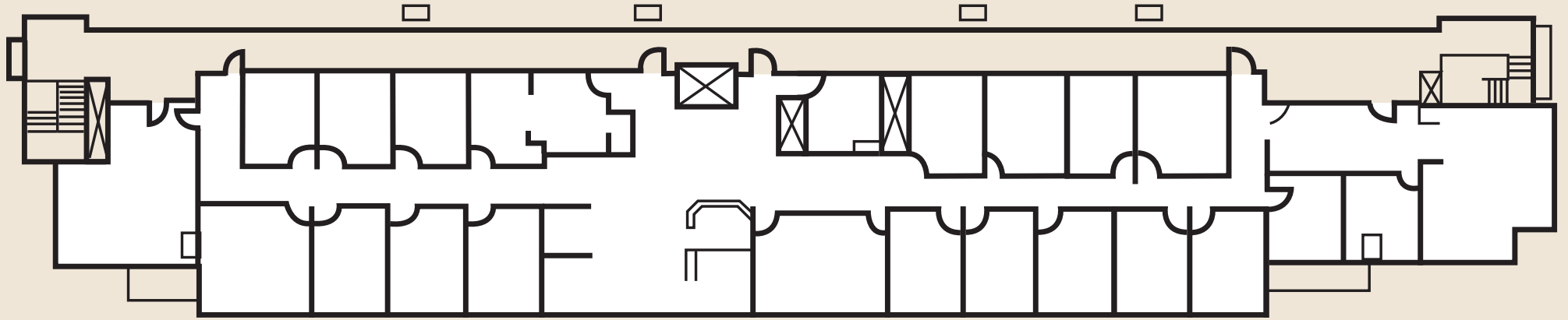
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## AVAILABLE SUITE:

Second Floor  
7,279 RSF

(Divisible by 2,000 SF)

## SUITE DESCRIPTION:

Existing build-out ready to be modified to tenant's needs.

## LEASE RATE:

\$3.25 NNN



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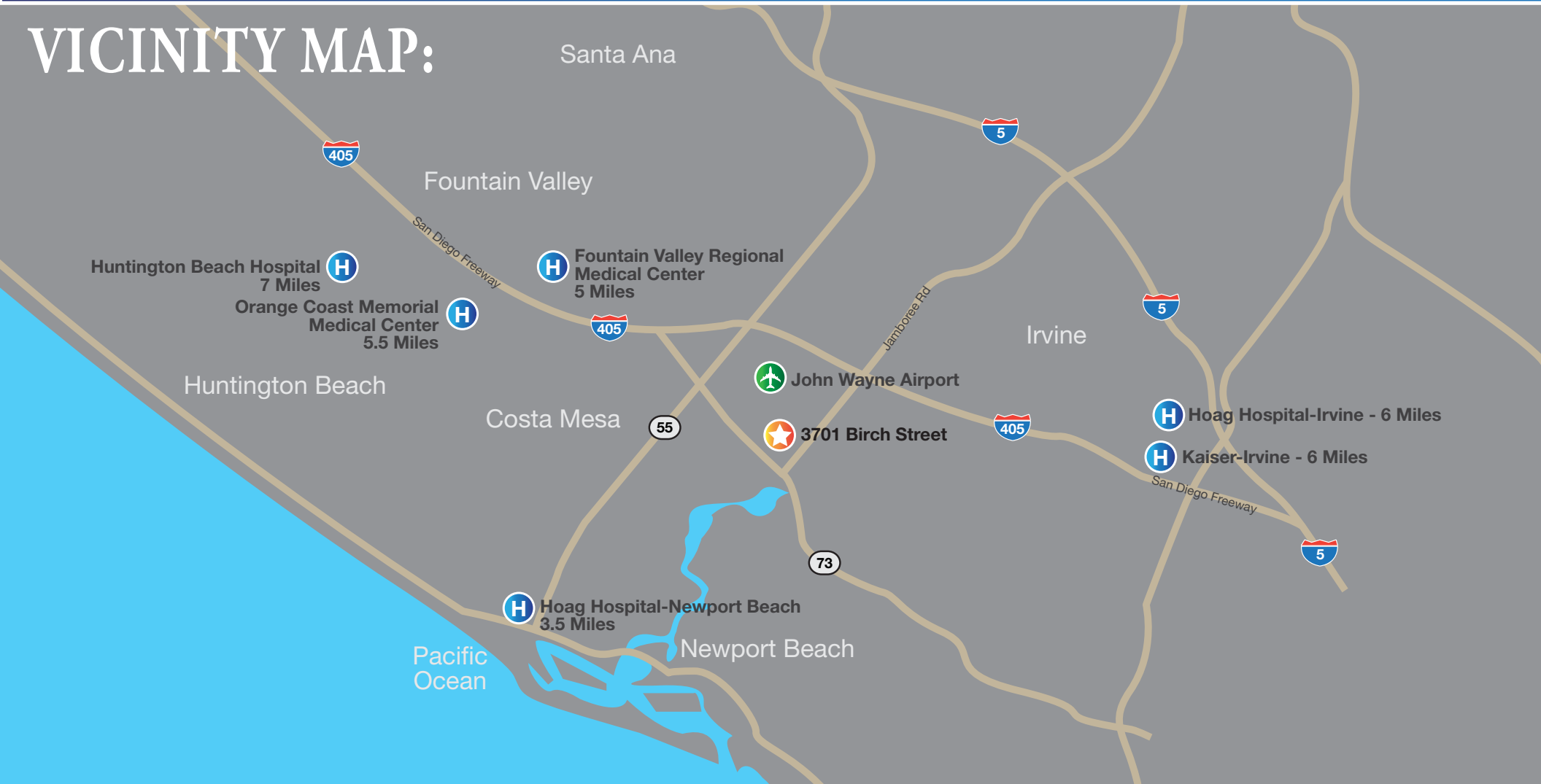
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## VICINITY MAP:



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