



Hyundai Capital



# 4000 MACARTHUR BLVD

Newport Beach, CA 92660

WEST TOWER





4000 MACARTHUR

## EXECUTIVE SUMMARY

Ashwill Associates is pleased to present an exciting Newport Beach sublease opportunity at 4000 MacArthur Blvd. With several high-end office spaces from 2,000 SF collaborative offices to state-of-the-art training rooms, and even entire 19,000 SF floor plates in this Class A building, we're confident there is a space that will fit your client's needs perfectly. This Newport Beach location is less than 1 mile from John Wayne International Airport and offers easy ingress and egress from the 405, 55, and 73 freeways. The building is within walking distance of several restaurants, hotels, Equinox fitness center, brand-new residential developments and is right next to companies such as Google and Bank of America. A sublessee will love the flexible lease terms and highly competitive lease rates at this truly plug and play opportunity.

For more information, please reach out today.

# CAMPUS OVERVIEW

No. of Buildings ——— 2

Campus Size ——— **376,242 SF**

Parking ——— **4:1,000 SF**

Renovated ——— **2017**



CRAFT  
YOUR  
BUSINESS  
FUTURE  
HERE





## PROPERTY FEATURES



### ACCESS

Three freeways and John Wayne Airport in < 5 minutes



### SIGNAGE

Four building top signs available



### TECHNOLOGY

WiFi enabled campus



### PARKING

4/1,000 SF Surface and covered parking



### FLOOR PLATES

19,000 SF Flexible floor plates with ample natural light.



### EV CHARGING

Multiple electric car charging stations



### CAR SERVICES

On-site Auto washing and detailing services



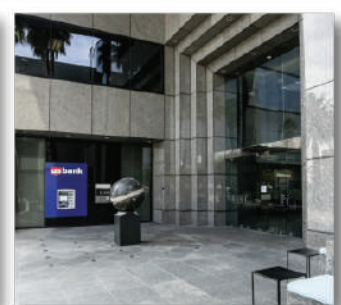
### SECURITY

24/7 security coverage and camera surveillance



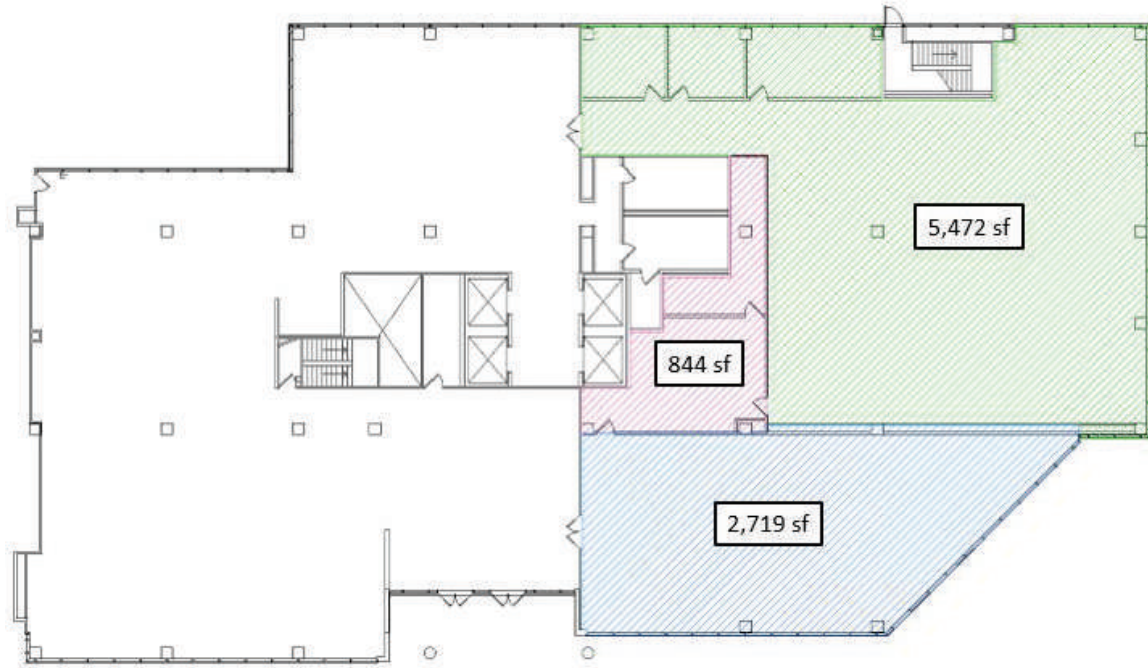
# ELEVATE YOUR BUSINESS ENVIRONMENT

Leasing office space in Newport Beach offers a blend of professional excellence, coastal charm, and vibrant community spirit, creating an ideal environment for business success and growth.



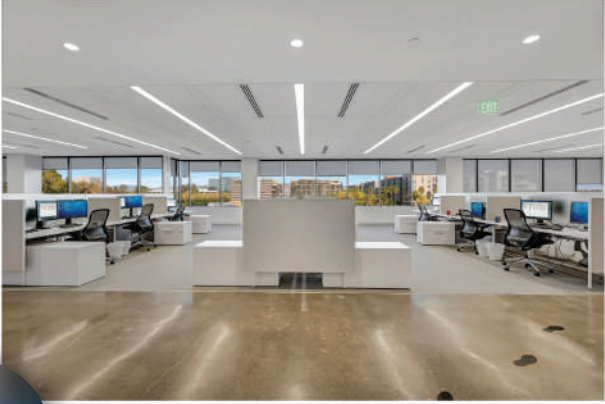
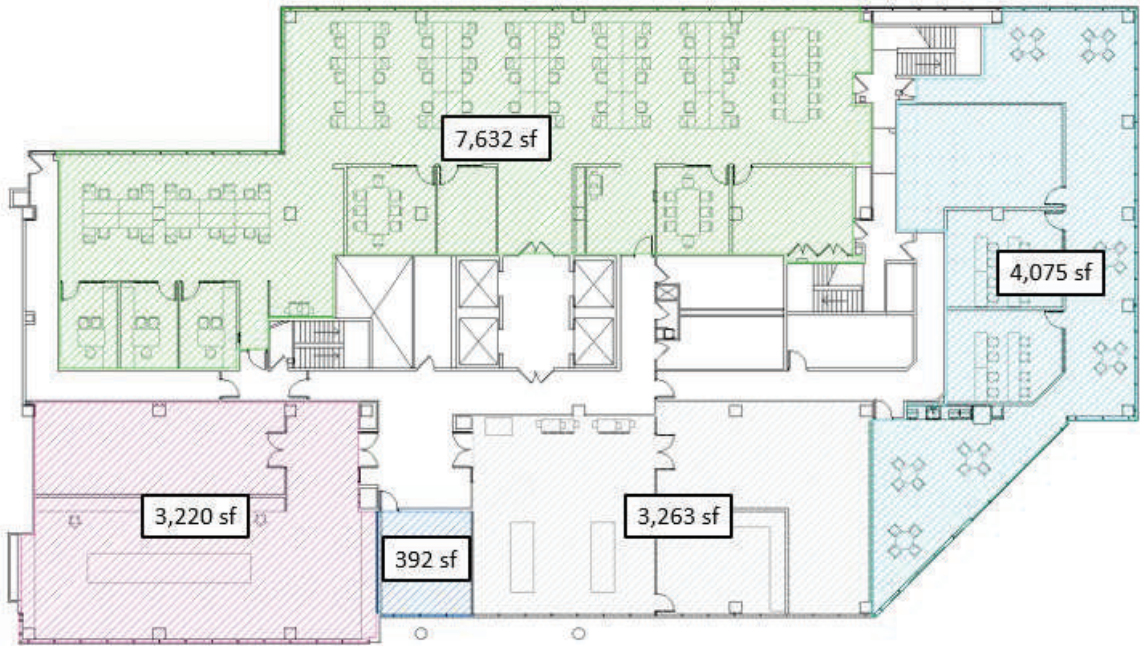
# 1ST FLOOR

WEST TOWER - FOR SUBLEASE



# 2ND FLOOR

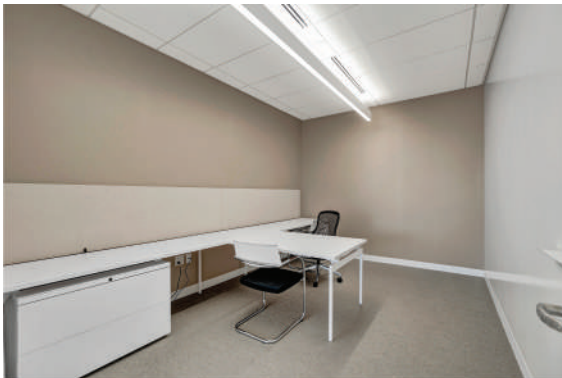
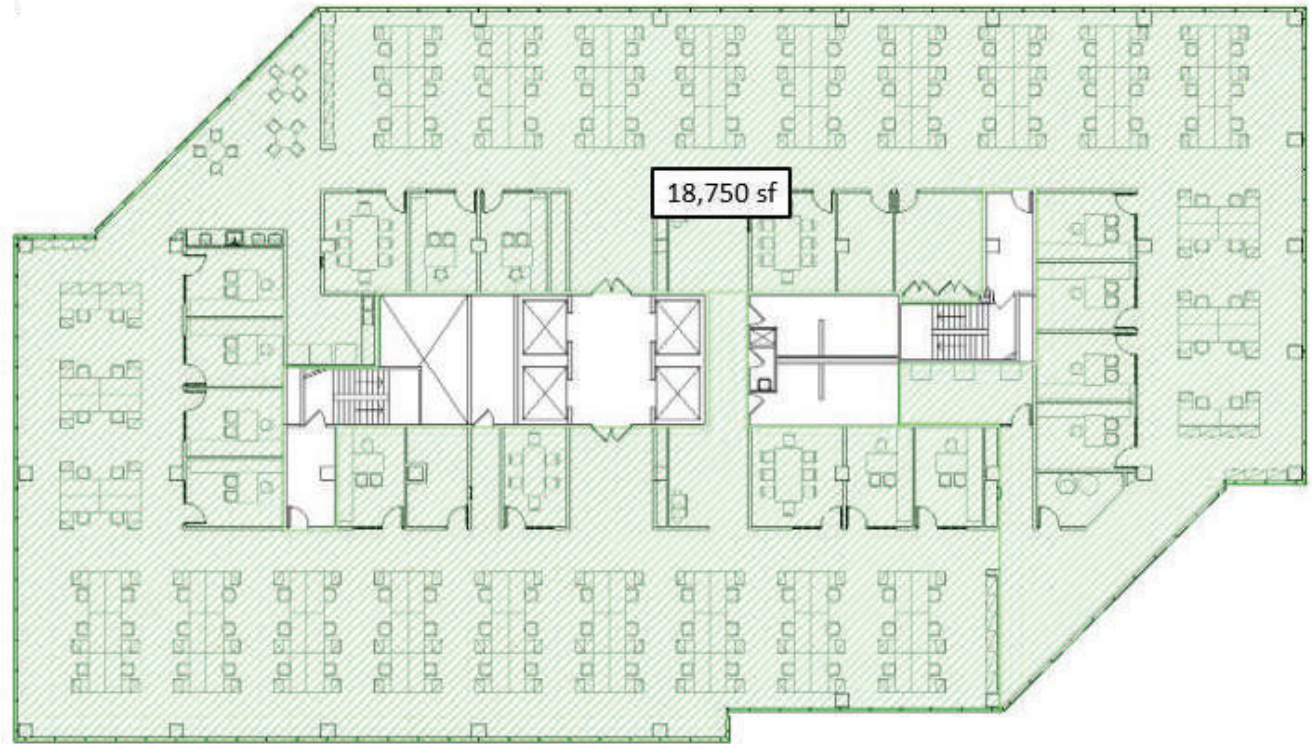
WEST TOWER - FOR SUBLEASE





# 5TH FLOOR

WEST TOWER - FOR SUBLEASE

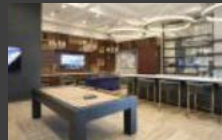


# AREA AMENITIES



## PACIFIC CLUB

Exclusive members-only club with fitness + dining.



## ONE UPTOWN NEWPORT

luxury apartment homes



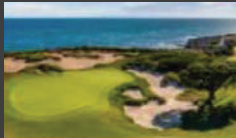
## EQUINOX

High-end fitness center across the street



## \$1.5B WORLD CLASS UCI HOSPITAL

best-in-class healthcare



## PELICAN HILL GOLF CLUB

award-winning 36-hole golf course + clubhouse



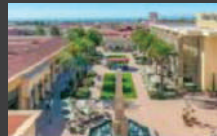
## TWENTY EIGHT

full-service bar, restaurant + events directly across the street



## LIDO MARINA VILLAGE

waterfront shopping + restaurant



## FASHION ISLAND

world-class shopping + dining





# AREA AMENITIES: JOHN WAYNE AIRPORT



- 100 Years of Flight

- Available Airlines:

Air Canada  
Alaska Airlines  
American Airlines  
Breeze Airways  
Delta Air Lines  
Frontier Airlines  
JSX  
Southwest Airlines  
Spirit Airlines  
United Airlines  
WestJet.

- Cargo Airlines: FedEx and UPS

- Parking, Transportation and Rental Cars

- Dine, Shop and Relax



# BUILDING SPECIFICATIONS

## YEAR BUILT / RENOVATED

1979 / 2017

## BUILDING

± 375,000 SF located at  
4000 MacArthur Blvd. Newport Beach 92660

## STRUCTURAL

The upper floor structure is light-weight 3" reinforced concrete slab on a galvanized metal decking welded to steel columns and beams.

## BUILDING HVAC

Each tower is cooled by central system which includes two 300-ton Carrier chillers with one cooling tower. Hyronic heating is provided to perimeter spaces via a boiler and air distribution system (VAV re-heat boxes).

## CEILING HEIGHT

Finished ceiling - first story - 11'  
other nine stories - 9'2"

## FIRE / LIFE SAFETY

The building have extensive systems for life safety and fire detection / control throughout; waterflow and smoke detectors are monitored on a 24-hour basis.

## SECURITY

24/7 campus security  
On-site 8AM - 5PM, Mon-Fri  
Automated security system  
Tenants have 24/7 access

## PARKING

Ratio of 4.00 / 1,000 SF

## NUMBER OF ELEVATORS

(8) elevators on the property  
(3) passenger elevators per tower  
(1) freight elevator per tower

## TELECOM PROVIDERS

CenturyLink (Lumen), AT&T, Cox and Verizon



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## CONTACT INFORMATION

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