

Premiere Office Project



1401 & 1375 Dove

1401 & 1375 Dove, Newport Beach CA

For more information:

www.1401dove.com

**AVISON
YOUNG**

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3 Park Plaza, Suite 450
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1401 Dove and 1375 Dove, Newport Beach CA 92660 - 2 mid-rise Class 'A' office buildings totaling 98,768 SF. 1401 Dove is a trophy 6-story 75,333 SF building located on front of Dove Street. Built in 1974, renovated in 1994 and again in 2008, 1401 Dove offers excellent views of the surrounding area and a great professional environment. 1375 Dove is a brand new 23,435 SF building recently constructed in 2009. This building offers covered parking and brand new finishes. Both buildings create a comfortable and professional environment for quality office tenants

1401 Dove and 1375 Dove is ideally located in the heart of Newport Beach business district and neighbors the cities of Irvine and Costa Mesa. The project offers easy access to the 5, 73 and 55 freeways and is just minutes away from major regional transportation hub John Wayne Airport, which serves 8.5 million visitors per year

1401 Dove and 1375 Dove is located in close proximity to the area's many recreational and entertainment options, and rich pool of amenities. The project also offers on site commercial banking along with an ATM. In addition this premier Newport Beach location offers FREE surface parking.

Project Basics

Product Type
2 Professional Office Buildings
Built and Renovated 2009

Building Class
Two (2) Buildings
Class "A"

Project Size
6 Floors and 3 Floors
1401 Dove - 75,333 Rentable SF
1375 Dove - 23,435 Rentable SF
Totals 98,768 Rentable SF

Zoning
Professional Office

Interior Details

Typical Floor Size
1401 Dove - Apx 12,000 Rentable SF
1375 Dove - Apx 10,500 Rentable SF

Elevators
1401 Dove - 2
1375 Dove - 1

Sprinklers
Yes

Typical Ceiling Height
1401 Dove - 9-10'
1375 Dove - 12-14'

Load Factor
12.5%

Parking & Bldg Hours

Parking Type
Surface Free Parking
Ratio of 4/1,000 SF

Parking allocation
Surface free parking
Reserved Spaces @ \$45.00/mo

Visitor Parking
Surface free parking
Marked visitor

Building Hours
8:00 AM to 6:00 PM M-F
8:00 AM to 12:00 PM Sat



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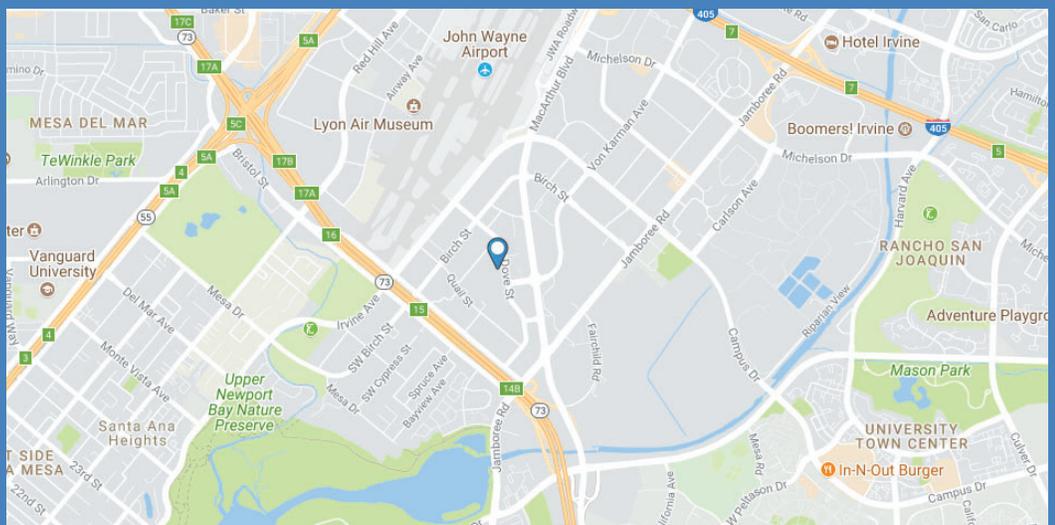
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