

# Newport Lido Medical Center

351-361 Hospital Road, Newport Beach, CA 92663



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**Medical Suites  
for Lease**

# Newport Lido Medical Center

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## FEATURES:

- Campus adjacent to Hoag Hospital
- 145,000 SF of Class A Medical Space
- Professionally Managed
- Elevator served
- Covered Doctor Parking
- Serving a High End Patient Market



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AERIAL VIEW:



Bryan McKenney  
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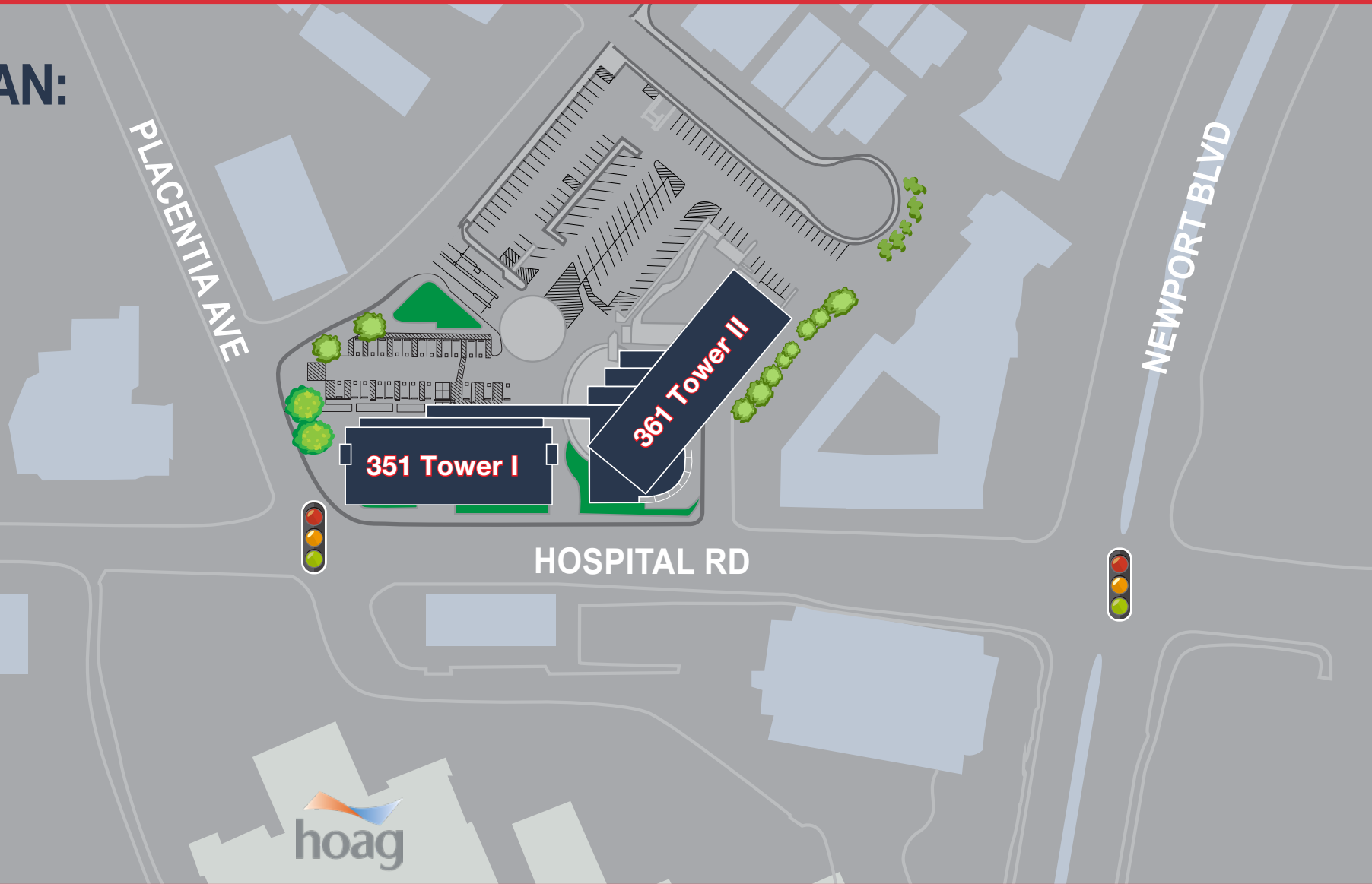
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## SITE PLAN:



# Newport Lido Medical Center

351-361 Hospital Road, Newport Beach, CA 92663

## Tower I - 351

### AVAILABLE SUITE:

Suite 200 - 10,367 rsf

*(Building availability totalling 20,000 sq ft plus)*

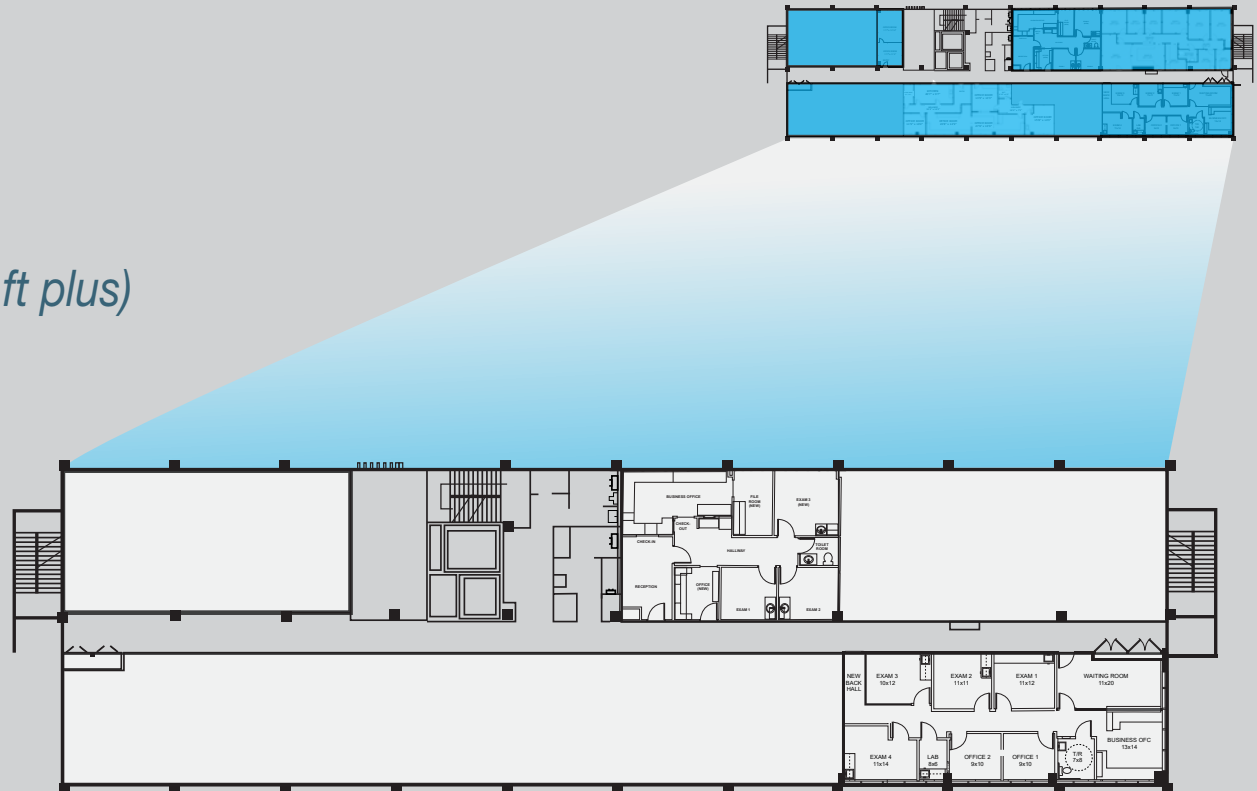
### SUITE DESCRIPTION:

Largest block of medical space  
near Hoag Hospital.

Entire floor availability.

### LEASE RATE:

\$6.50 FSG



# Newport Lido Medical Center

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## Tower I - 351

### AVAILABLE SUITE:

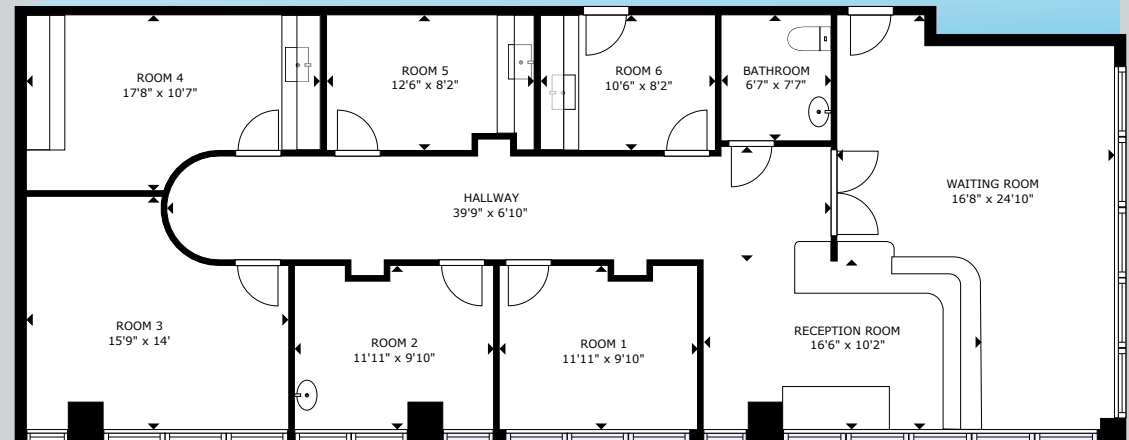
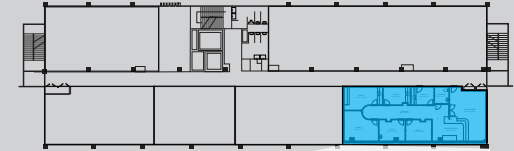
Suite 319 - 1,787 rsf

### SUITE DESCRIPTION:

3 Exam Rooms, Procedure Room,  
Doctor's Office, Consult Office,  
In-suite Restroom, Reception/Admin

### LEASE RATE:

\$6.50 FSG



# Newport Lido Medical Center

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## Tower I - 351

### AVAILABLE SUITE:

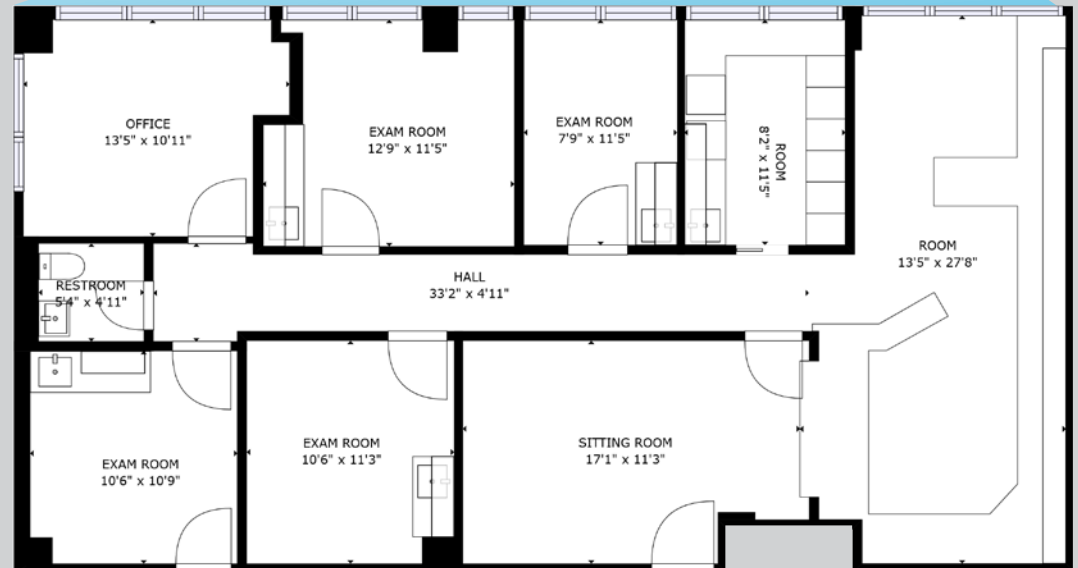
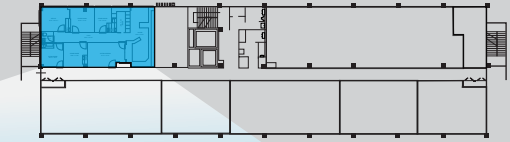
Suite 406 - 1,568 rsf

### SUITE DESCRIPTION

4 Exam Rooms, 1 Doctor's Office,  
Storage Room, In-suite Restroom,  
Reception/Admin

### LEASE RATE:

\$6.50 FSG



# Newport Lido Medical Center

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## Tower I - 351

### AVAILABLE SUITE:

Suite 610 - 1,596 rsf

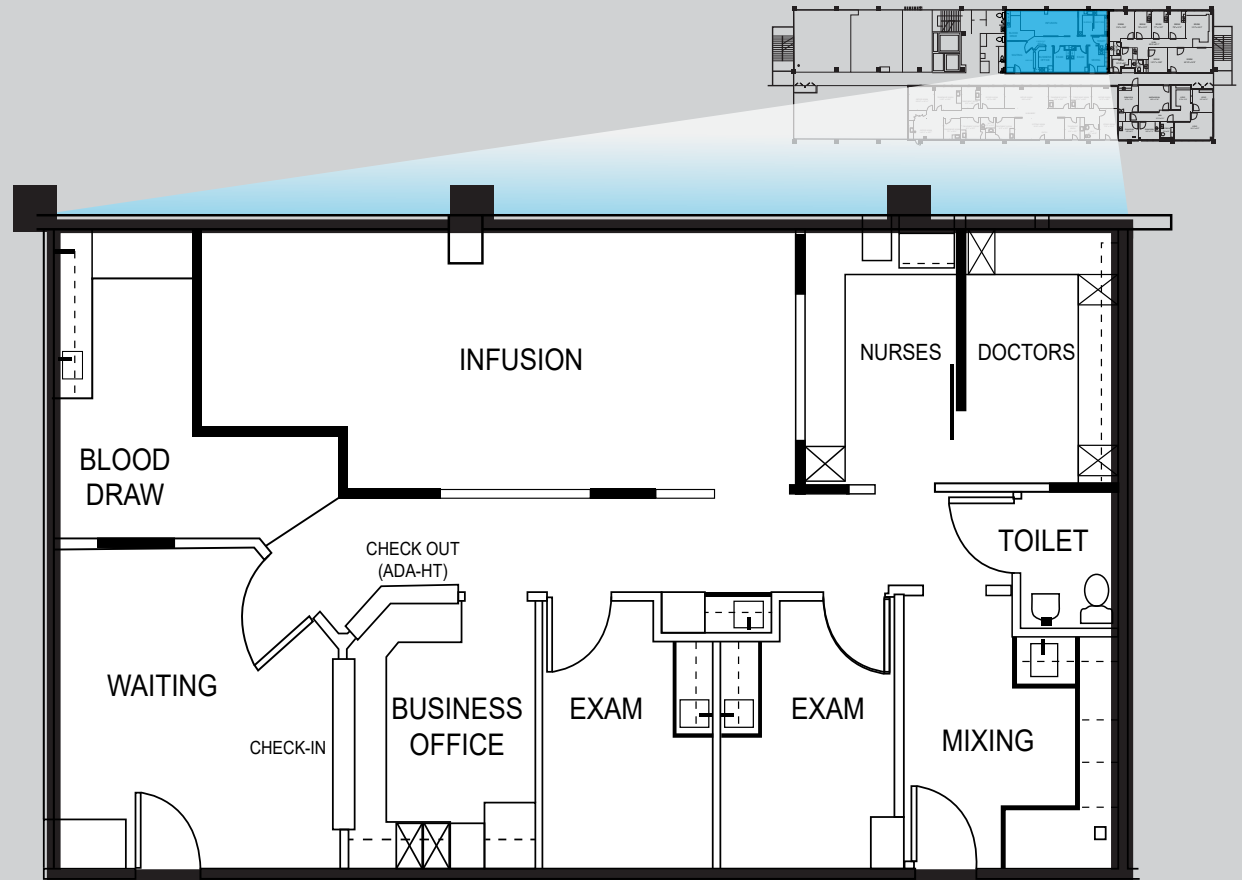
*(Contiguous up to 3,164 rsf)*

### SUITE DESCRIPTION

Currently being used as an  
Infusion Center

### LEASE RATE:

\$6.50 FSG



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## Tower I - 351

### AVAILABLE SUITE:

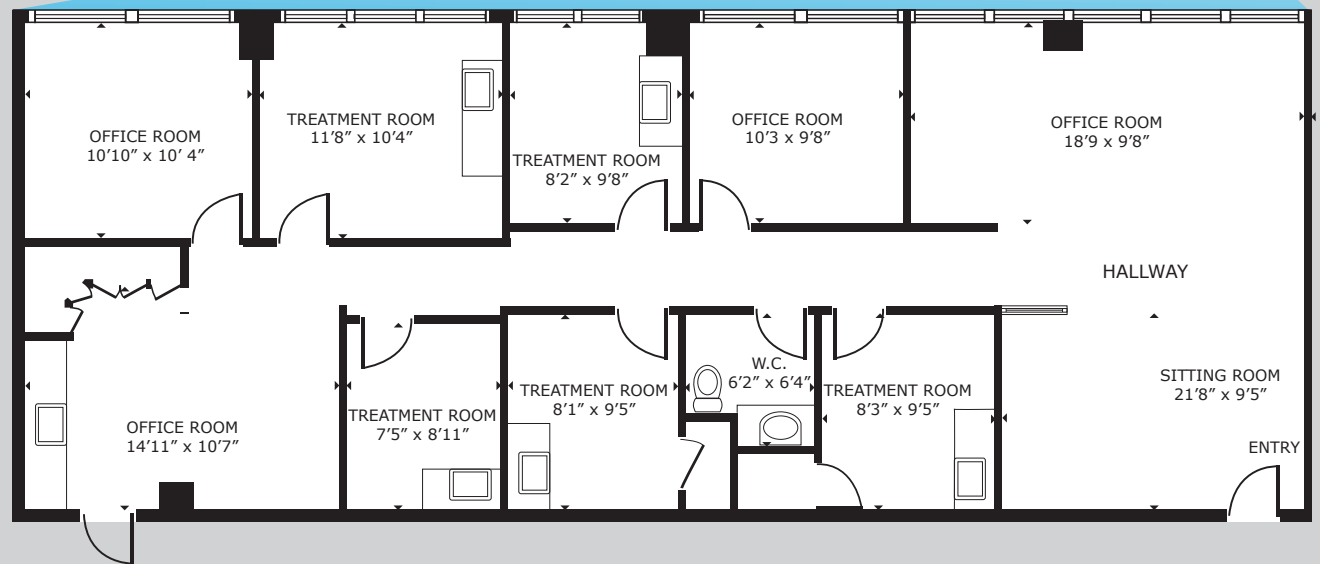
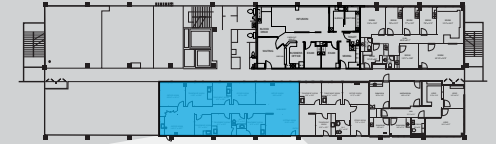
Suite 613 - 1,783 rsf

### SUITE DESCRIPTION

5 Exam Rooms,  
2 Doctor's Office,  
Waiting Area

### LEASE RATE:

\$6.50 FSG



# Newport Lido Medical Center

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## Tower II - 361

### AVAILABLE SUITE:

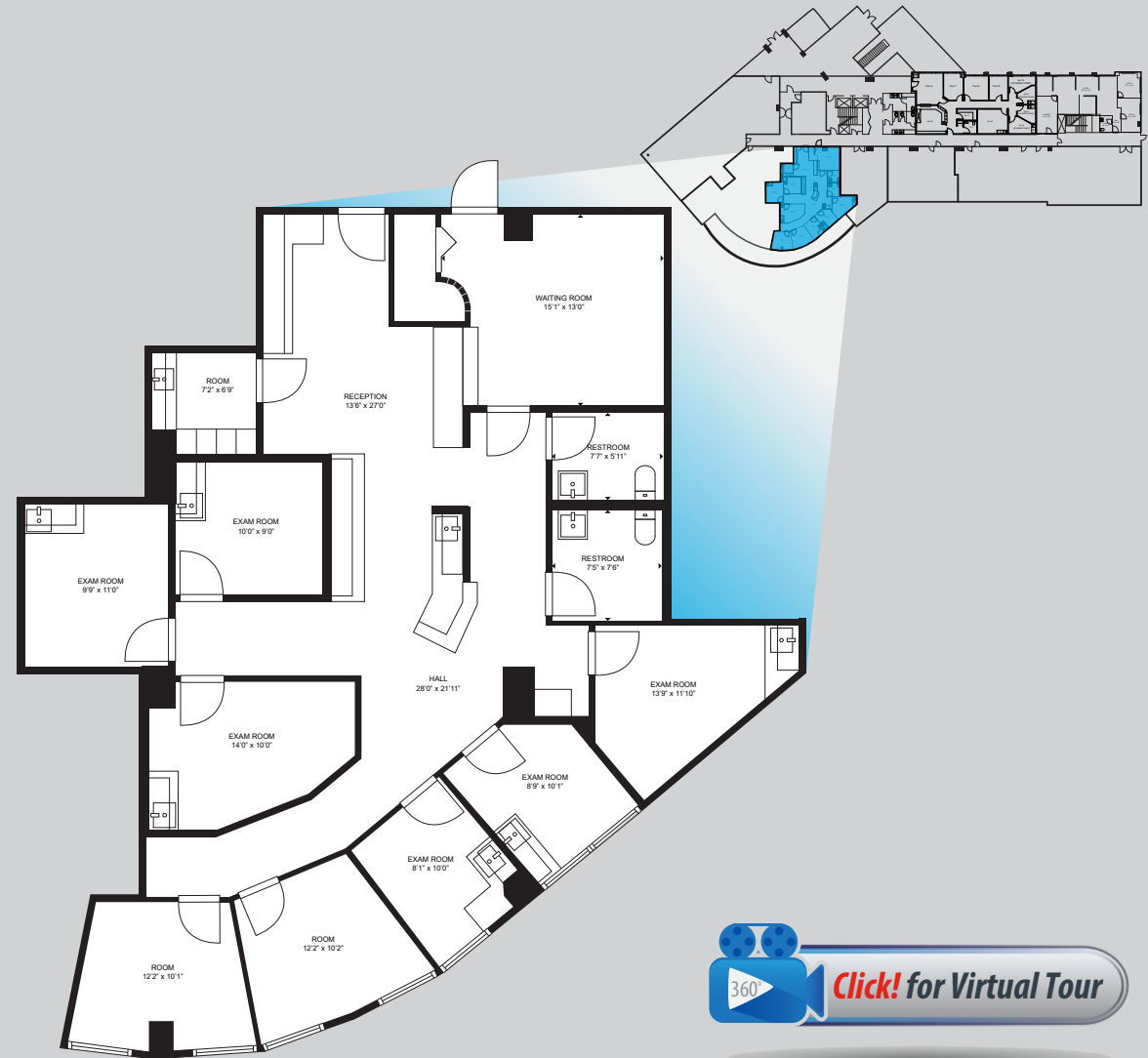
Suite 223 - 1,921 rsf

### SUITE DESCRIPTION:

6 Exam Rooms, 2 Doctors Office,  
Reception/ Admin Area, Storage,  
2 In-Suite Restrooms

### LEASE RATE:

\$6.50 FSG



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## Tower II - 361

### AVAILABLE SUITE:

Suite 224 - 2,250 rsf

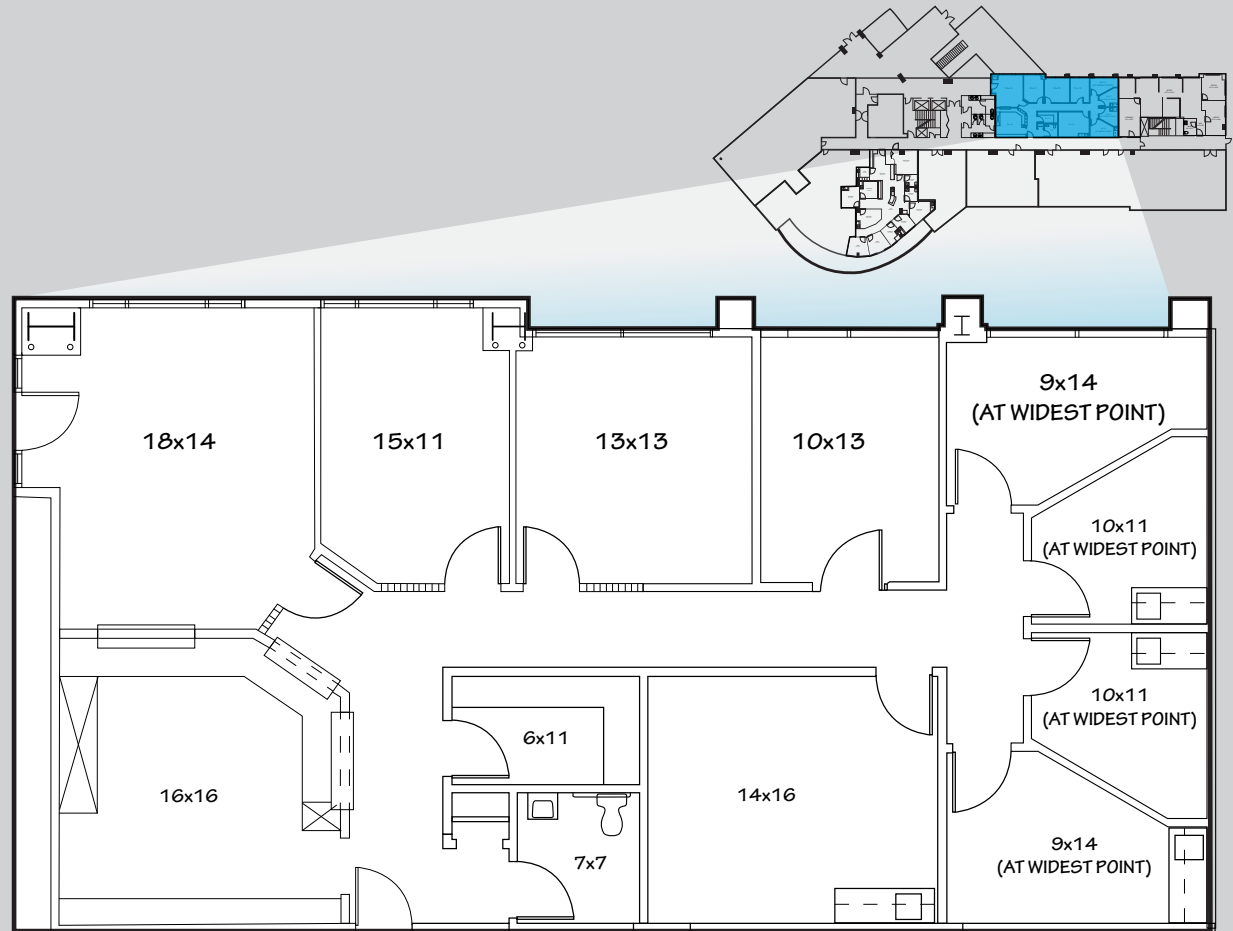
*(Contiguous up to 4,000 rsf)*

### SUITE DESCRIPTION:

4 Exam Rooms, 3 Offices,  
1 Procedure Room, Storage,  
In-suite Restroom,  
Reception/Admin

### LEASE RATE:

\$6.50 FSG



# Newport Lido Medical Center

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## Tower II - 361

### AVAILABLE SUITE:

Suite 228 - 1,750 rsf

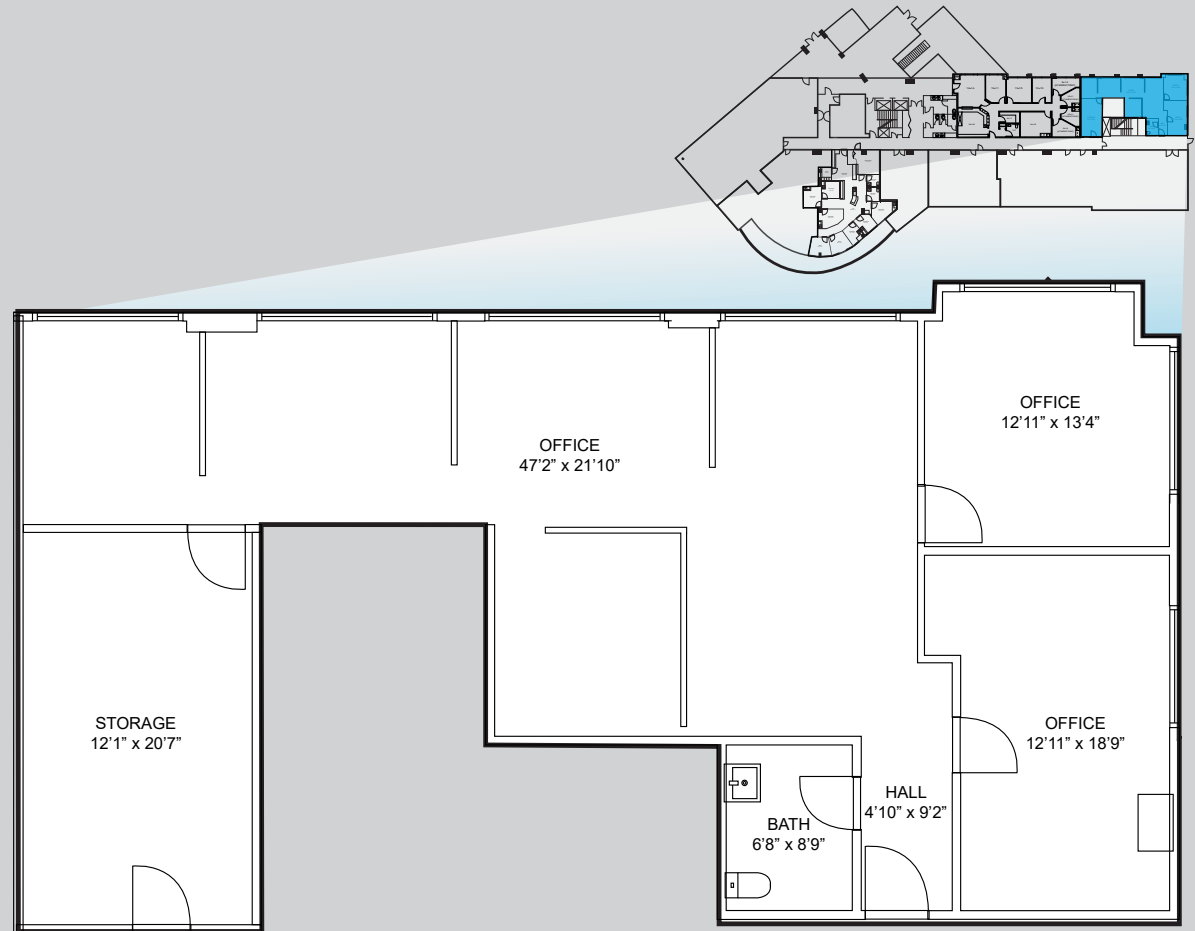
*(Contiguous up to 4,000 rsf)*

### SUITE DESCRIPTION:

2 Offices, In-suite Restroom,  
Storage, Open Space

### LEASE RATE:

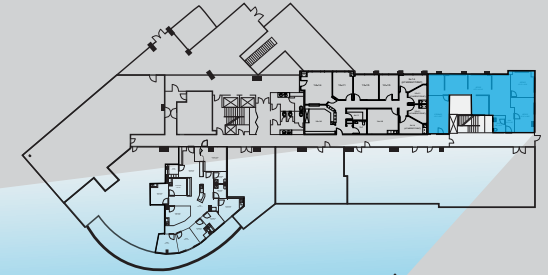
\$6.50 FSG



# Newport Lido Medical Center

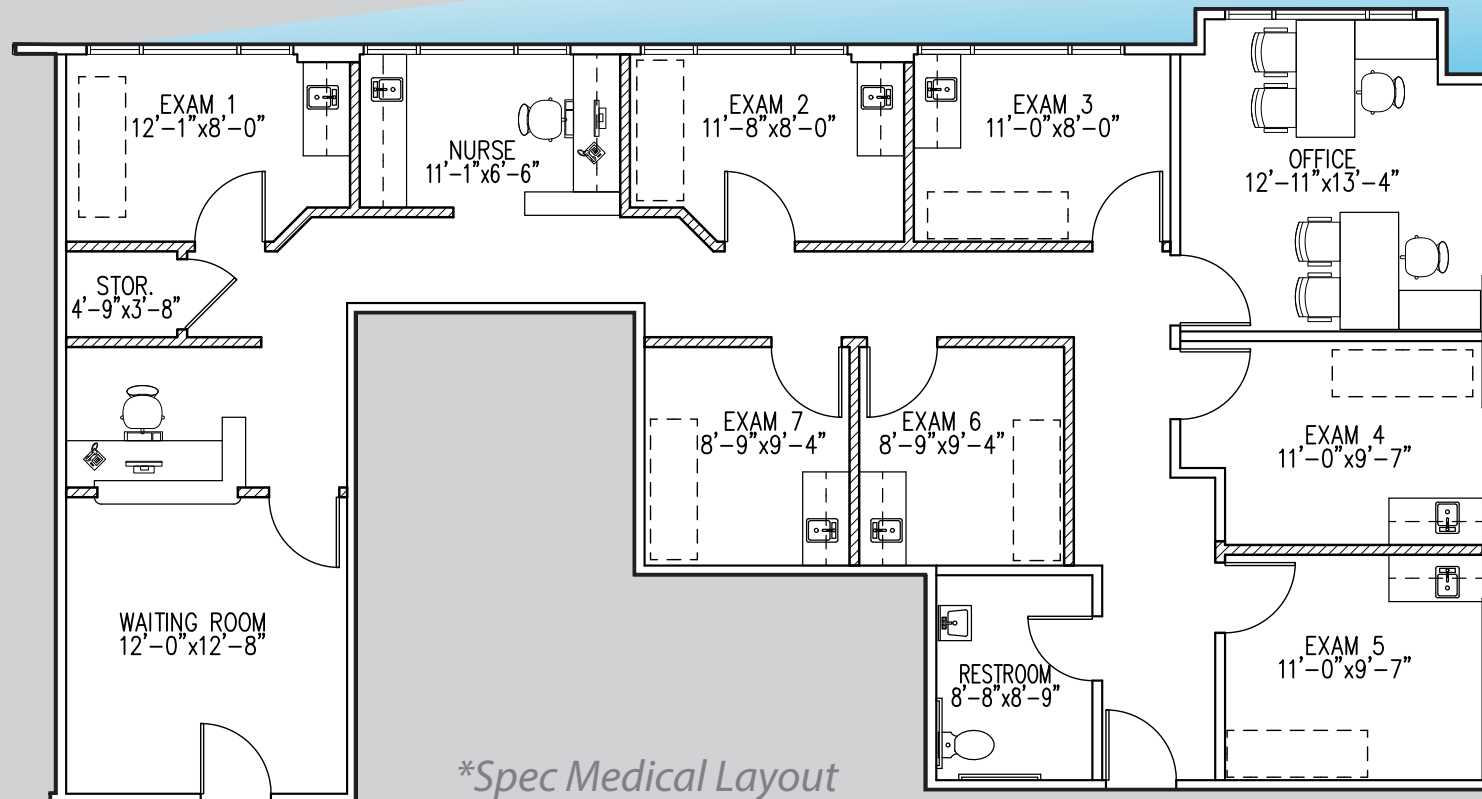
351-361 Hospital Road, Newport Beach, CA 92663

## Tower II - 361



### AVAILABLE SUITE:

### Suite 228



# Newport Lido Medical Center

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## Tower II - 361

### AVAILABLE SUITE:

Suite 523 - 1,414 rsf

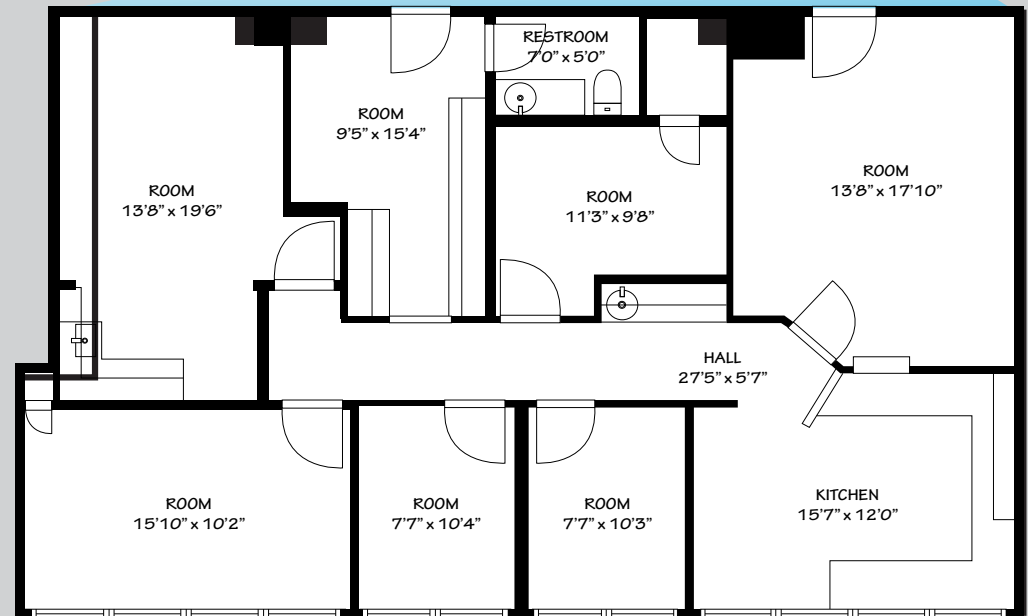
*(Contiguous up to 2,842 rsf)*

### SUITE DESCRIPTION:

3 Exam Rooms, 1 Procedure Room,  
1 Doctor's Office, Laboratory,  
In-suite Restroom, Reception/Admin

### LEASE RATE:

\$6.50 FSG



# Newport Lido Medical Center

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## Tower II - 361

### AVAILABLE SUITE:

Suite 527 - 1,428 rsf

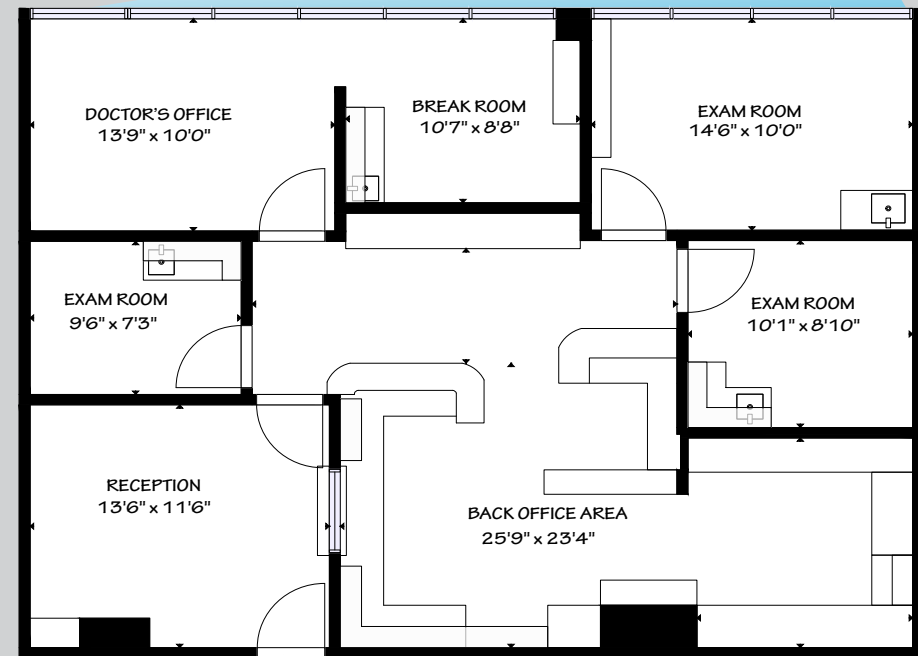
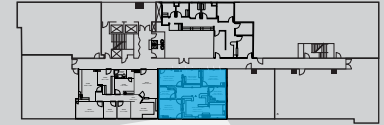
*(Contiguous up to 2,842 rsf)*

### SUITE DESCRIPTION:

3 Exam Rooms, 1 Doctor's Office,  
Break Room, Reception/Admin,  
Back Office Area

### LEASE RATE:

\$6.50 FSG







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## FLOOR PLAN - CONTIGUOUS SUITES TOWER II - 361

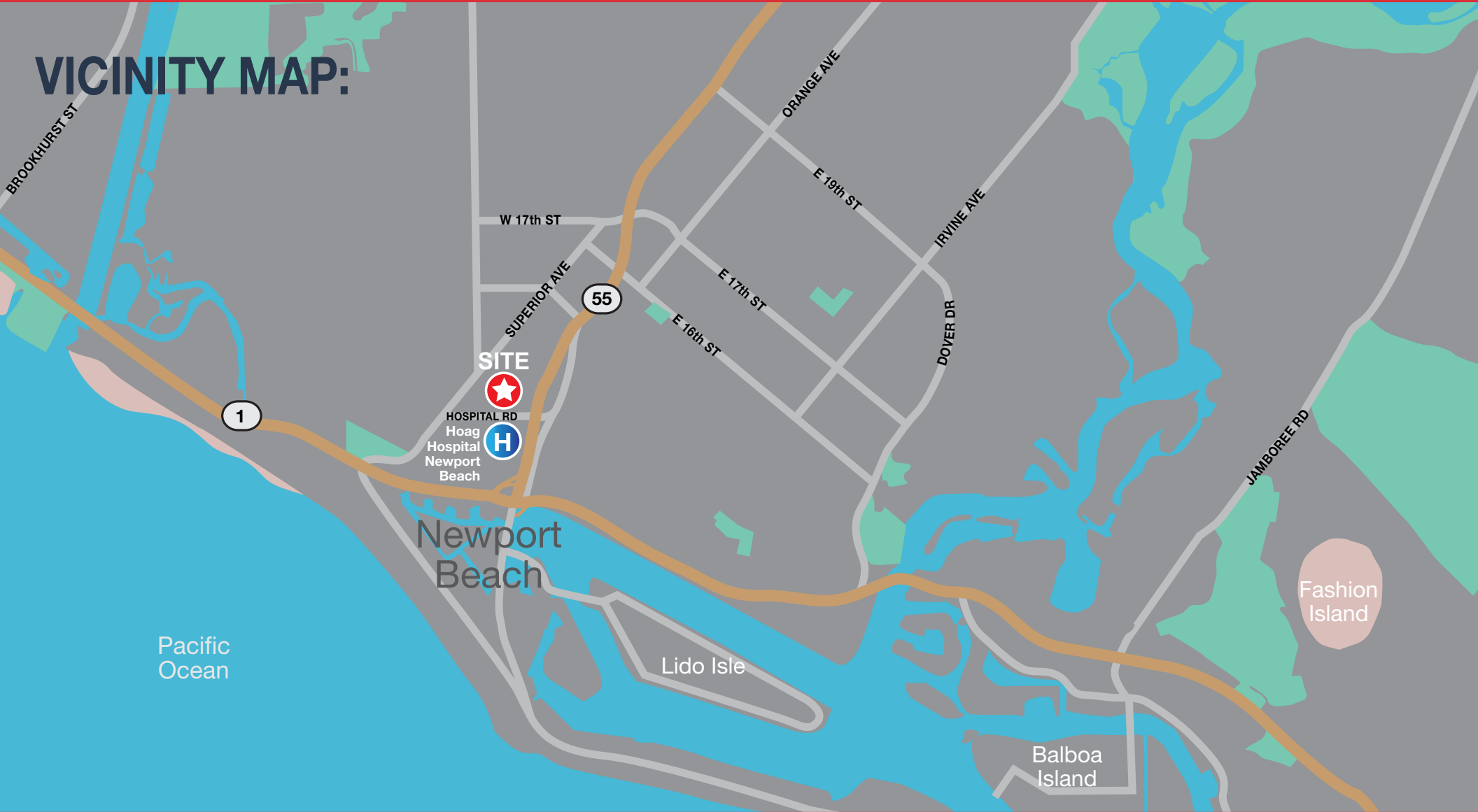
FIFTH FLOOR



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## VICINITY MAP:



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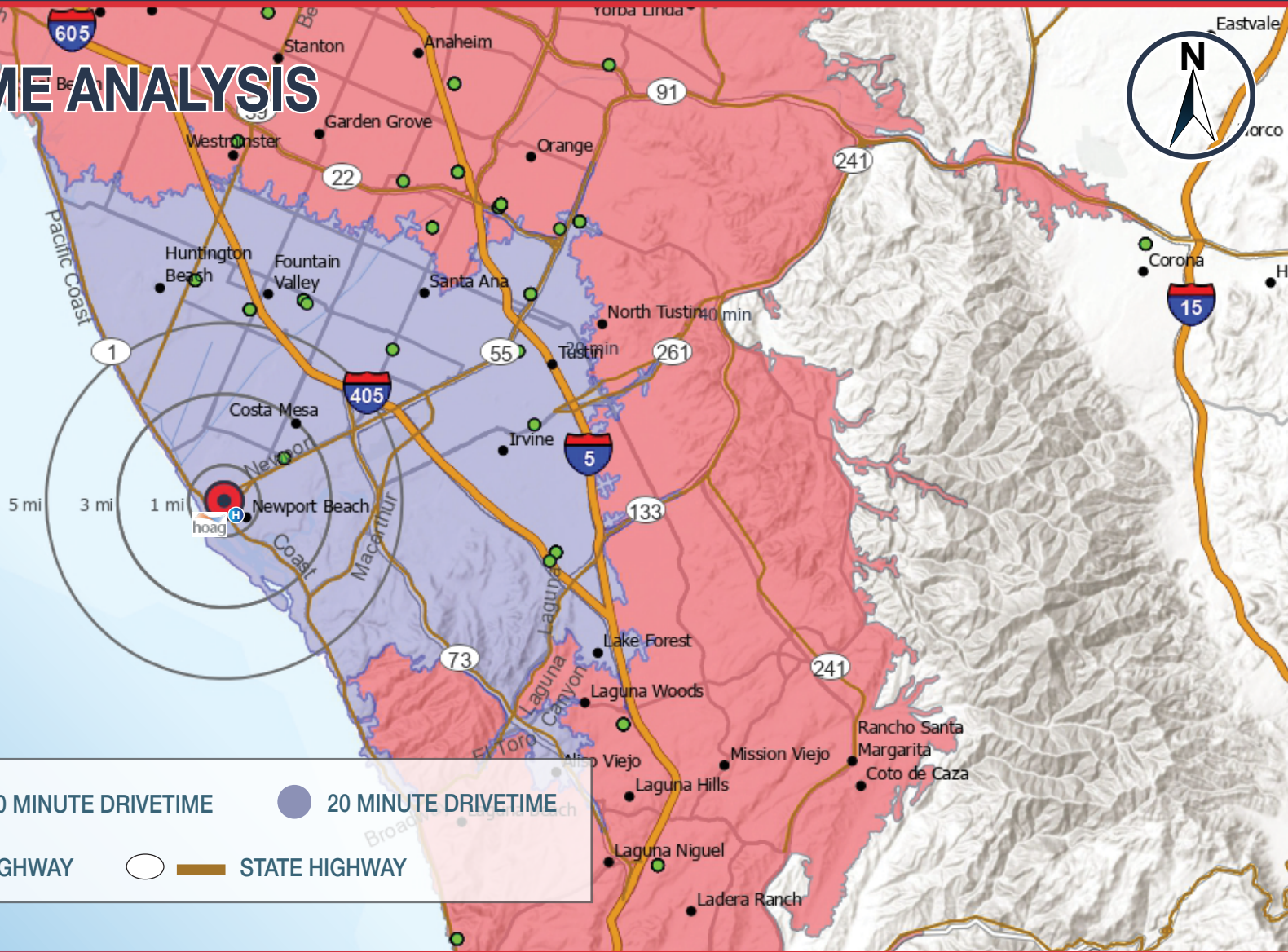
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## DRIVE TIME ANALYSIS



### MAP KEY

- HOSPITALS
- 40 MINUTE DRIVETIME
- 20 MINUTE DRIVETIME
- INTERSTATE HIGHWAY
- STATE HIGHWAY