

520 Newport Center Drive

// ORANGE COUNTY NEWPORT BEACH



Red O Restaurant



Success Works Here®

- 326K SF of workspace in a 21-story high rise
- Dining: 520 Marketplace offers a variety of fresh, high-quality menu options for breakfast and lunch and access neighboring eateries like Wild Strawberry Café and Pacific Breeze Cafe
- Venue: On-site, technology-equipped conference center accommodating up to 77 people for meetings and trainings plus use of three additional Newport Center conference spaces
- KINETIC: State-of-the-art fitness center featuring group classes
- The Commons: WiFi-enabled, event-ready outdoor gathering spaces on site and across Newport Center
- Luxurious nearby hotels and resorts include Pelican Hill, The Pendry and VEA Newport Beach
- Floor-to-ceiling, double-paned, high-performing Starphire glass windows with Viracon glazing
- Steel frame with 30-foot perimeter bays and 15-foot cantilevered corners
- Across the street from Fashion Island, a premier coastal shopping and dining destination

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Fashion Island®



Outdoor Workspace



Bar Pendry



The Resort at Pelican Hill®

Culinary Experiences

Casual and fine dining options at Fashion Island® including Fleming's Prime Steakhouse & Wine Bar, Red O Mexican Cuisine, JOEY Newport Beach, R+D Kitchen, True Food Kitchen and more.

Dynamic Gathering Spaces

Connect at The Commons, an innovative, event-ready outdoor space for taking meetings outdoors or simply enjoying the Coastal California lifestyle.

Flex+® by Irvine Company

Flex+ provides move-in ready, private workspace with furniture options and lease terms starting at six months.

Upscale Retail

Steps away from a wide assortment of shops including Nordstrom, Neiman Marcus, specialty boutiques, and The LOT movie theater.

Community & Connectivity

Walking distance to resort-style living at **Villas Fashion Island** and **Colony at Fashion Island** Apartment Homes and conveniently located near popular sports, tennis, and country clubs.

Exceptional Accommodations

Minutes to **The Resort at Pelican Hill** featuring signature dining experiences, private Bungalows and Villas, two golf courses, and 23K+ SF of event space. Steps from VEA Newport Beach and Pendry Newport Beach.

// FOR LEASING INFORMATION: 949.720.2550 | IRVINECOMPANYOFFICE.COM

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