

NEWPORT HEIGHTS MEDICAL CAMPUS

20350 & 20360 BIRCH STREET
NEWPORT BEACH • CALIFORNIA

NOW
LEASING



REDA
REAL ESTATE DEVELOPMENT ASSOCIATES

Cypress West
— PARTNERS —
REAL ESTATE ADVISORS • INVESTMENTS

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Under Construction



PROJECT FEATURES:

- ▶ A Two Building, Class "A", Medical Office Campus, totaling 64,000± SF
- ▶ Custom design suites ranging in size from 1,000± SF - 22,000± SF
- ▶ Surface parking at 5:1,000 and reserved physician parking area
- ▶ Reserved physician parking area
- ▶ Gurney sized elevators in both buildings
- ▶ Back-up generator pads prepared
- ▶ Generous TI packages available
- ▶ Construction began Q1 - 2016, with completion of shell space in April - 2017

Within proximity to the following Medical Centers:

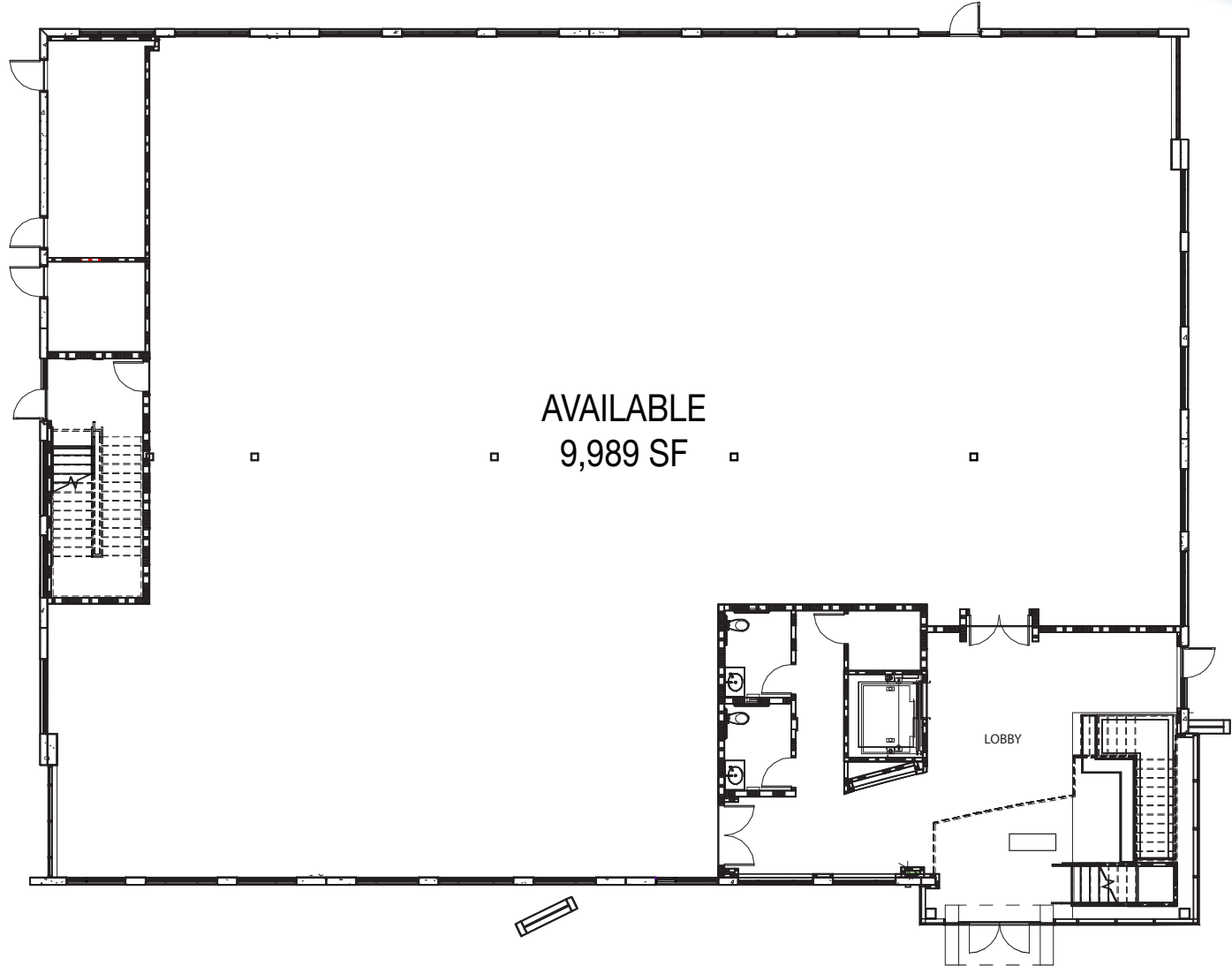
- ▶ Hoag Hospital - Newport Beach 3.5 miles
- ▶ Fountain Valley Medical Center 5 miles
- ▶ Orange Coast Memorial 5.5 miles
- ▶ Kaiser - Irvine 6 miles
- ▶ Hoag Hospital - Irvine 6 miles
- ▶ Huntington Beach Hospital 7 miles
- ▶ CHOC 9 miles
- ▶ St. Joseph Hospital 9 miles
- ▶ UC Irvine Medical Center 9 miles

NEWPORT HEIGHTS MEDICAL CAMPUS

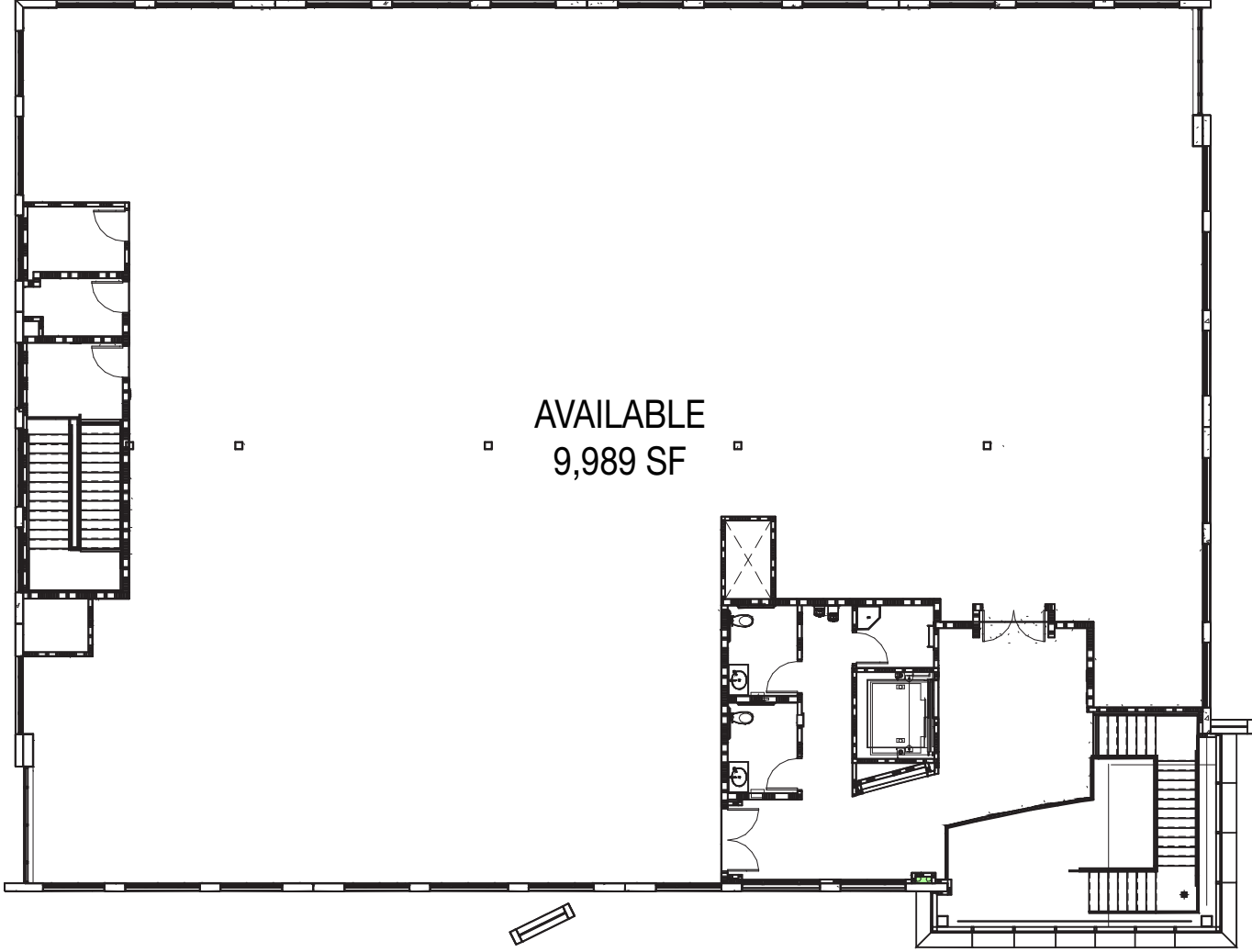


SITE PLAN

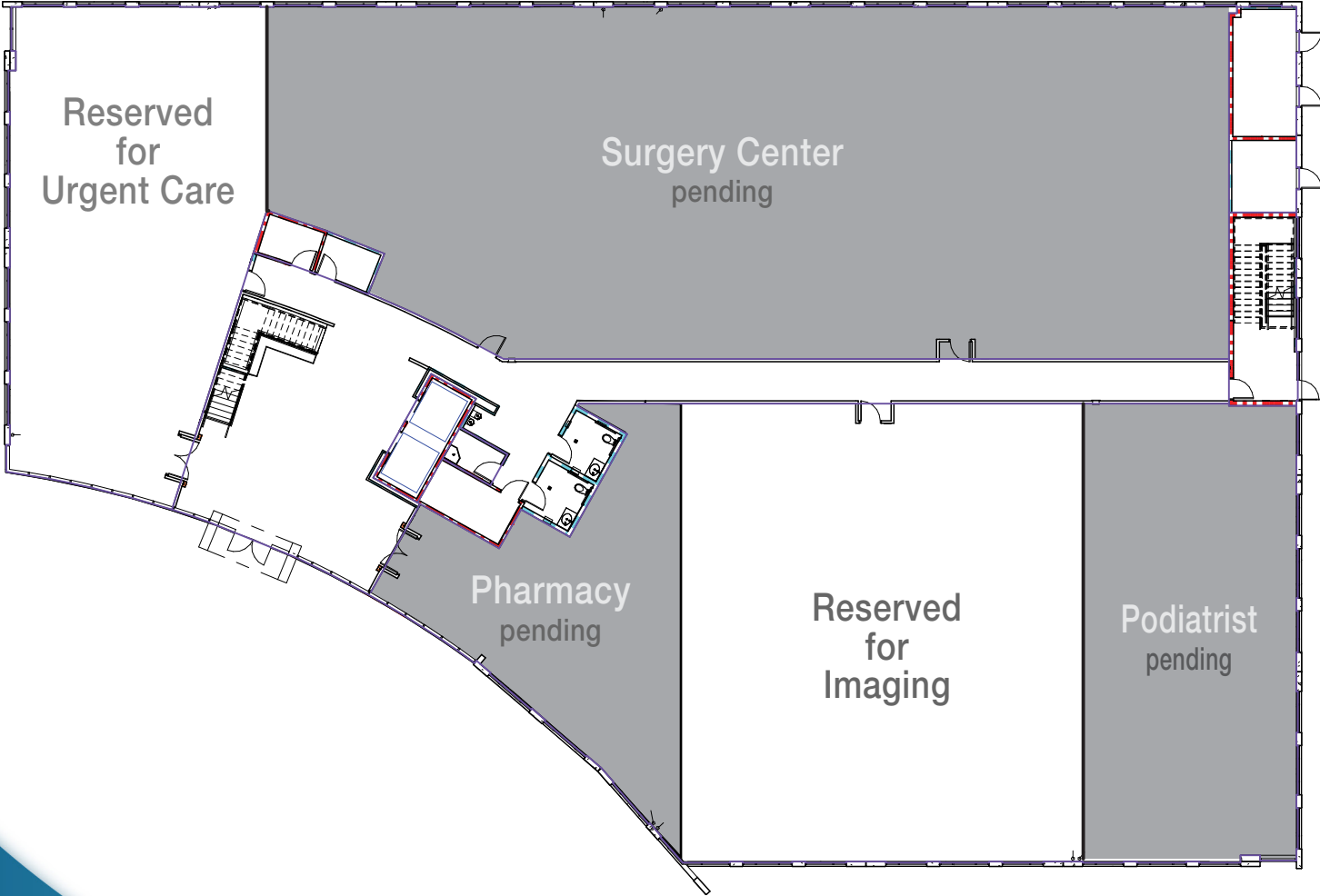




20350 Birch Street
Building 1: Floor 1
Floor SF: 9,989±
Total Bldg SF: 19,978±



20350 Birch Street
Building 1: Floor 2
Floor SF: 9,989±
Total Bldg SF: 19,978±



20360 Birch Street
Building 2: Floor 1
Floor SF: 22,000±
Total Bldg SF: 44,000±





PROXIMITY MAP



Proximity Distance
of Newport Heights
Medical Campus
to other Medical Centers