

**OFFICE SUBLEASE
TWO-STORY FREESTANDING BUILDING - 13,256 SF**

1515 Westcliff Dr

NEWPORT BEACH, CA 92660

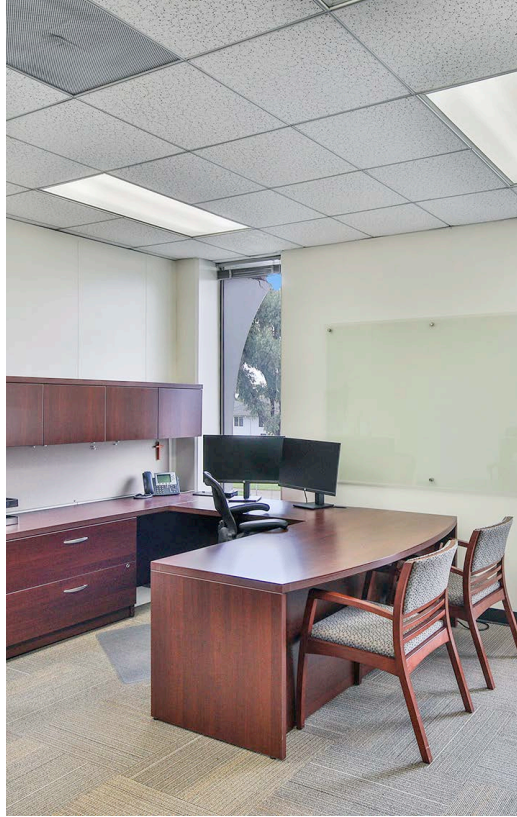


About the Building

1515 Westcliff Dr is a two-story free-standing building located on the corner of Dover Drive and Westcliff Dr in the City of Newport Beach. Situated at the end of the 17th Street Retail Corridor and catering to the local Dover Shores community, the building is supplemented by an abundance of walkable amenities. Some amenities and features include:

- On-site drive-through ATM
- On-site cafe and coffee
- Free surface parking
- Gracias Madre Restaurant
- Haute Cakes Cafe
- Susie Cakes
- Ra Yoga
- Salt & Straw
- Earthbar
- Facialworks
- High income demographics within 1 mile
- 2 miles from PCH and Newport Harbor



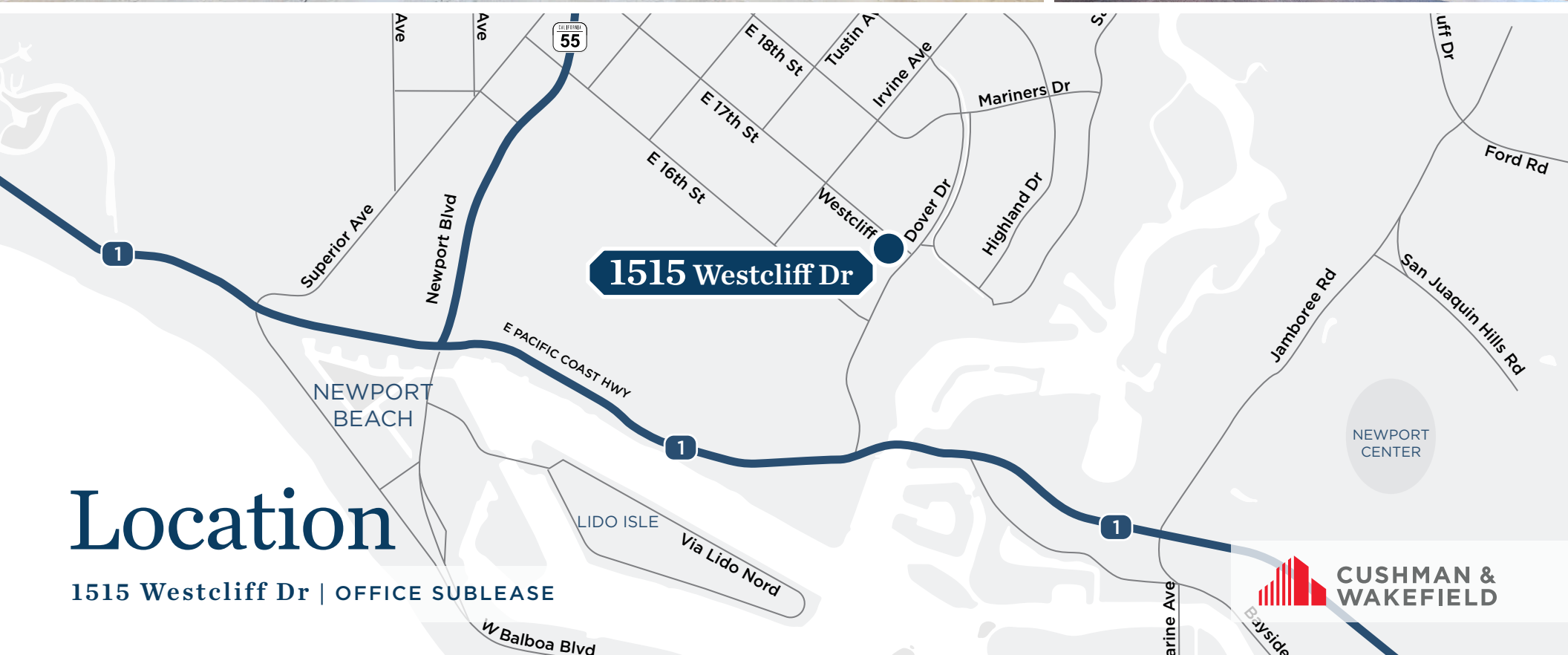
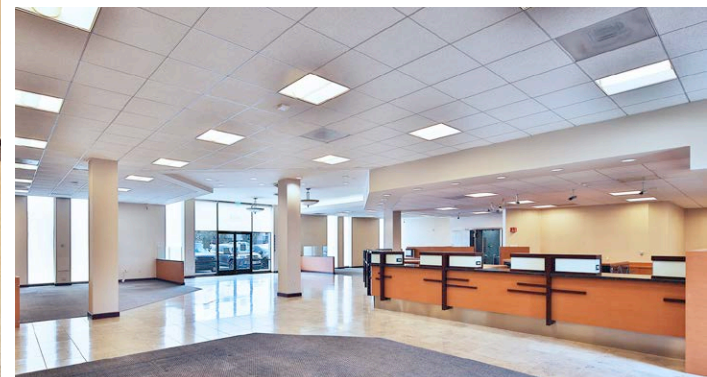


Highlights

- Two-story free-standing office building
- Previous bank use
- Ground floor open area/open office
- Second floor full build-out with private offices
- Furniture available
- Sublease through 11/30/2028
- Free surface parking
- Close proximity to PCH and Newport Harbor
- Walkable amenities

1515 Westcliff Dr | OFFICE SUBLEASE





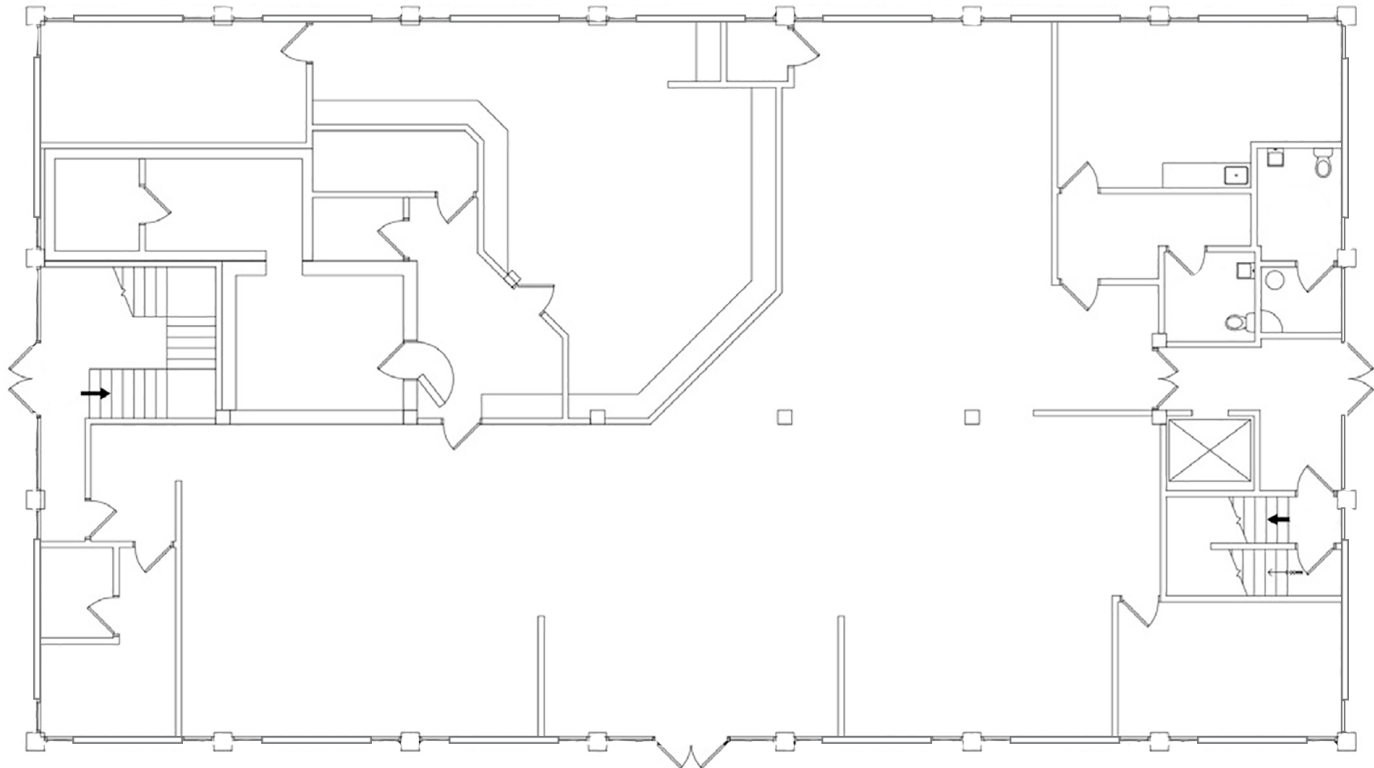
1515 Westcliff Dr

Location

1515 Westcliff Dr | OFFICE SUBLEASE



Floor Plan



First
FLOOR

6,765
SQUARE FEET

11/30/28
TERM THROUGH

30 days
AVAILABLE

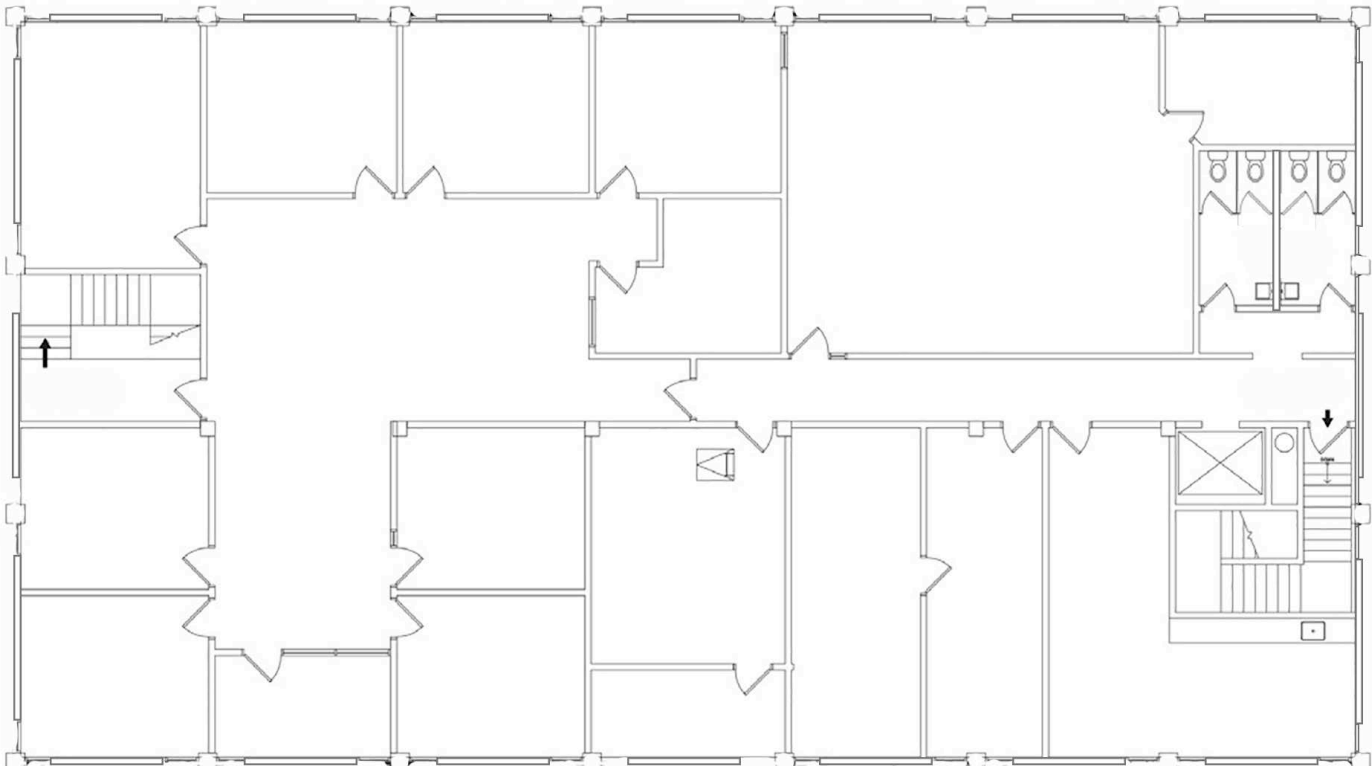
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Floor Plan



Second
FLOOR

6,491
SQUARE FEET

11/30/28
TERM THROUGH

30 days
AVAILABLE

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