

Class A Medical  
Office Building



## Pacific Medical Plaza

1640 Newport Boulevard • Costa Mesa

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Accelerating success.

**BUILDING FEATURES**

- > 76,500 SF – 4 Story Medical Office Building
- > Building Constructed in 2008
- > Abundant Free Parking (6/1,000 Ratio)
- > 3 High Speed Elevators (1 Gurney Size)
- > High Power Capacity and Efficient HVAC Systems
- > Turn-Key Move-In Ready Suites Available
- > Ground Floor Surgery Center
- > Onsite Security and Weekend Operation Hours
- > 2 Lab Vendors On Site



**TENANT ROSTER**

- > UCI Pacific Breast Center and UCI Orthopedics
- > Pediatric Specialists
- > Dentistry
- > Lab Corp & Quest Diagnostics
- > Fertility Specialist
- > 8 Operating Room Surgery Center
- > OBGYN Specialists

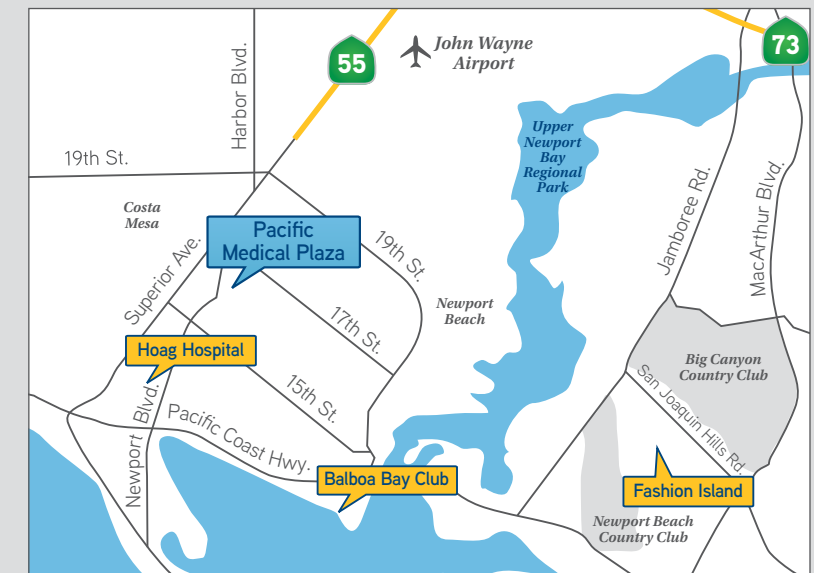


**LOCAL HEALTH SYSTEM  
(Hoag Hospital)**

The proximity of the Pacific Medical Plaza to Hoag Hospital is significant as Hoag has emerged as one of the premiere providers of healthcare in Orange County. Hoag offers a comprehensive mix of specialties including cardiology, neurology, cancer, orthopedics and women’s health. Hoag’s main campus located in Newport Beach on the bluff above Newport Harbor and the Pacific Ocean and is anchored by a 498 bed hospital. Pacific Medical Plaza is located 1.2 mile or 5 minutes away from Hoag Hospital, 6 miles from Fashion Island and 6.5 Miles from John Wayne Airport. In 2010, Hoag completed a 300,000 SF expansion of its main hospital campus through the addition of Hoag Health Center Newport Beach. This new expansion is located just a few blocks to the east of the main campus and offers a wide range of out-patient services and medical office space. Additionally, Hoag has also expanded by its recent opening of its new sister hospital in the City of Irvine. Hoag Hospital Irvine, located about 8 miles south of the main campus, consists of a newly remodeled 98 bed acute care hospital and specialty orthopedic institute. At present, the Hoag enterprise consists of 2 acute care hospitals and 7 health centers staffed by over 1200 physicians, 5,000 employees and 2,000 volunteers. Hoag Hospital recently affiliated with the St. Joseph Health System, making it one of the premier healthcare providers in Southern California.

**COMPETITIVE MEDICAL  
OFFICE ENVIRONMENT**

The Medical Office Building (“MOB”) market in Newport Beach is a relatively small submarket of Orange County consisting of 17 true MOB’s totaling 1.1 Million SF. At the end of Q4 2013, Newport Beach MOB vacancy was less than 6.0%, the lowest in Orange County and below the County average of 10.7%. Newport Beach vacancy has historically realized the lowest vacancy in Orange County thus also commanding the some of the highest rents, not only the County, but also in Southern California. The barriers to entry to add additional medical space are high due to the lack of available of land coupled with available land that has the proper zoning allowing for medical use. Pacific Medical Plaza is highly unique in that is 100% zoned for medical use with turn-key and build to suit suites available.



**AVAILABILITIES**

**2ND FLOOR**

Suite 220 3,095 SF Former Chiropractor and Physical Therapy Suite

**3RD FLOOR**

Suite 360 2,728 SF 6 Exam Rooms, 1 Dr. Office, 12-15 Person Waiting Area, Staff Area, Restroom  
 Suite 370 3,790 SF 8 Exam Rooms, Dr. Office, Large Admin Office, 10-15 Person Waiting Room, Staff Area, Restroom, Storage

**Contiguous 6,518 SF**

**4TH FLOOR**

Suite 440 1,380 SF 3 Exam Rooms, 1 Dr. Office, 5-8 Person Waiting Room, Staff Area  
 Suite 445 1,380 SF 3 Exam Rooms, 1 Dr. Office, 5-8 Person Waiting Room, Staff Area  
 Suite 450 1,380 SF 3 Exam Rooms, 1 Dr. Office, 5-8 Person Waiting Room, Staff Area  
 Suite 455 1,380 SF 3 Exam Rooms, 1 Dr. Office, 5-8 Person Waiting Room, Staff Area

**Contiguous 5,520 SF**

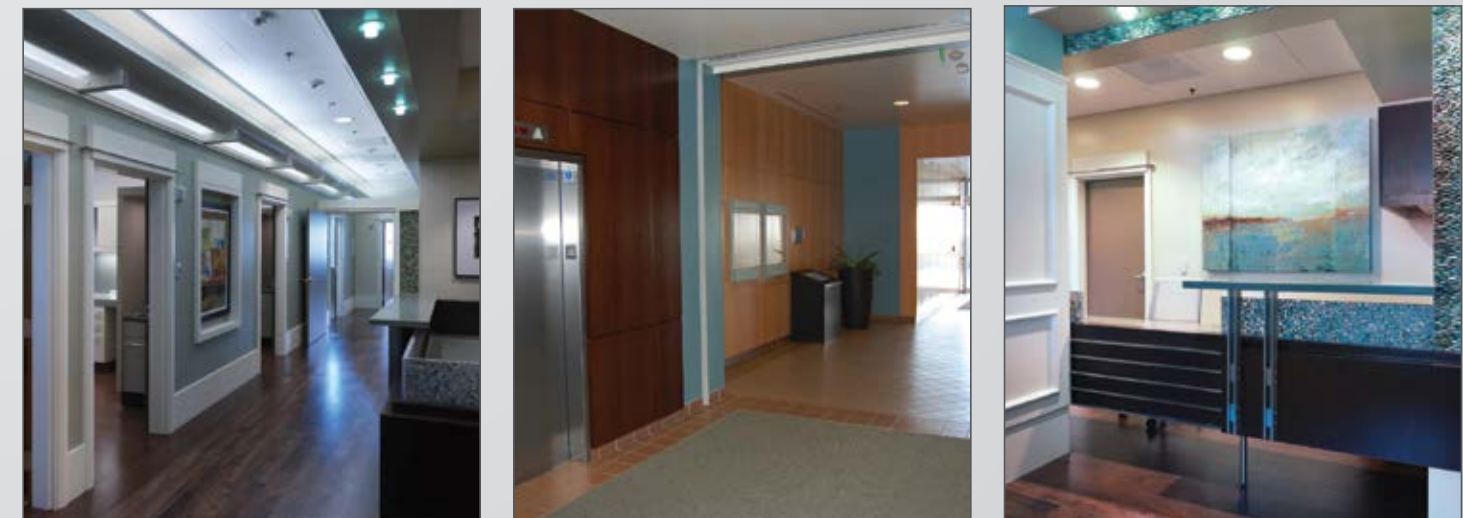


**AERIAL & LOCATION MAP**

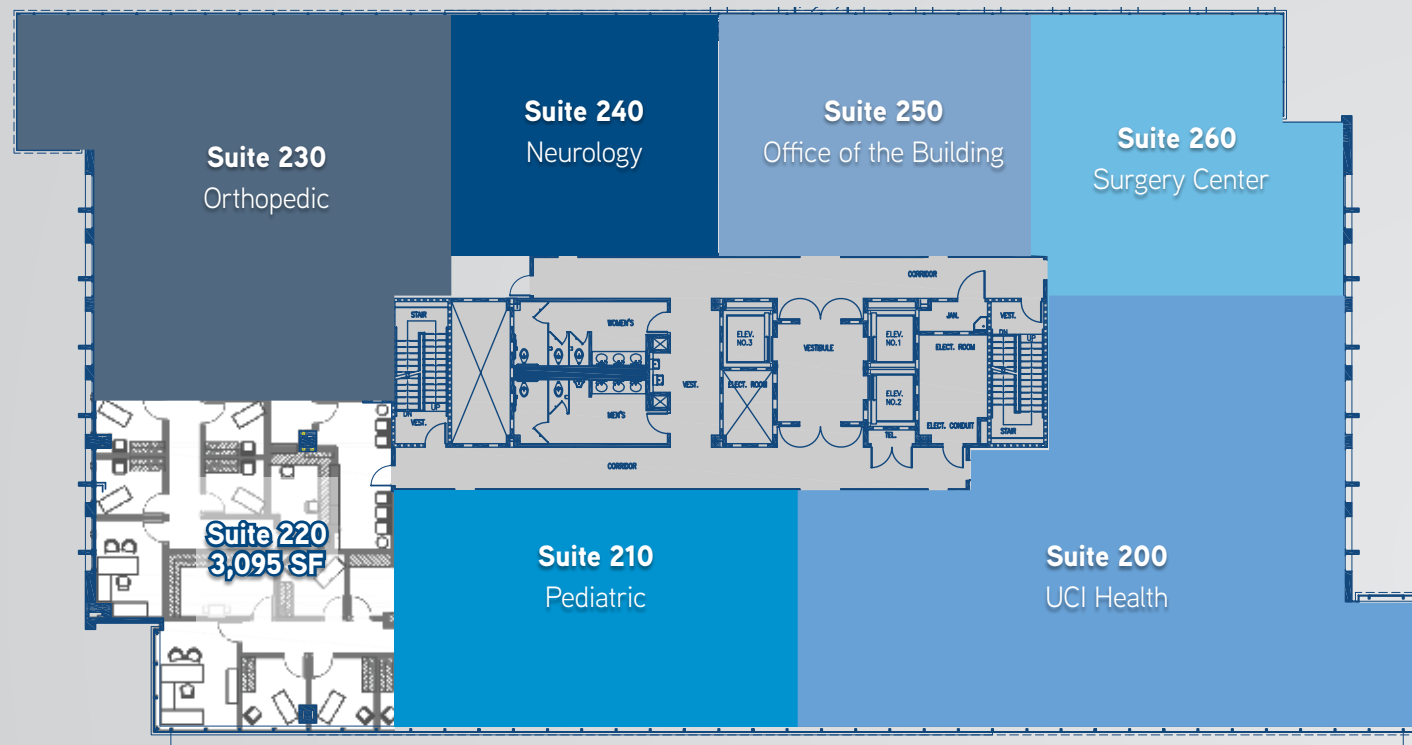


**LOCATION FEATURES**

Pacific Medical Plaza is immediately south of the 17th Street amenity rich corridor and in proximity to Hoag Hospital, 1.2 miles to Pacific Coast Highway and 1.3 Miles to the Costa Mesa (55) Freeway.

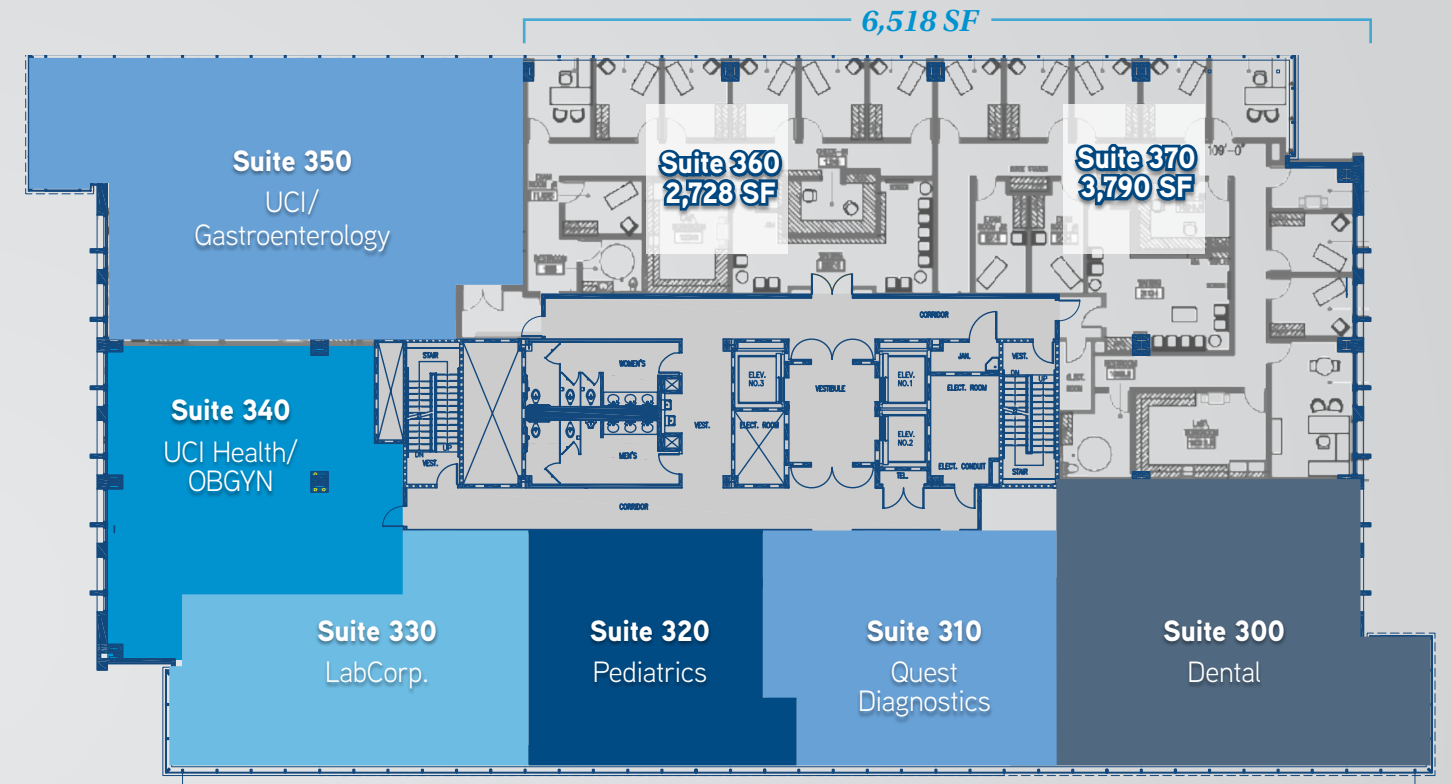


AVAILABLE SUITES  
2nd Floor



SECOND FLOOR		
SUITE	SF	COMMENTS
220	3,095 SF	Former Chiropractor and Physical Therapy Suite

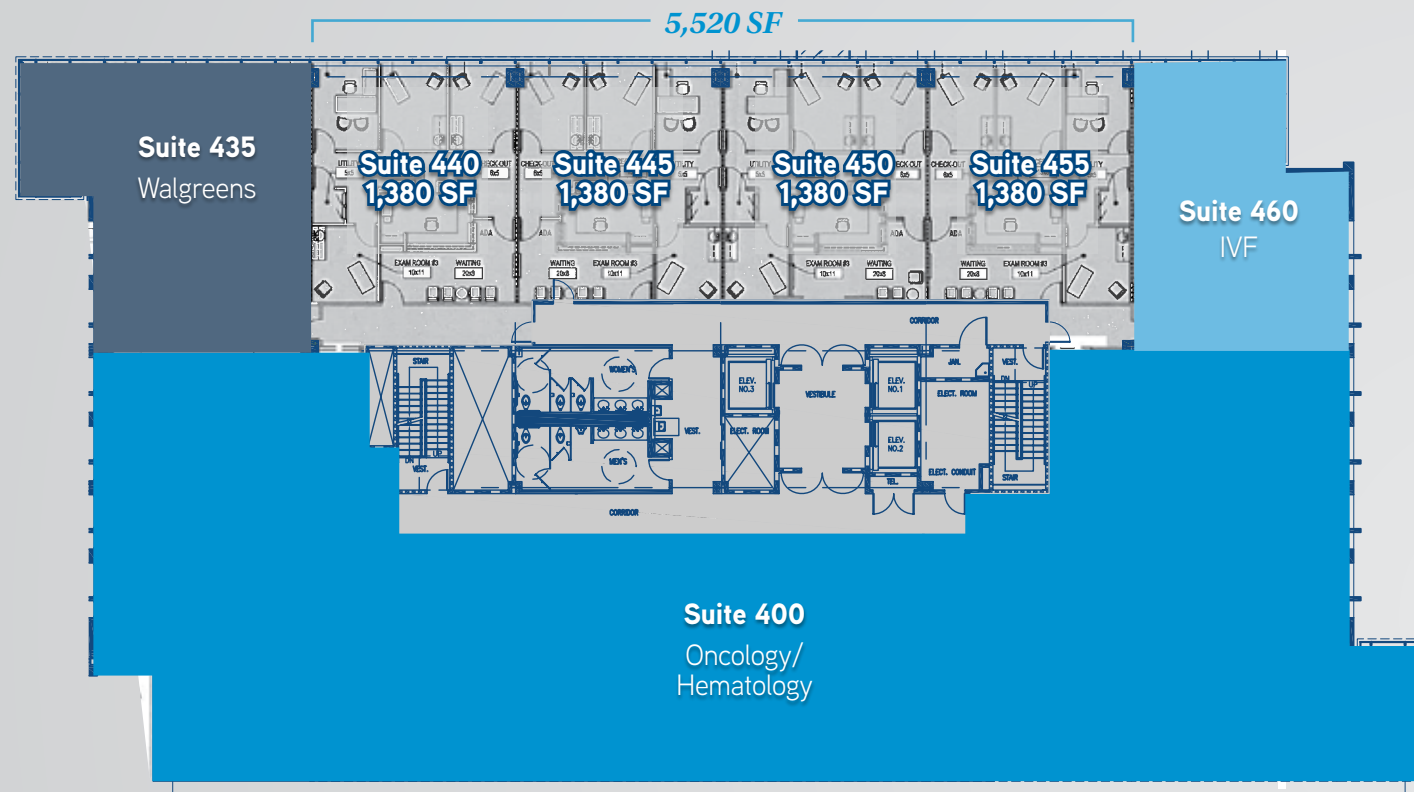
AVAILABLE SUITES  
3rd Floor



THIRD FLOOR		
SUITE	SF	COMMENTS
360	2,728 SF	6 Exam Rooms, 1 Dr. Office, 12-15 Person Waiting Area, Staff Area, Restroom
370	3,790 SF	8 Exam Rooms, Dr. Office, Large Admin Office, 10-15 Person Waiting Room, Staff Area, Restroom, Storage

AVAILABLE SUITES  
4th Floor

ADDITIONAL PHOTOS



FOURTH FLOOR		
SUITE	SF	COMMENTS
440	1,380 SF	3 Exam Rooms, 1 Dr. Office, 5-8 Person Waiting Room, Staff Area
445	1,380 SF	3 Exam Rooms, 1 Dr. Office, 5-8 Person Waiting Room, Staff Area
450	1,380 SF	3 Exam Rooms, 1 Dr. Office, 5-8 Person Waiting Room, Staff Area
455	1,380 SF	3 Exam Rooms, 1 Dr. Office, 5-8 Person Waiting Room, Staff Area

1640 Newport Boulevard  
Costa Mesa



Limited Space Available  
Turn Key Suites  
Full Service  
Pacific Medical Plaza



*For more information, please contact:*



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