



## 450 Newport Center Drive

450 Newport Center Drive • Newport Beach, CA 92660

Orange County  
Newport Center

Discover your status at 450 Newport Center. This elegant, six-story office tower offers unparalleled views of the Pacific Ocean and access to the best of Newport Beach. Just steps from Fashion Island® and Pendry Newport Beach, its enviable location and wealth of amenities help you recruit and retain top talent at the epicenter of Orange County’s financial district.



### World Class Features

- 81,000 SF of premium workspace, impressive white marble lobby
- Concierge-style conveniences and attentive Customer Resource Team
- WiFi-connected outdoor workspace
- Access to KINETIC® private fitness center
- Steps to luxury dining and retail at Fashion Island®
- Walk to upscale accommodations at The Pendry Newport Beach
- Local conveniences like EV charging stations, auto detailing and food trucks
- Near The Resort at Pelican Hill and Tom Fazio-designed golf courses
- Easy access to the 405, 55, 73 Toll Road and John Wayne Airport

/ Work Smart. Live Well.® /



## KINETIC®

KINETIC, an exclusive, state-of-the-art fitness center features group classes and onsite health-care at ExpressCare.

## The Commons

Connect and collaborate at The Commons, a WiFi-powered open-air gathering area to work, meet, dine, connect, and relax with colleagues and community.

## Culinary Experiences

Satisfy midday cravings with a gourmet meal and hand-crafted coffee drinks from 520 Marketplace or world-class dining at Fashion Island.

## Fashion Island®

Step across the street to Fashion Island, an exclusive fine dining and upscale retail destination with specialty boutiques and Newport Beach's first Whole Foods.

## Flex+® by Irvine Company

Move-in-ready workspace gives businesses access to the enterprise-worthy amenities talent wants plus scalable solutions for future success.

For leasing information, call: **949.720.2550**  
111 Innovation Drive, Irvine, CA 92617  
**IrvineCompanyOffice.com**



Our mission is to provide you with **Vibrant Workplace Communities®**, where our unrivaled collection of properties, dynamic teams and memorable experiences will uniquely position you and your team to achieve unprecedented levels of success.