

680 Newport Center Drive

// ORANGE COUNTY NEWPORT BEACH



Success Works Here®

- 3-story, 55,000 sq. ft. Mediterranean-inspired workplace with private patio
- Just steps to the legendary retail and dining of Fashion Island®
- Breathtaking views of Catalina Island
- Easy connections to John Wayne Airport, I-405, SR-55 freeway and 73 toll road
- Verified Healthy Building for Indoor Air
- Variety of workday conveniences with EV charging stations, auto detailing and dry cleaning
- Convenient visitor surface parking and private, on-site parking structure
- Workplace dining and craft coffee available at Wild Strawberry, Pacific Breeze Cafe and 520 Marketplace
- Fully-equipped conference centers
- Open-air workspace and conferencing at The Commons
- KINETIC®: state-of-the-art fitness center new equipment and group classes

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Fashion Island®



Modernized lobby coming mid-2024



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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