



## 888 San Clemente

888 San Clemente • Newport Beach, CA 92660

Redefining the contemporary workplace, 888 San Clemente marries timeless designs with modern conveniences in the heart of Orange County's premiere financial district. The striking Mediterranean-inspired four-story building offers elegant architectural details and immaculate landscaping. Enjoy the best of coastal California living from private balconies featuring outstanding views of the Pacific Ocean and Newport Country Club.

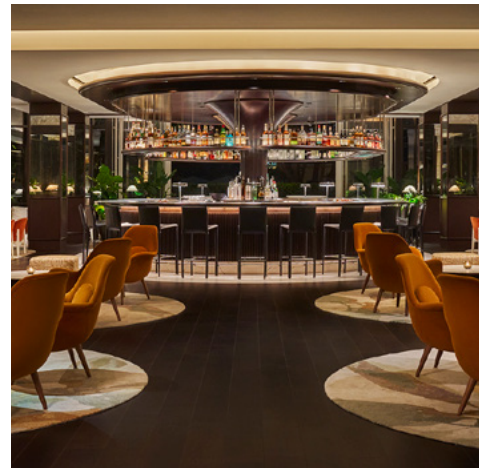
### World Class Features

- 100,000 SF of Class A office space with impressive granite lobby
- Concierge-style conveniences and attentive Customer Resource Team
- Ample and convenient structured parking
- Access to KINETIC® private fitness center
- Steps to luxury dining and retail at Fashion Island®
- Walk to upscale accommodations at Pendry Newport Beach
- Steps away from state-of-the-art apartment communities
- Near The Resort at Pelican Hill and Tom Fazio-designed golf courses
- Easy access to 405, 55, 73 Toll Road and John Wayne Airport

**Orange County**  
Newport Center®



/ Work Smart. Live Well.® /



## KINETIC®

KINETIC, an exclusive, state-of-the-art fitness center to energize your body and mind includes group fitness classes.

## Community + Connectivity

Connect and collaborate in a WiFi-enabled open-air gathering area with everything needed to work, meet, dine, 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

Flex+ provides move-in ready, private workspace with furniture options and lease terms starting at six months.

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



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