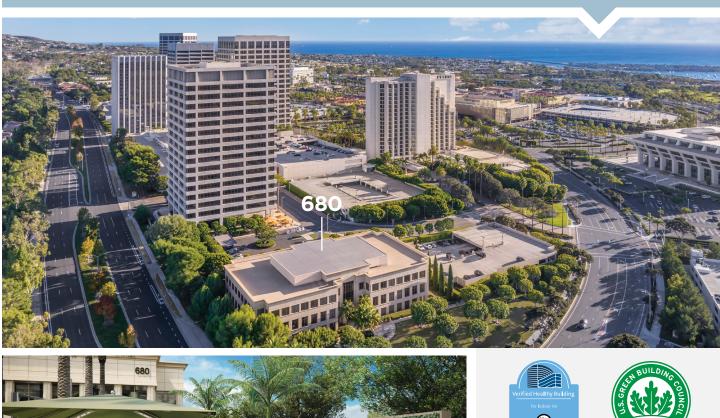
# **680 Newport Center Drive**

// ORANGE COUNTY NEWPORT BEACH







ENERGY STAR

### Success Works Here<sup>®</sup>

- 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 <u>Wild Strawberry</u>, <u>Pacific Breeze Cafe</u> and 520 Marketplace
- Fully-equipped conference centers
- Open-air workspace and conferencing at The Commons
- KINETIC<sup>®</sup>: state-of-the-art fitness center new equipment and group classes

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### **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, eventready outdoor space for taking meetings outdoors or simply enjoying the Coastal California lifestyle.

### Flex+<sup>®</sup> 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 <u>Villas Fashion</u> Island and <u>Colony at Fashion Island</u> 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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