



FOR LEASE

• 2,500 - 5,000 Square Foot Units

FEATURES:

OFFICE FEATURES:

- Approximately 400 Square Feet Office Space Per Unit
- Fully Heated / Air-Conditioned
- Time Warner Business Class High Speed Internet available
- Fully Carpeted
- Two or Four Restrooms Per Unit

WAREHOUSE FEATURES:

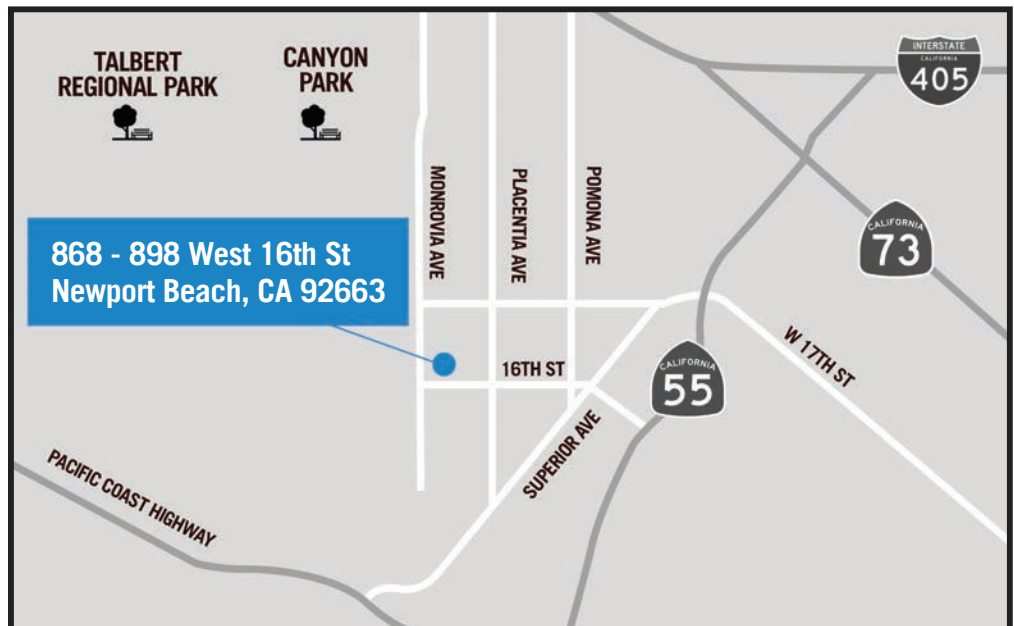
- Minimum 100 Amps of Power
- * Some units with additional power
- 12 Ft. Clearance
- 10' X 10' Overhead Doors

OTHER FEATURES:

- Street Front Exposure
- Close to Ocean



**868 - 898 West 16th St,
Newport Beach, CA 92663**



This information has been furnished from sources which we deem reliable; however, we do not guarantee its accuracy and assume no liability. Do not rely on any of the information contained herein without verifying it yourself directly with the listing broker or owner.

FOR FURTHER DETAILS:

DAVID KLING

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Trico Realty, Inc.

3100-A Pullman Street
Costa Mesa, CA 92626
(714) 751-4420 • License #00342120

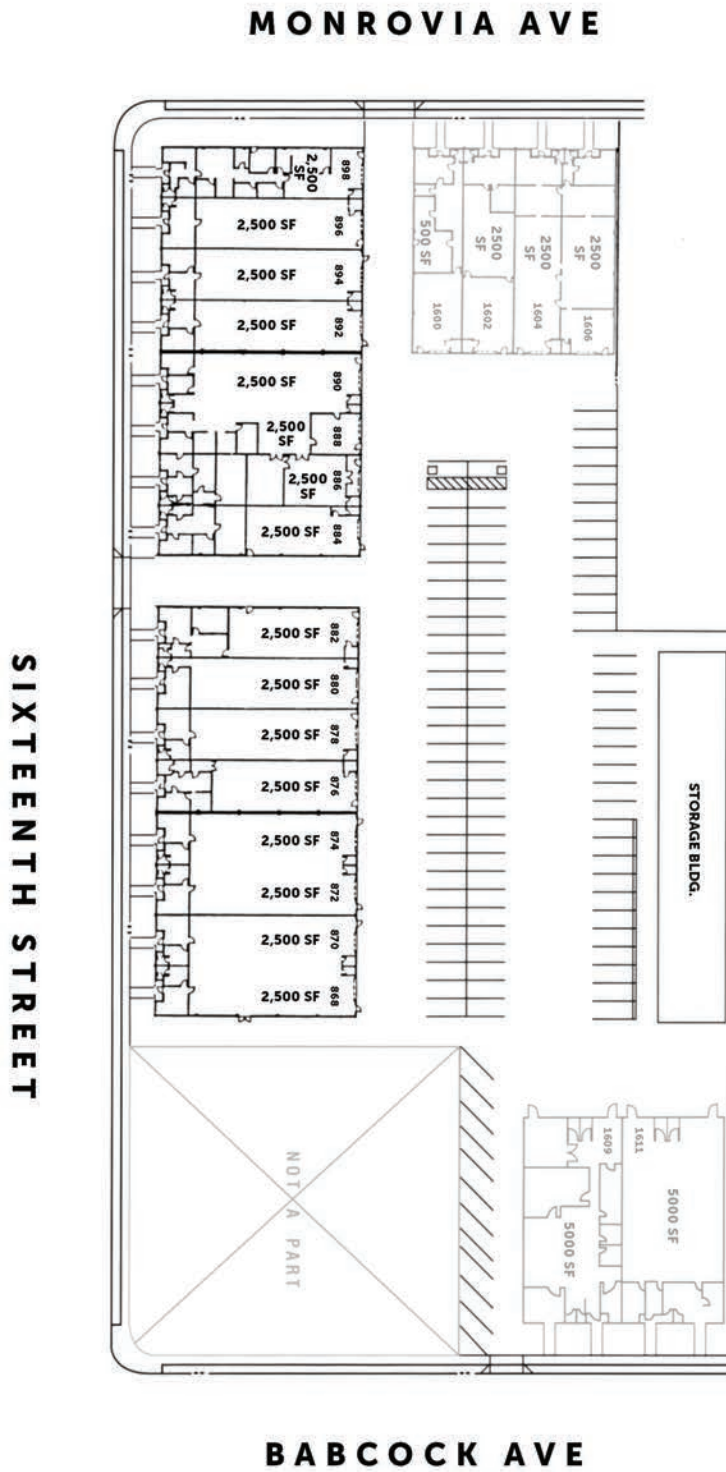
For additional information
Visit our Website at www.TricoRealty.com



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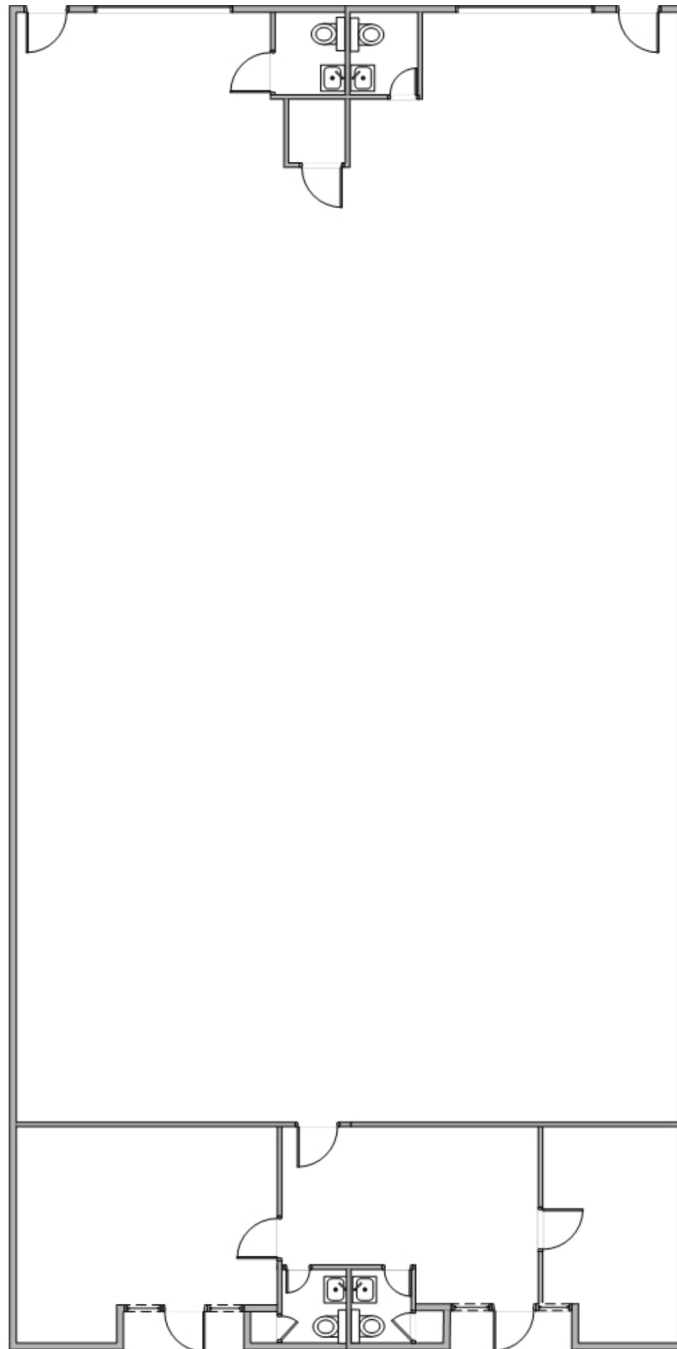
872-874 W. 16th Street, Newport Beach, CA, 92663
5,000 Sq. Ft.

**For Further Information,
please contact:**

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Visit us at
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Not to Scale



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**BROKERAGE
DEVELOPMENT
MANAGEMENT**