2001 - 2135 Westcliff Drive - Newport Beach

Now Leasing

...where health, retail and lifestyle converge.
FEATURES
- 29,000 SF of New Medical Office for Lease
- Free Surface and Covered Parking
- Parking Ratio over 5:1,000
- Elevator Served
- Excellent Demographics
...where health, retail and lifestyle converge.

2001 - 2135 Westcliff Drive - Newport Beach  Now Leasing

Building 3
2001 - 2135 Westcliff Drive - Newport Beach

Building 4

...where health, retail and lifestyle converge.

Bryan McKenney
(949) 478 - 0087 | LIC#01505792
bmckenney@cypresswestpartners.com

Now Leasing
...where health, retail and lifestyle converge.

2001 - 2135 Westcliff Drive - Newport Beach

Now Leasing

SITE PLAN

2001 Westcliff Ave Building 4
Medical Suites Available

2131 Westcliff Ave Building 1

2135 Westcliff Ave Building 3
Medical Suites Available

2043 Westcliff Ave Building 2

Westcliff Dr

Irvine Ave

Sherington Pl

Parking Structure

Bryan McKenney
(949) 478 - 0087 | LIC#01505792
bmckenney@cypresswestpartners.com

WestcliffWalk.com
Bryan McKenney  
(949) 478 - 0087 | LIC#01505792  
bmckenney@cypresswestpartners.com
Building 4
2001 Westcliff Drive
2nd Floor

Medical Suites
Available for Lease:
Suite 200-2,478 RSF
Suite 202-1,677 RSF
Suite 203-1,430 RSF

Lease Rate:
Suite 200-$4.25 NNN
Suite 202-$4.25 NNN
Suite 203-$4.00 NNN

Available for Lease:
- Suite 200
  - 2,478 RSF
- Suite 202
  - 1,677 RSF
- Suite 203
  - 1,430 RSF
- Suite 204
  - 2,620 RSF

Aesthetic Center
Suite 201

Hair Restoration
Suite 204

WestcliffWalk.com

Bryan McKenney
(949) 478 - 0087 | LIC#01505792
bmckenney@cypresswestpartners.com
2001 - 2135 Westcliff Drive - Newport Beach

Building 4
2001 Westcliff Drive
2nd Floor

Medical Suites
Available for Lease:
Suite 200-2,478 RSF

Lease Rate:
$4.25 NNN

Now Leasing

...where health, retail and lifestyle converge.

Click! for Virtual Tour

Sample Floor Plan

Bryan McKenney
(949) 478 - 0087 | LIC#01505792
bmckenney@cypresswestpartners.com
Building 4
2001 Westcliff Drive
3rd Floor

Medical Suites
Available for Lease:
Suite 300-2,375 RSF
Suite 301-2,094 RSF
Suite 302-4,370 RSF

Lease Rates:
Suite 300-$4.50 NNN
Suite 301-$4.25 NNN
Suite 302-$4.50 NNN

Click! for Virtual Tour

Dental Suite 305

AVAILABLE
Suite 300
2,375 RSF

AVAILABLE
Suite 301
2,094 RSF

AVAILABLE
Suite 302
4,370 RSF (Divisible)
2001 - 2135 Westcliff Drive - Newport Beach

Now Leasing

Building 4
2001 Westcliff Drive
3rd Floor

Medical Suite for Lease:
Suite 301-2,094 RSF

Lease Rates:
Suite 301-$4.25 NNN

Sample Floor Plan
PROXIMITY MAP

2001 - 2135 Westcliff Drive - Newport Beach

...where health, retail and lifestyle converge.

Bryan McKenney
(949) 478 - 0087 | LIC#01505792
bmckenney@cypresswestpartners.com

WestcliffWalk.com