



*the* STRAND

NEWPORT BEACH WORKSPACE

## WORK LIKE YOU PLAY EVERYDAY

When you work local you can stay local and do the things you love to do daily. An extension of your coastal lifestyle that allows for freedom, convenience and unrestrained luxury, The Strand is the right place to stretch your unlimited potential and see your business thrive.

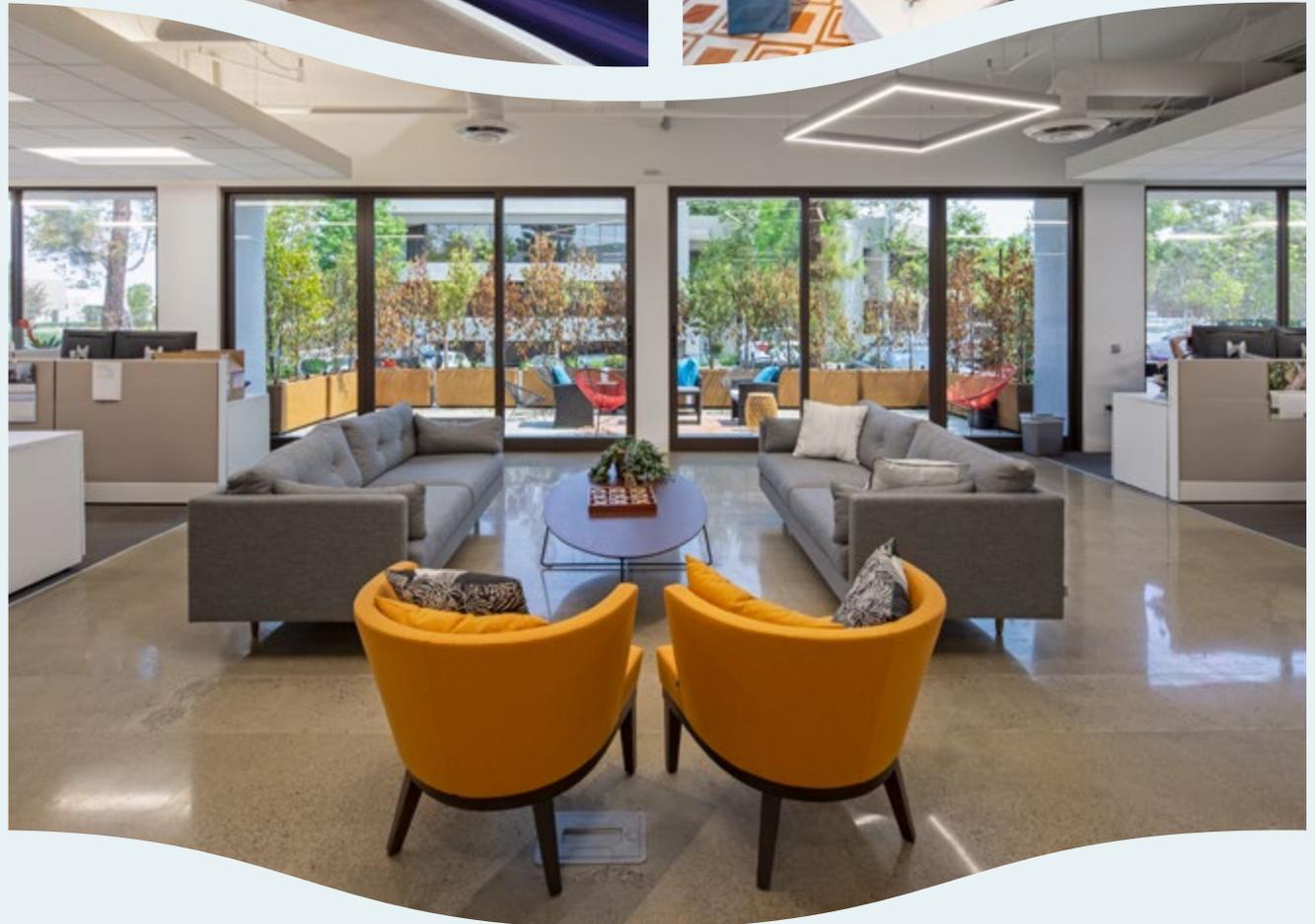
## COASTAL CHIC MEETS CONTEMPORARY WORKSPACE

The Strand is a recently remodeled, low-rise, contemporary office space that offers a standard of luxury you've come to expect in Orange County. Its chic amenities and creative touches will enhance your workspace and inspire ingenuity.

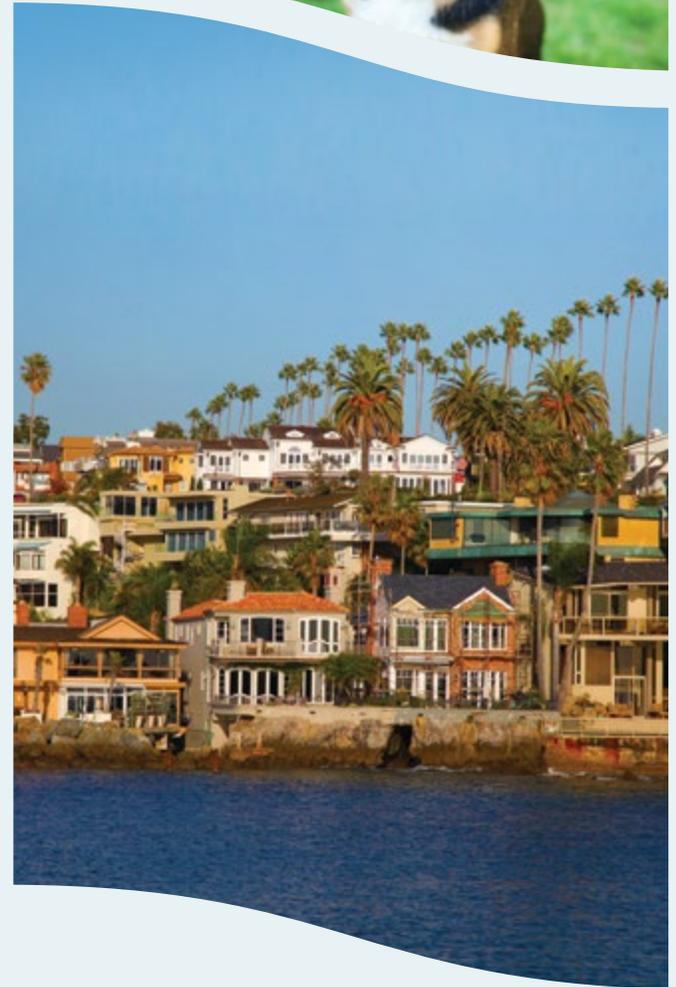
- Beautiful twin two-story buildings, approximately 24,000 SF each
- Upgraded interior finishes
- Exposed ceilings, polished concrete floors, full height windows
- Ample surface parking
- New elevators
- Private patios with direct glass sliding door entryways into suites
- New outdoor workspaces
- Creative indoor/outdoor building lobbies
- Dog friendly outdoor space
- Enhanced landscaping
- New signage

## BREATHE FRESH AIR INTO YOUR WORKDAY

Pull up to your private office suite in style with VIP parking directly outside your front door. Private patios provide indoor/outdoor workspace that breathes fresh air into your workday and reminds you that freedom and growth are in your DNA.



Position yourself at The Strand today and let the world know you pave the road to success.



# THE FACTS



- EXCLUSIVE NEWPORT BEACH ADDRESS
- SHORT DISTANCE TO COASTAL RECREATION



- MINUTES FROM JOHN WAYNE AIRPORT  
AND EXCELLENT ACCESS TO THE 73, 405  
& 55 FREEWAYS



- ABUNDANT SERVICE AMENITIES WITHIN MINUTES
- WORLD-CLASS SHOPPING AT NEARBY  
*FASHION ISLAND* AND *SOUTH COAST PLAZA*
- FINE DINING AND ENTERTAINMENT HUBS  
WITHIN CLOSE PROXIMITY

## ADDRESS

3990 & 4000 Westerly Place  
Newport Beach, CA 92660

## PARKING

Complementary surface parking  
at a 4+ / 1,000 ratio

## SQ FOOTAGE

47,500 SF

## BUILDING FEATURES

Modern/progressive office space with  
exposed ceilings, polished concrete floors,  
full height windows, private tenant patios.



*Boutique office  
environments that suit  
your lifestyle*

The Strand paves the way for your business to be near everything you need to live the good life in Newport Beach. The property is airport adjacent with easy access to world-class recreation, entertainment, fine dining and most importantly, home. The Strand expands your workday experience to a new level of ease and sophistication.



Map rotated 90°



## PAVE YOUR OWN ROAD TO SUCCESS

Contact *The Strand* today.

## ADDRESS

3990 & 4000 Westerly Place, Newport Beach, CA 92660

## WEBSITE

[www.thestrandnb.com](http://www.thestrandnb.com)

**CBRE**

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## OWNER/DEVELOPER

**OCEAN WEST**