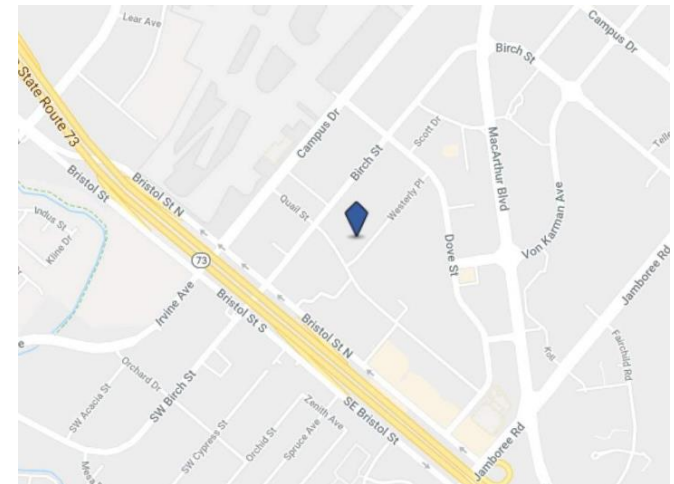


The Hangars  
 3901 Westerly Pl - Bldg 11  
 Newport Beach, CA 92660



Property Information

Submarket:	Greater Airport Area
Available Space:	4,113 SF and 4,010 SF
Building Size:	21,649 SF
Building Vacancy:	39.9 %
Typical Floor Size:	10,824 SF
Building Class:	B
# of Stories:	2
Parking:	3.6 Spaces / 1,000 RSF. Free Surface Parking
Year Built:	1972
Landlord:	SA Abanoub LLC – Ed Bolous
Comments:	<ul style="list-style-type: none"> <li>• Great location. John Wayne Airport is across the street</li> <li>• The Hangars is an eighteen building office park featuring mezzanine offices in some buildings, exterior tenant signage, access to many hotels and restaurants and is situated close to 405, 55 &amp; 73 freeways &amp; John Wayne Airport.</li> </ul>



Quoted Rent Information / RSF

Quoted Rent: (FSG)	\$2.50 /SF
Real Estate Tax/OpEx:	\$0.88/SF
<b>Quoted Rent:</b>	<b>\$2.50 FSG</b> <b>\$30.00 /SF/YR</b>



