



**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:

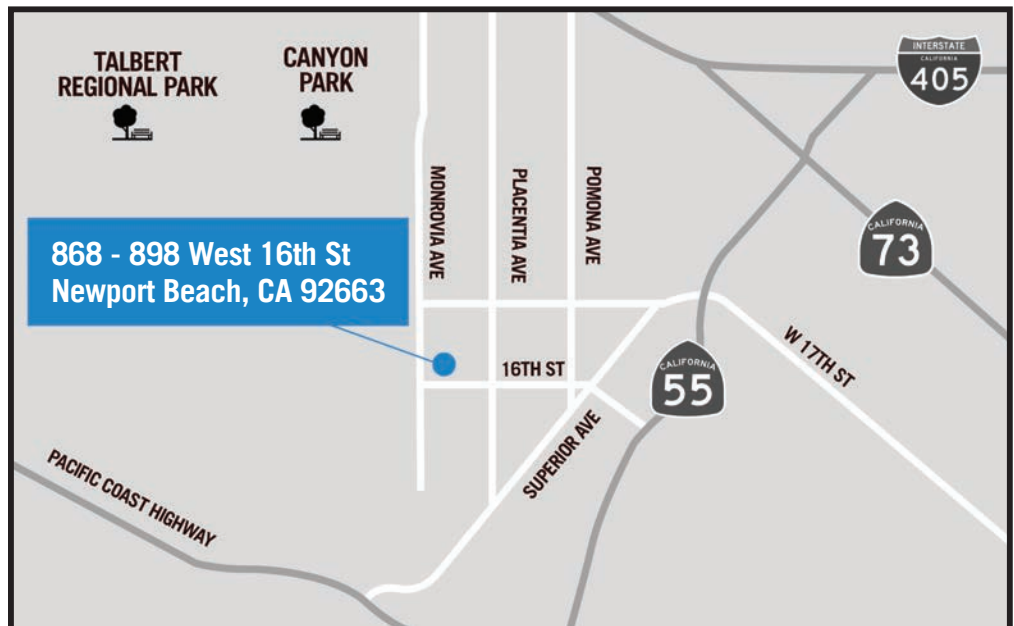
- Minimum 100 Amps of Power
- \* Some units with additional power
- 12 Ft. Clearance
- 10' X 10' Overhead Doors

### 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**

david@tricoREALTY.com  
License #01965659

**Trico Realty, Inc.**

3100-A Pullman Street  
Costa Mesa, CA 92626

(714) 751-4420 • License #00342120

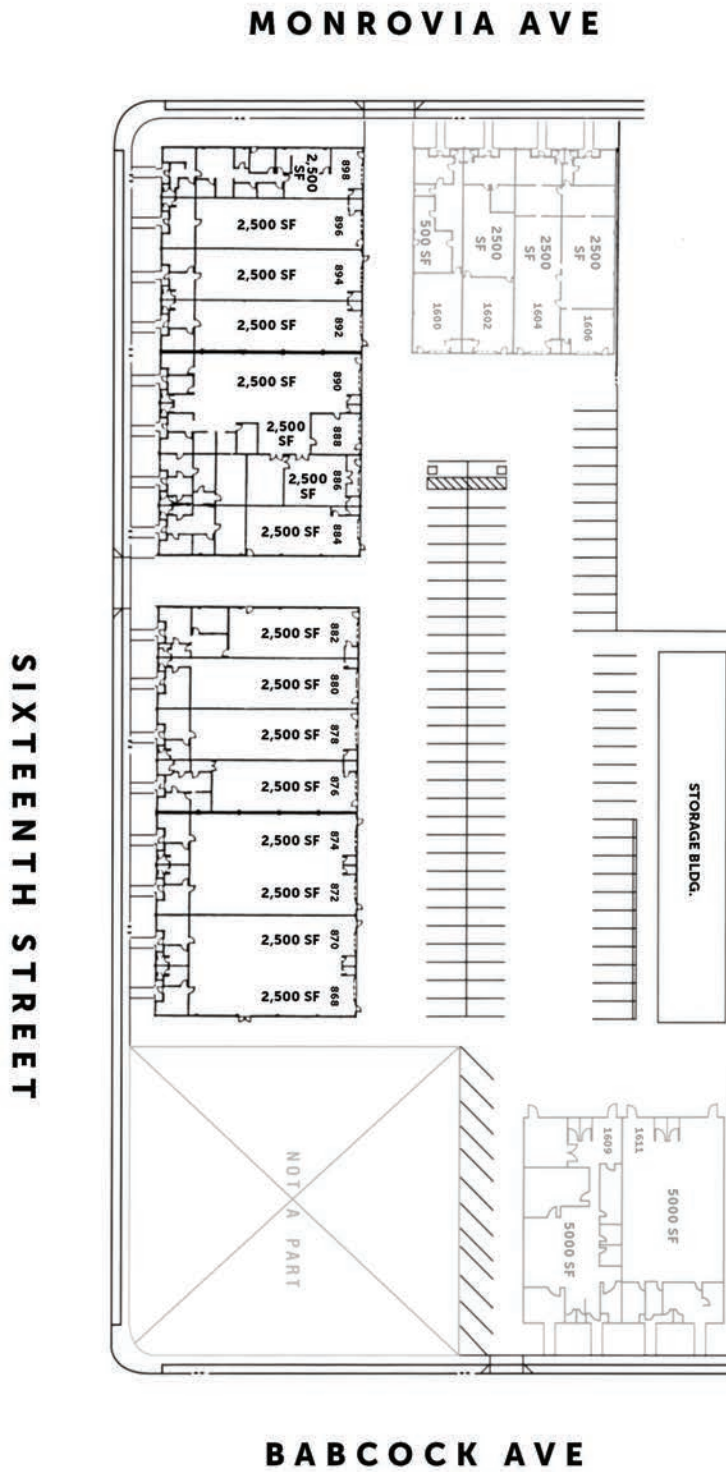
For additional information  
Visit our Website at [www.TricoRealty.com](http://www.TricoRealty.com)



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

**FOR LEASE**

• 2,500 - 5,000 Square Foot Units



**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](http://www.TricoRealty.com)

