







TIDEMARK
Real Estate Services

FOR SALE
OWNER OCCUPANT
OR
INVESTMENT OPPORTUNITY

Two (2) Buildings
Totaling ±20,100 SF on
±47,366 SF Parcel of Land

845 - 849 W. 16TH STREET
NEWPORT BEACH, CA 92663

FOR MORE INFORMATION. CONTACT:

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845 - 849 W. 16th Street, Newport Beach consists of two (2) buildings on one (1) parcel of land. Both buildings are currently leased, however, 845 W. 16th Street can be available to occupy March 1, 2027. An investor can purchase and enjoy the cash flow, or an owner occupant can purchase and occupy one or both buildings when the leases expire. This property provides a premier Newport Beach address with convenient access to the 55 Freeway, Pacific Coast Highway and Newport Harbor. Surrounded by top amenities and Hoag Hospital, this property balances professional prestige with financial growth in one of California's most sought-after coastal markets.

847 & 849 W. 16TH STREET FEATURES:

- ±10,956 SF Building
- ±80% HVAC Creative Space with Open Ceiling and Exposed Ducting
- 12' - 16' Warehouse Clear Height
- 2.5:1,000 Parking Ratio (*verify*)
- 100 Amps of Power (*verify*)
- Divisible into Two (2) Units
- Three (3) Ground Level Loading Doors
- 16th Street Frontage/Signage

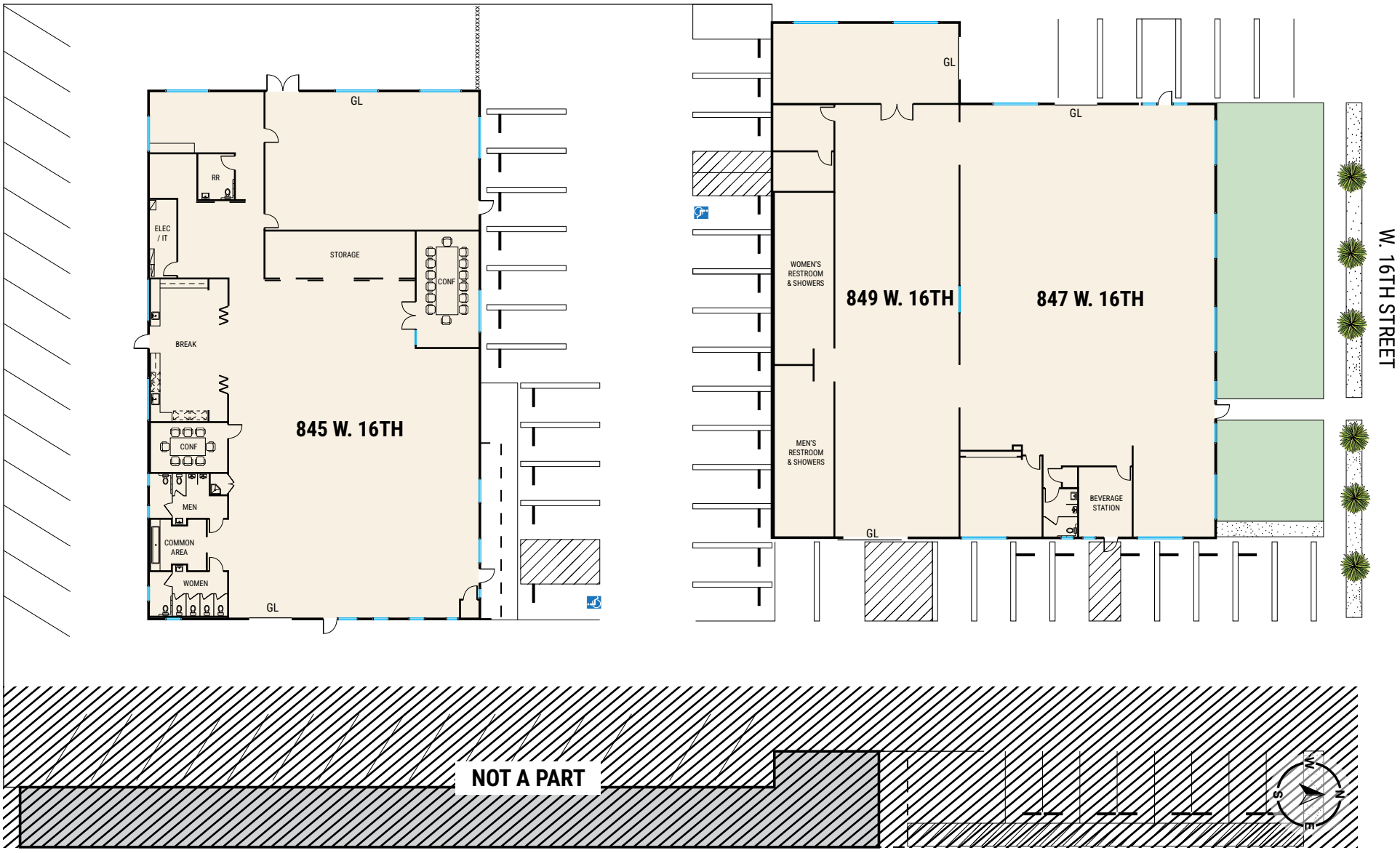
845 W. 16TH STREET FEATURES:

- ±9,144 SF Building
- 100% HVAC Creative Space with Open Ceiling and Exposed Ducting
- 12' Clear Height
- 3:1,000 Parking Ratio
- 100 Amps of Power (*verify*)
- Fire Sprinklers
- Secured Parking/Yard Area
- One (1) Ground Level Loading Door
- Completely Renovated in 2015 Including Large Break Room, Conference Room and Open Production Area
- New Roof Coating in 2024

DISCLAIMER: The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Tidemark Real Estate Services, Inc., its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.

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SITE PLAN



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