



create your space

5000 Birch Street Newport Beach, CA

Offering up to 37,000 SF in a one-floor contiguous space, 5000 Birch is a two-tower Class A office property totaling 308,567 SF. This property is ideally located at the gateway between Newport Beach and the Irvine Business Complex (IBC) and is minutes from major thoroughfares, restaurants and hotels.

In Partnership with:

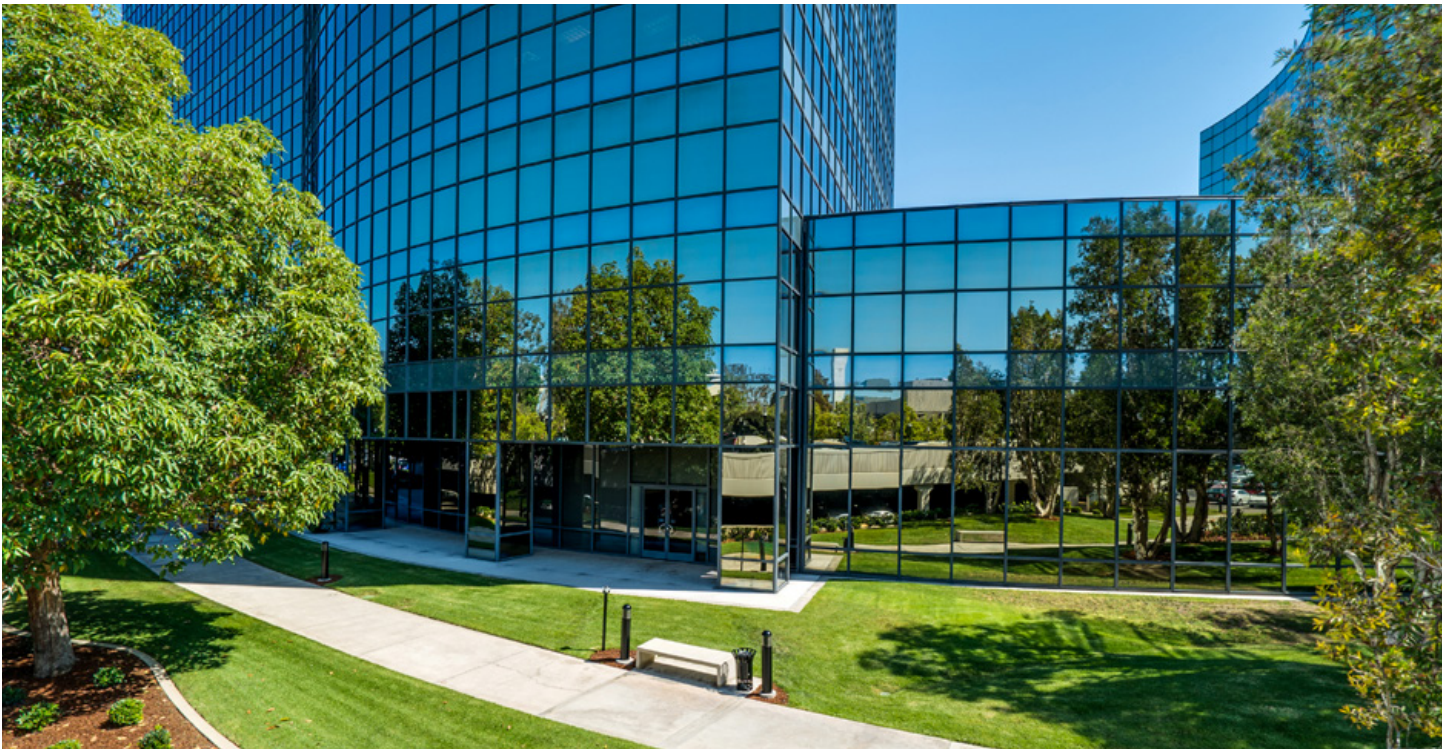




5000 Birch Street Newport Beach, CA



Building Overview



- 1,400 SF to 37,000 SF office suites available
- Major capital improvement projects focused on collaborative areas
- Unparalleled location at the gateway between Newport Beach and the Irvine Business Complex (IBC)
- Stunning views of the Saddleback Mountains
- Convenient surface and structured parking (4 per 1,000 SF)
- On-site café and car wash
- Awarded Energy Star Certification
- BOMA 360 Performance Building

Questions on 5000 Birch Street? Contact our Cushman & Wakefield listing team:

John Hartly • Bob Thagard • John Gallivan T: 949.372.4900

Get in touch with our John Hancock Real Estate leasing team for our Orange County portfolio:

Todd Collins Leasing Manager, T: 949.208.7635 E: Todd_Collins@jhancock.com

Parker Jones Leasing Director, Western U.S. T: 213.630.1217 E: Parker_Jones@jhancock.com



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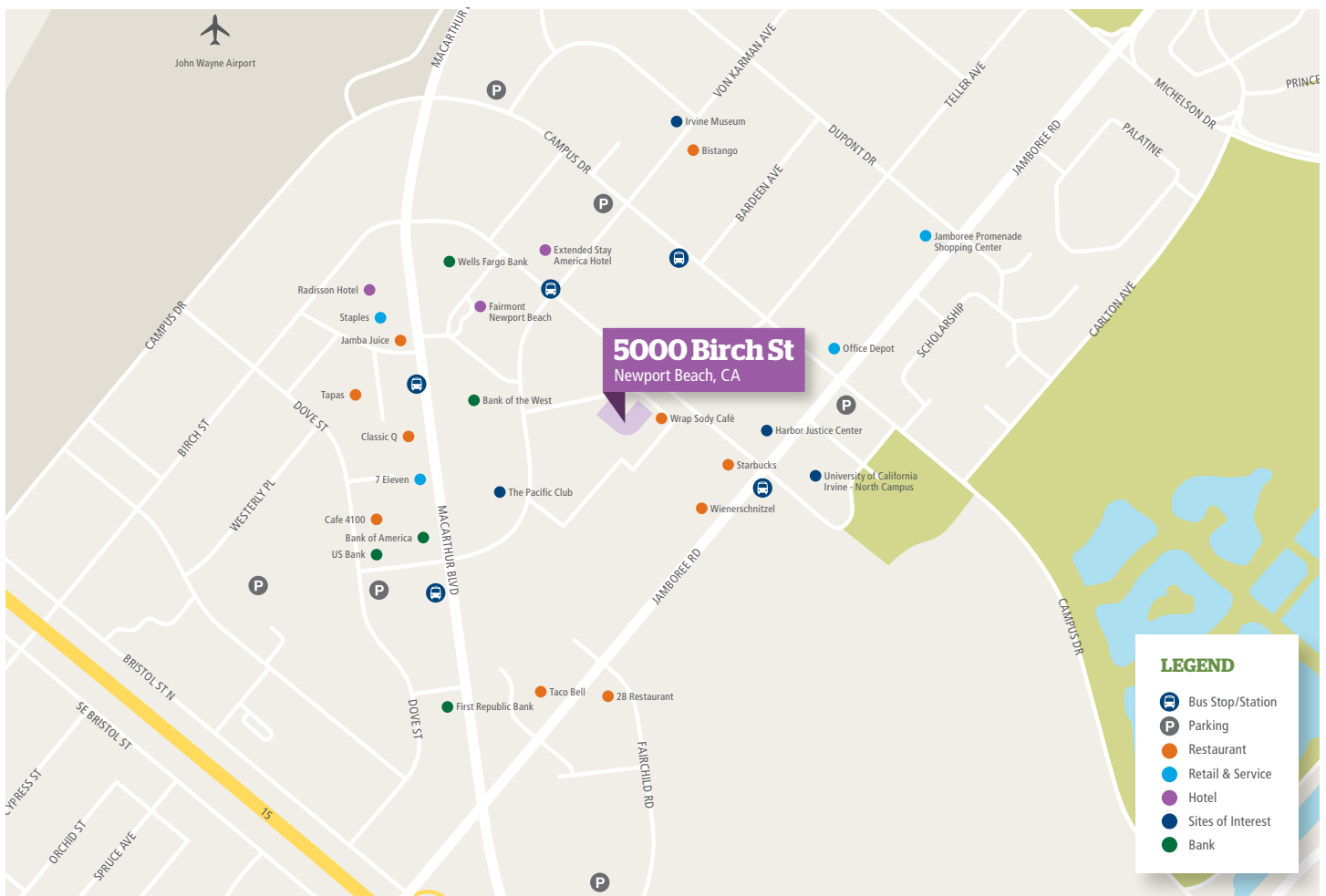
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A Superior Location

Located in the heart of the prestigious Newport Beach business district, 5000 Birch offers convenient access to major thoroughfares and key destinations such as Los Angeles, San Diego and San Bernardino.

- Convenient access to San Joaquin (73), Costa Mesa (55) and San Diego (405) freeways
- Minutes from John Wayne Airport, Fashion Island and South Coast Plaza
- Nearby shopping amenities and numerous restaurants
- Close proximity to Orange County's premier executive housing and the urban re-gentrification of the Airport Area



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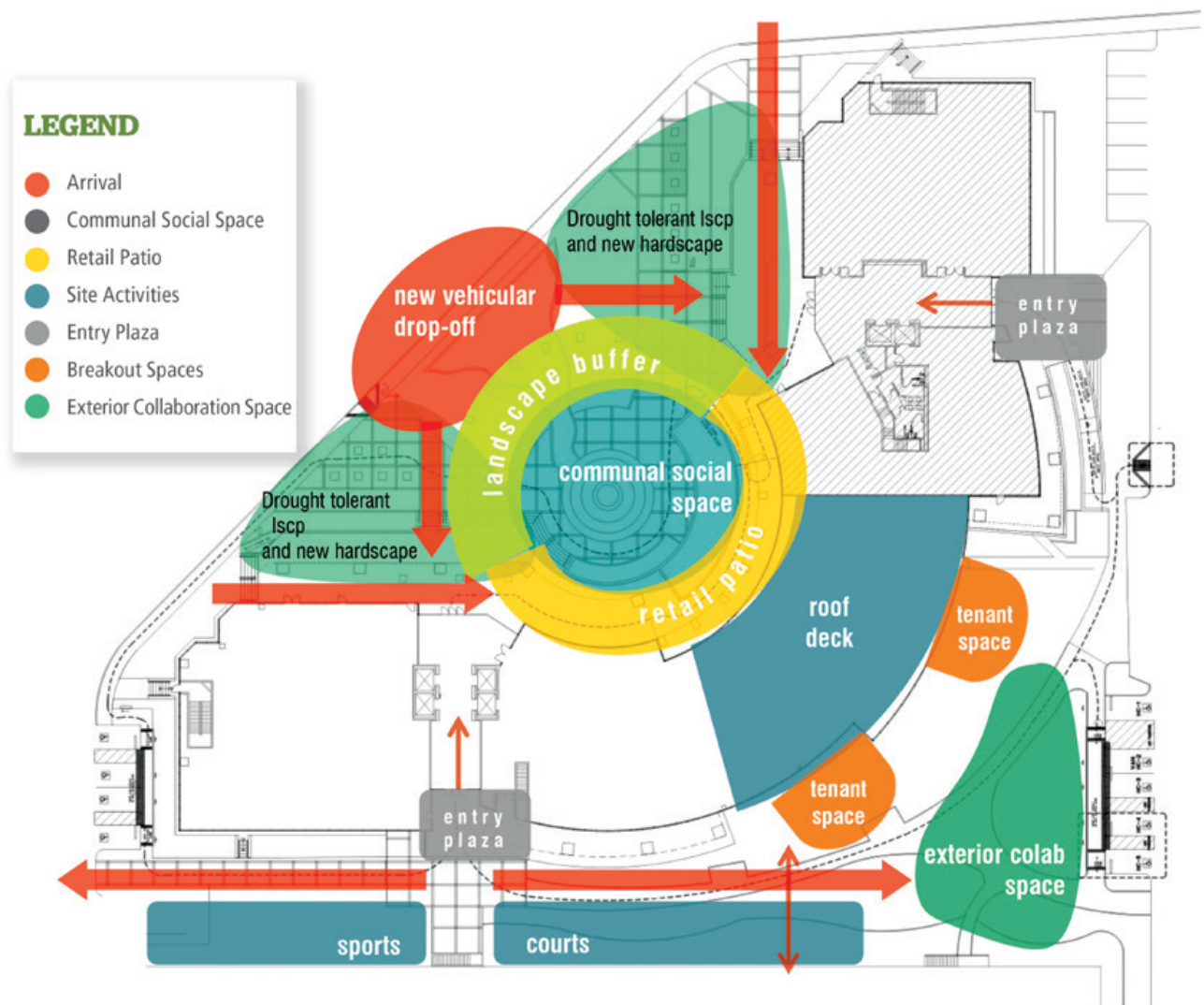
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Capital projects

5000 Birch is investing in major renovations to provide tenants with an updated and refreshed environment for their work day.

- Major investment into renovation projects focused on collaborative areas and other amenity upgrades
- State-of-the-art contemporary building design
- Improved utilization of interior and exterior public space



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5000 Birch Street

Newport Beach, CA



Gallery



Exterior of 5000 Birch Street



Elevator lobby



Exterior landscape



Sample Tenant Creative Suite

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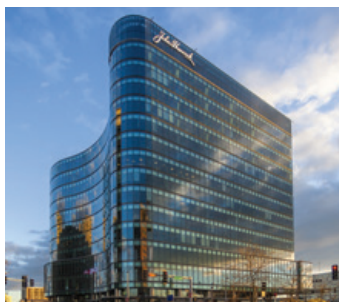
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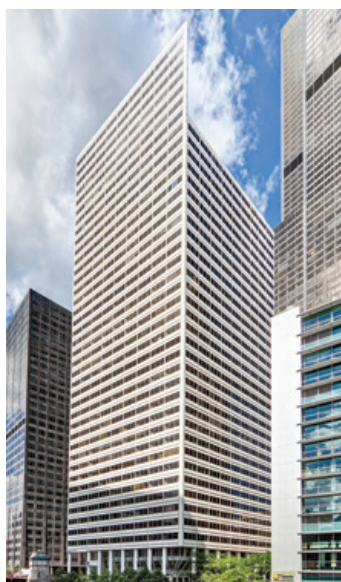
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200 Bloor St. E., Toronto ON



601 Congress St., Boston MA



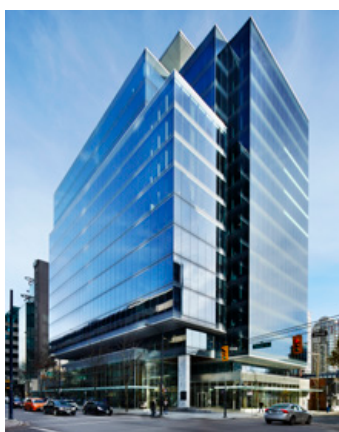
200 S Wacker Dr., Chicago IL



The Michelson, Irvine CA



One Bay East, Hong Kong



980 Howe St., Vancouver BC

Building on a Foundation of Strength

Look up. You'll see our office towers in major cities across the globe. Our team of real estate professionals is dedicated to managing millions of square feet of commercial real estate for thousands of customers each day. Customers who call our buildings home.



Global Portfolio

Our global portfolio includes office, industrial, retail and multi-family space. We operate as John Hancock Real Estate in the U.S. and as Manulife Real Estate in all other parts of the world. We own, manage and develop commercial real estate in major metropolitan cities shaping skylines across the globe.

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