4000 MACARTHUR

Hines

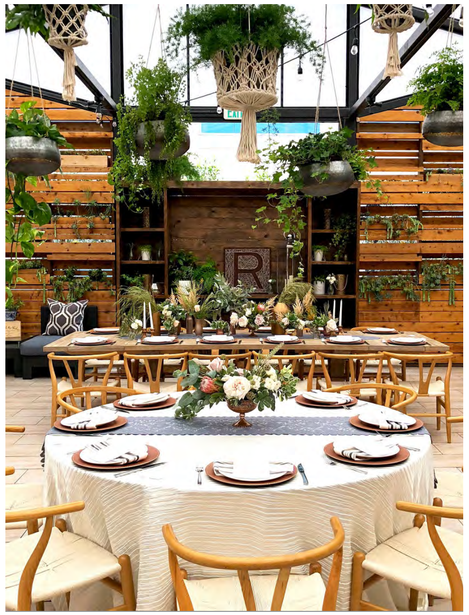
Jones Lang LaSalle Brokerage, Inc., Real estate license #01856260

Aspirational.
Coastal.
Workplace.

Located at the gateway of Newport Beach and Irvine, 4000 MacArthur offers unparalleled access, visibility and prestige. The culmination of coastal and central, Hines has reinvested in the ±375,000 RSF project to create an unique vertical campus environment.

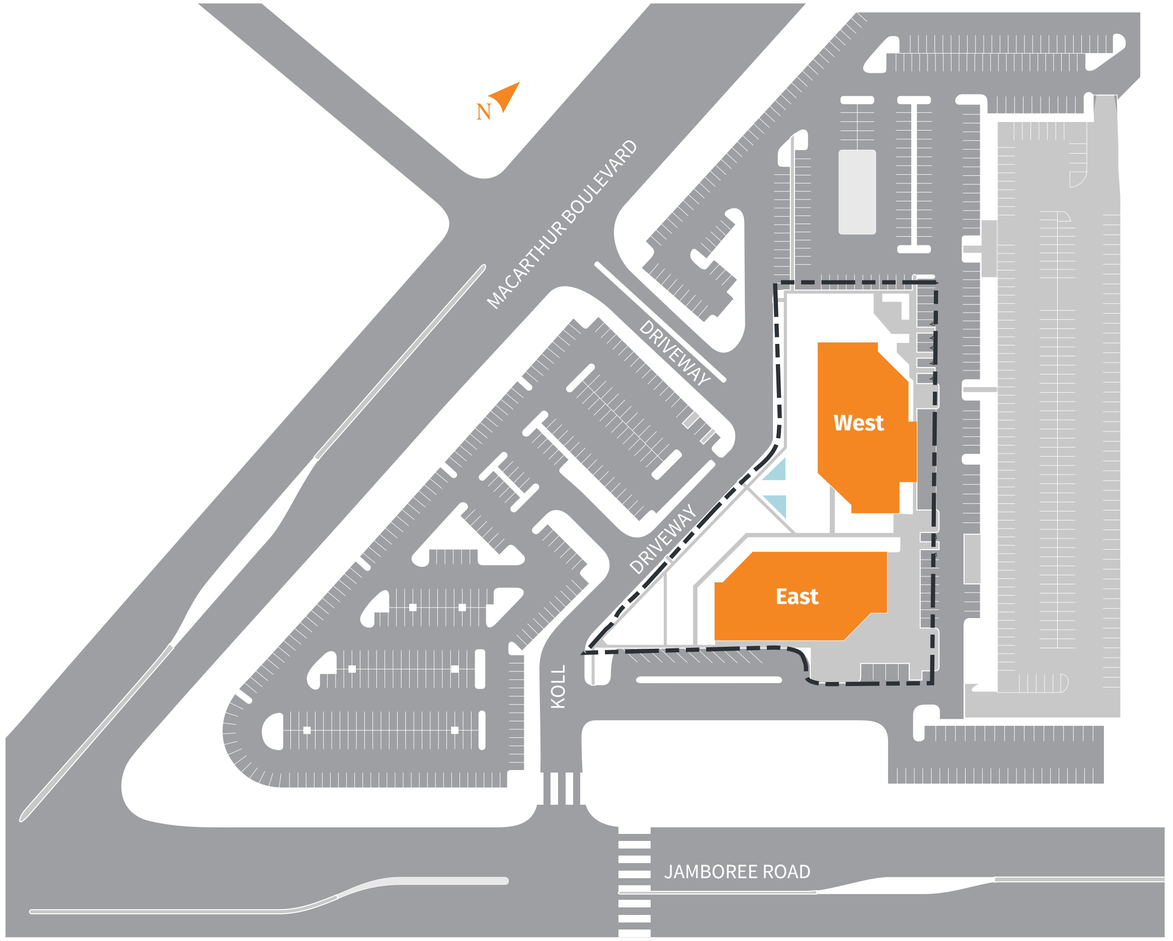
With immediate access to multiple freeways, eateries, shopping centers and John Wayne Airport, 4000 MacArthur that aspire to meet the workplace needs of today's most dynamic companies.

www.4000macarthur.com



Campus Overview

No. of Buildings	2
Campus Size	±376,242 SF
Parking	4.0:1,000 SF
Renovated	2017



Big Block Availabilities

WEST TOWER

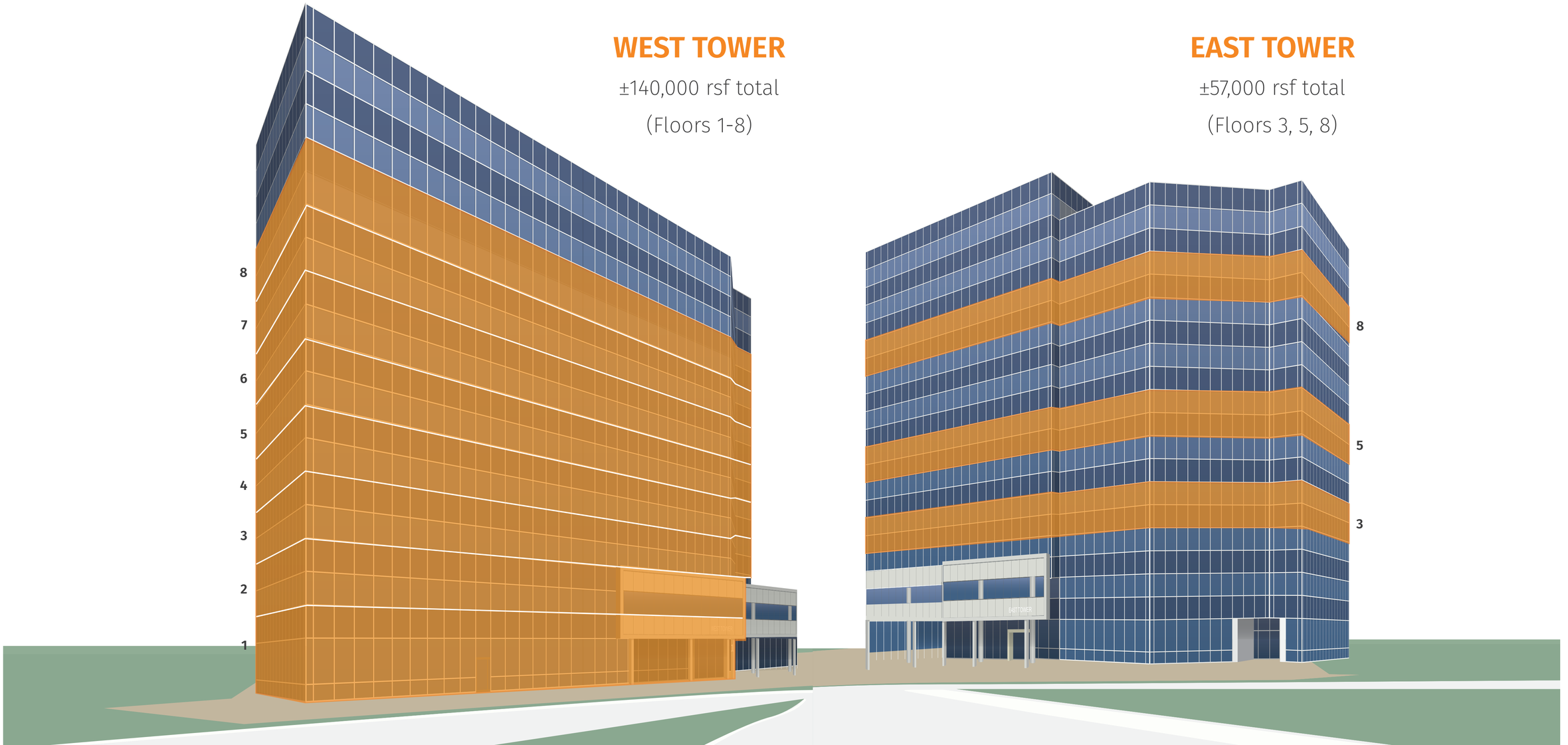
±140,000 rsf total

(Floors 1-8)

EAST TOWER

±57,000 rsf total

(Floors 3, 5, 8)



Building Top Signage on Both Towers

Activated and Amenitized

1 **Main Fountain Courtyard**
Revamped water features and lounge seating

2 **Cafe and Outdoor Patios**
New Cafe · Outdoor Lounge with living wall

3 **Tenant Lounge & Conference Center**
Multiple training & boardrooms

4 **Coworking**
For flexible workspace optionality

5 **Car Wash**
Convenient on-site availability

6 **New Lobby Interiors**
East and West Towers

7 **EV Charging**
10 new stations

SOL Mexican Cocina
The Goldfinch Restaurant
Izakaya Osen
Porch & Swing
KIT Coffee
The Trough
MAIN STREET
JAMBOREE ROAD
Il Fornaio Irvine
Lifetime Fitness
Bosscat Kitchen
El Torito
TEN Sushi
IHOP
TRADE Food Hall
Krisp Fresh Living
MACARTHUR BOULEVARD
MICHELSON DRIVE
Otoro Sushi
HiroNori Ramen
Hilton
Duck Donuts
VON KARMAN AVENUE
JOHN WAYNE AIRPORT
Houston's
Postino
Panini Kabob Grill
The Counter
LA Fitness
Lemonade
Puesto
Wahoo's
AC Marriott
Jan's Health Bar
North Italia
Ellie's Table
Ruth's Chris
Starbucks
Solstice Seasonal Kitchen
Bistango
Aria Kitchen
Corepower Yoga
Subway
Oishi Shabu Shabu
Motion Fitness
Hyatt Hotel
Renaissance Hotel
CAMPUS DRIVE
Benihana
Jamba Juice
Phans Kitchen & Bar
Avocado Café Irvine
CAZ Cycle
Classic Q
Wendy's
BIRCH STREET
Ike's Sandwiches
The Pacific Club
Starbucks
JAMBOREE ROAD
UCI University of California, Irvine
CAMPUS DRIVE
Poke OC
BRISTOL STREET
BRISTOL STREET
The Lost Bean Coffee
MACARTHUR BOULEVARD
4000 MACARTHUR
Mario's Butcher Shop
Twenty Eight Restaurant
Starbucks
El Pollo Loco
Moulin
Taco Bell
Blk Dot Coffee
Sgt. Pepperoni's Pizza
Sweetfin
Nana San
Equinox
Kalaveras
Flame Broiler
Shirley's Bagels
BIRCH STREET
Stereoscope Coffee
Starbucks
BAYVIEW PLACE
Matisse Bistro
Newport Beach Marriott
UNIVERSITY DRIVE
55
73
405
NORTH
UCI University of California, Irvine
Area Amenities
Restaurants
Hotels
Fitness

Property Features

ACCESS

Three freeways & John Wayne Airport in <5 minutes

FLOOR PLATES

±19,000 SF flexible floor plates with ample natural light

TECHNOLOGY

WiFi enabled campus

SIGNAGE

Two building top signs available

EV CHARGING

Ten electric car charging stations

PARKING

4/1,000 SF surface and covered parking

CAR SERVICES

On-site auto washing and detailing services

SECURITY

24/7 security coverage and camera surveillance

Area Amenities

PACIFIC CLUB

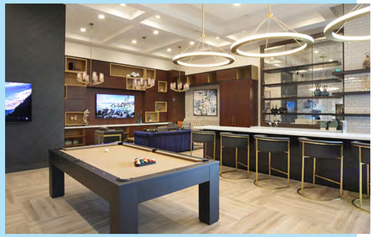
exclusive members-only club with fitness + dining

EQUINOX

high-end fitness center across the street

$1.5B WORLD CLASS UCI HOSPITAL

best-in-class healthcare



ONE UPTOWN NEWPORT

luxury apartment homes

LIDO MARINA VILLAGE

waterfront shopping + restaurants

FASHION ISLAND

world-class shopping + dining

PELICAN HILL GOLF CLUB

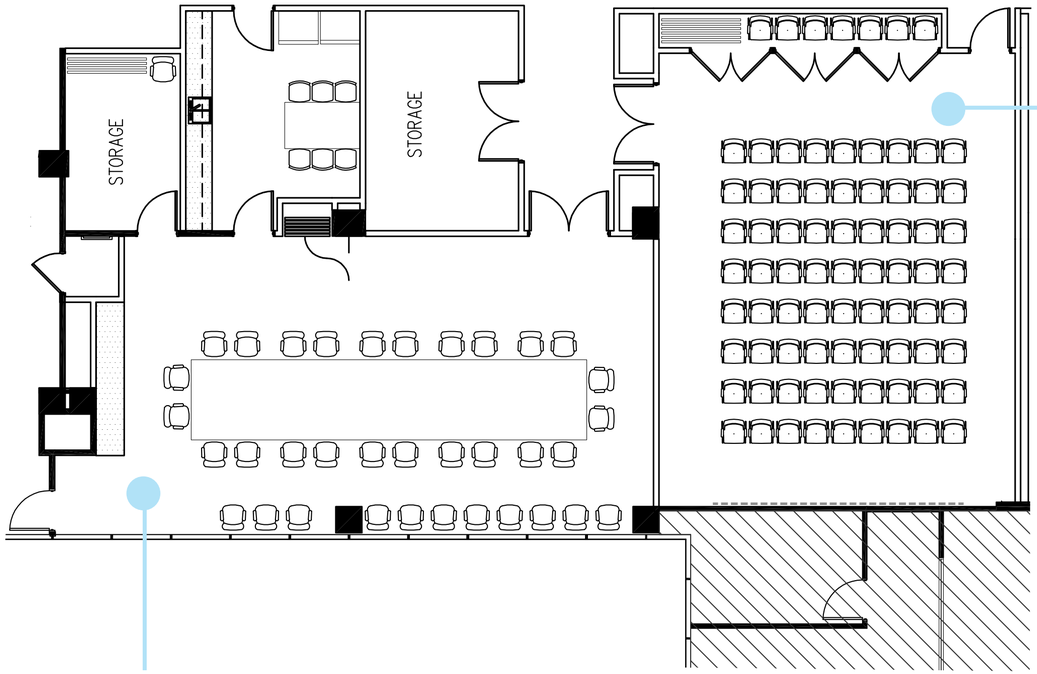
award-winning 36-hole golf course + clubhouse

TWENTY EIGHT

full-service bar, restaurant + events directly across the street

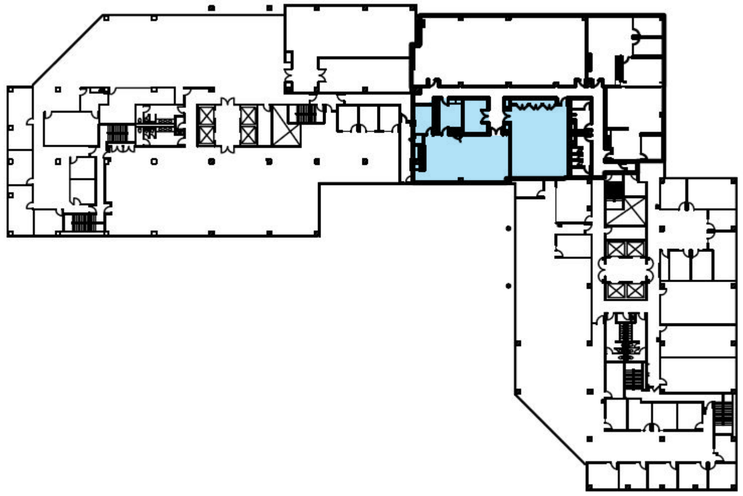
Conference + Tenant Lounge

Host your next team meeting in our 35-person Lido Conference Room or a training session in our dynamic Training Room with flexible seating for 70 people. Click here for virtual tour.



70-person
Training Room

35-person
Conference Room



Building Achievements

WELLNESS

WELL Health-Safety Rated

ENVIRONMENTAL

Tesla powered battery storage

ENERGY STAR

Energy Star Certified

SOCIAL

Monthly curated tenant events on-site

Newport Beach

Known for its stunning coastal location in Southern California, Newport Beach offers a myriad of attractive attributes that make it an exceptional city to live and work. The most central of the Orange County coastal cities, Newport Beach allows for convenient access for Orange County's 3.2M person population. In addition to world-class shopping and a beautiful, pristine coastline that's home to the largest recreational harbor on the west coast, Newport Beach has unique cultural & artistic offerings such as the Orange County Museum of Art, the Pacific Symphony and the Newport Beach Film Festival. And at its core, 4000 MacArthur is a microcosm of the city, combining a luxurious, coastal lifestyle with an aspirational workplace of the future.

SHOPS + RESTAURANTS

7-Eleven
Avocado Cafe Irvine
Bank of America
Bank of the West
Benihana
Bistango
Blk Dot Coffee
Bosscat Kitchen & Libations
Cafe 4100
Celebrity Cleaners
Classic Q
Equinox
Fletcher Jones
Hilton
Mario's Butcher & Deli
Matisse Bistro
Moulin
Nana San
Navroz Mediterranean Grill
Newport Lexus
Office Depot
Opus Bank
Pita Pita
Press & Moka
Roll it Sushi & Teriyaki
Staples
Starbucks
Sweetfin
Taco Bell
Tacos & Co.
Ten Asian Bistro
The Pacific Club
Twenty Eight Restaurant & Bar
Wells Fargo

Back Bay Loop

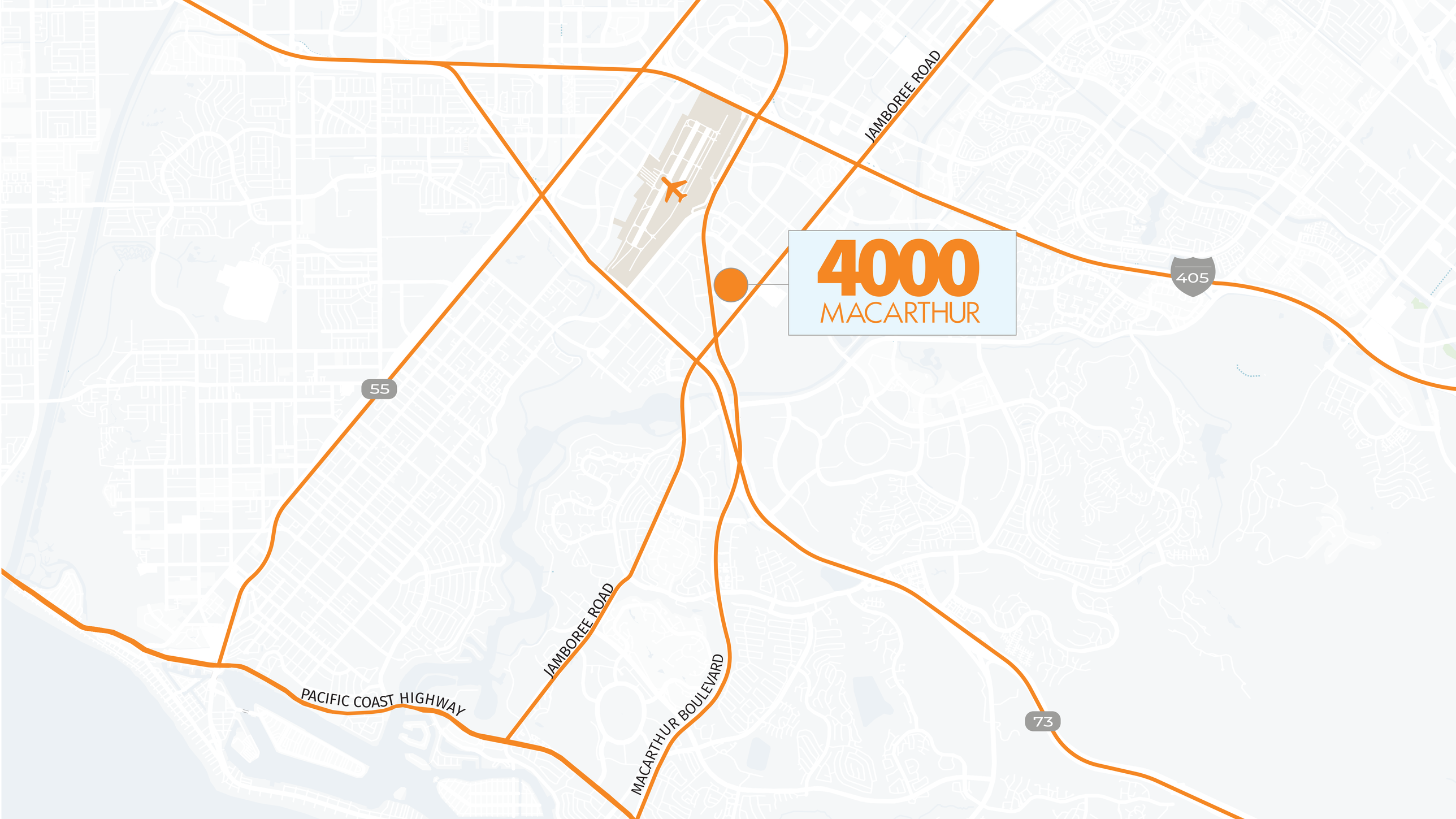
- 10.5 mile trail
- Biking + walking paths
- Newport Aquatic Center
- Environmental Nature Center

4000 MACARTHUR

Back Bay Loop

8 MIN

MESA DRIVE
CAMPUS DRIVE
BIRCH STREET
MACARTHUR BOULVEARD
JAMBOREE ROAD
UNIVERSITY DRIVE
TUSTIN AVENUE
IRVINE AVENUE
JAMBOREE ROAD
FORD ROAD
MACARTHUR BOULEVARD
PACIFIC COAST HIGHWAY
PACIFIC COAST HIGHWAY
73
55
73


4000
MACARTHUR
JAMBOREE ROAD
405
55
JAMBOREE ROAD
PACIFIC COAST HIGHWAY
MACARTHUR BOULEVARD
73

Building Specifications

BUILDING
±375,000 sf located at
4000 MacArthur Boulevard, Newport Beach, CA

ON-SITE PROPERTY MANAGEMENT
HINES
Amy Higuchi +1 949 313 2200
amy.higuchi@hines.com

YEAR BUILT / RENOVATED
1979 / 2017

NUMBER OF ELEVATORS
(8) elevators on the property
(3) passenger elevators per tower
(1) freight elevator per tower

PARKING
Ratio of 4.00/1,000 SF
10 EV charging stations

CEILING HEIGHT
Finished ceiling – First Story – 11'
Other nine stories – 9'2"

BUILDING HVAC
Each tower is cooled by a central system which includes two 300-ton Carrier Chillers with one colling tower. Hyronic heating is provided to perimeter spaces via a boiler and air distribution system (VAV re-heat boxes).

STRUCTURAL
The upper floor structure is a light-weight 3" reinforced concrete slab on a galvanized metal decking welded to steel columns and beams.

SECURITY
24/7 campus security
On-site 8 am - 5 pm, Mon - Fri
Automated security system
Tenants have 24/7 access

ELECTRICITY
$3.20/rsf (2023 estimate)
Energy Star certified
Tesla battery energy storage system

FIRE / LIFE SAFETY
The buildings have extensive systems for life safety and fire detection/control throughout; waterflow and smoke detectors are monitored on a 24-hour basis.

OPERATING EXPENSES

Year	Expenses
2022	$12.80 + $5.74 taxes
2023	$14.02 + $5.85 taxes

TELECOM PROVIDERS
CenturyLink (Lumen), AT&T, Cox and Verizon

FLOOR COMMON FACTOR
9% single tenant
11% multi-tenant

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