



100 BAYVIEW

NEWPORT BEACH

NAIOP
DEVELOPER
OF THE YEAR
Granite
2022

www.100bayview.com



fitwel®

CONNECT

- WITH BUSINESS
- WITH NATURE
- WITH YOUR COMMUNITY
- WITH BODY AND MIND

CONNECT @ 100 BAYVIEW



CLICK HERE TO VIEW A VIRTUAL PROPERTY TOUR
OR VISIT 100BAYVIEW.COM



CONNECT WITH BUSINESS



DIGITALLY CONNECTED
AND ENERGY EFFICIENT

WI-FI COVERAGE IN
THE LOUNGE AND YARD

- }} 346,335 square-foot Class A office building in mixed-use office/hotel/services campus setting
- }} The Lounge, The Yard and Move fitness center modernized in 2020
- }} Newport Beach address in Orange County's central business district
- }} World class views and dramatic architectural features
- }} Immediate access to all key routes: 405, 55 and 73 Freeway
- }} Minutes to John Wayne Airport
- }} Owned and managed by Granite Properties, a best-in-class owner, developer and operator



FASHION ISLAND

NEWPORT BACK BAY

BACK BAY LOOP TRAIL ENTRANCE

BAYVIEW

JAMBOREE RD

73 FWY



MEET

connected by **Granite**

COLLABORATE AND INTERACT
WITH YOUR TEAM IN OUR
VARIOUS MEETING SPACES

100 Bayview offers conference and meeting space
for your team to focus and innovate in a distraction
free environment.



AMPLE OUTDOOR
WORKSPACE FOR YOUR TEAM
TO SPREAD OUT AND WORK
IN THE OCEAN BREEZES OF
NEWPORT BEACH

THE YARD

connected by **Granite**

FULLY CONNECTED
OUTDOOR PATIO AREAS,
POWERED BY 5X5 TELECOM

STEREOSCOPE COFFEE CO AT 100 BAYVIEW

is an indoor/outdoor coffee experience offering carefully sourced, roasted, and brewed single-origin coffee & tea along with a breakfast & lunch menu.

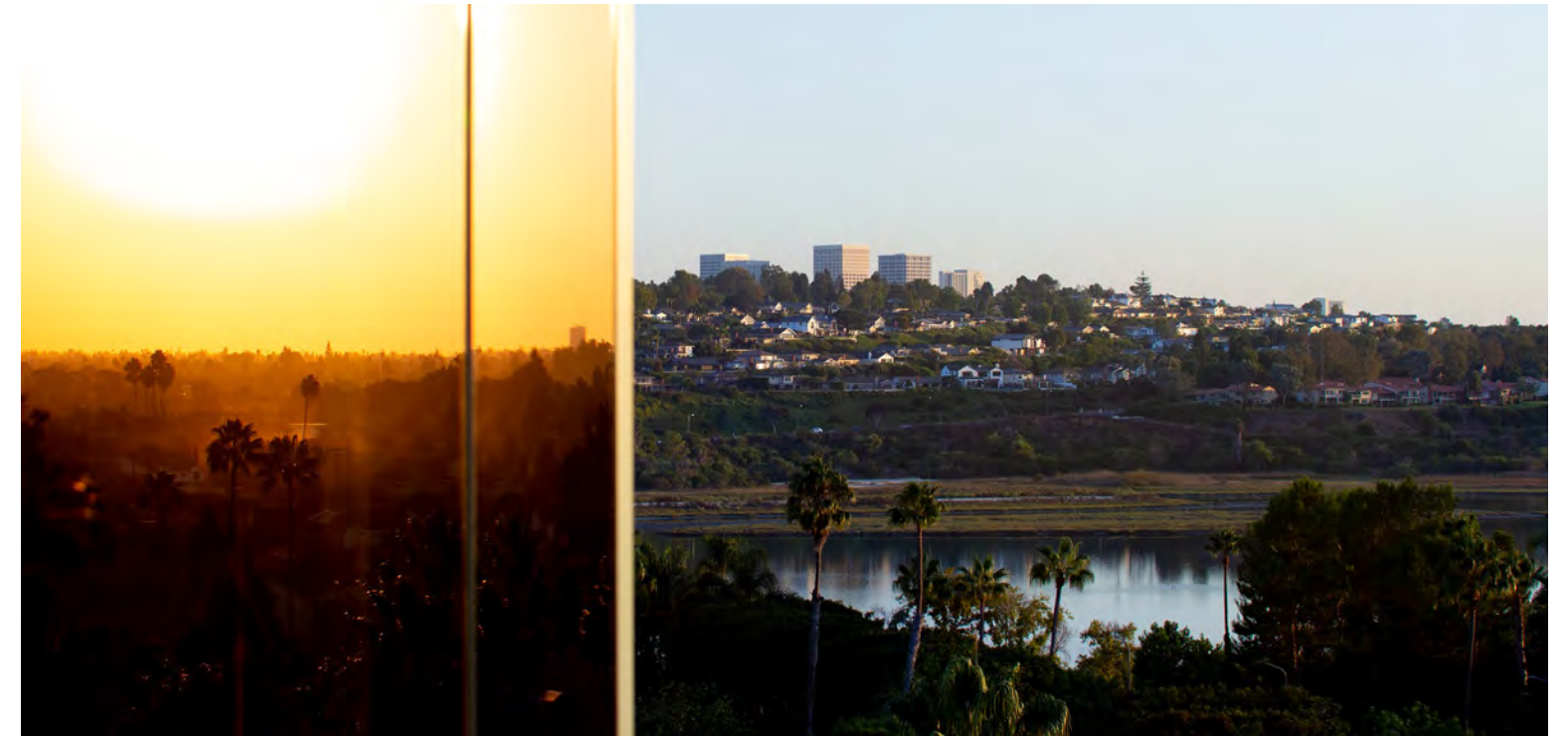


CONNECT WITH NATURE AND THE BACK BAY



The Newport Beach Back Bay Trail is a 10.1 mile trail loop trail located near Newport Beach, that features beautiful wild flowers and is good for all skill levels. Enjoy the sea breeze and back bay views during your daily exercise.

The trailhead entrance is steps away from your workspace at 100 Bayview.



STAY FIT AND ACTIVE AT
THE NEW MOVE FITNESS
CENTER FEATURING A
YOGA DECK



MOVE

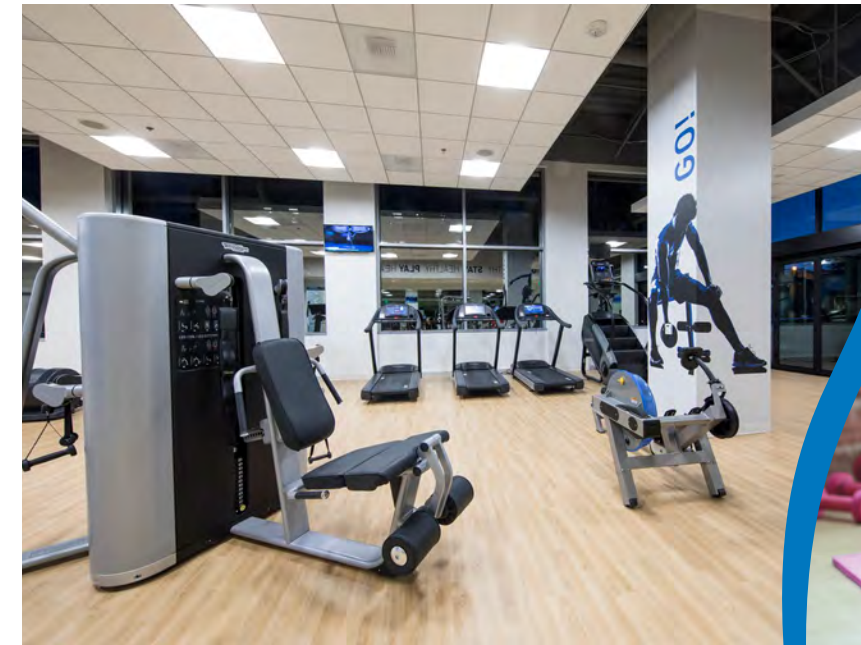
connected by **Granite**

CONNECT BODY & MIND

NEW FITNESS CLASSES AT 100 BAYVIEW

At 100 Bayview we offer complimentary fitness classes in our exclusive customer-only gym. You can expect to use your body weight, medicine balls and bands to exercise and burn calories while you're in class.

Please contact the Granite team for class times.





together we 
connect™

CREATING CONNECTED COMMUNITIES AT WORK

Created as a company-wide initiative, TogetherWeConnect™ is Granite's way of providing an environment where customers engage and interact with each other to build relationships. Through thoughtful programs, activities, and branded amenities, our customers have the opportunity to become more connected, bring about positive change in their community and have some fun along the way. It's Granite's way of creating community at work.



CONNECT WITH YOUR COMMUNITY

It is Granite's promise to provide customer centric service, innovative spaces and engaging programs that form connections and inspire our customers to flourish.

You're not just leasing office space, you're joining a community full of amenities and resources to grow your business and network.

Stay connected with the community through Granite's weekly email newsletters.

Connect @ 100 Bayview

For the perfect work, lifestyle balance.



AMENITIES

FOOD



WELLNESS



ACTIVITIES AND EVENTS



MOVE FITNESS



ART ARCHITECTURE



- }} Three-story atrium lobby with biophilic design
- }} High-tech MEET conference facility and THE LOUNGE
- }} The Yard - new outdoor seating areas complete with wi-fi
- }} Modern landscaped campus environment
- }} State-of-the-art fitness center
- }} Subterranean VIP parking available through card-key access
- }} EV charging stations
- }} On-site 250 room Marriott Hotel, restaurant and meeting rooms
- }} Close proximity to Fashion Island and other high-end retail and restaurants
- }} Balcony suites with panoramic views of the Newport Beach Back Bay
- }} Convenient retail amenities such as a cafe, hair salon and auto detailing within walking distance
- }} Walking distance to the Newport Beach Back Bay biking and running trails
- }} On-site cafe, food trucks and pop-up restaurants
- }} Stereoscope Coffee Co and cafe on-site which features a 3D custom art experience
- }} Custom murals from local artists
- }} Complimentary campus bike program







WE ARE GRANITE

GRANITE OWNERSHIP, THE BEST AMENITY WE OFFER

Granite has over 30 years experience leading, serving, creating and improving the way we office. As one of the nation's premier commercial office owners, developers and operators, Granite offers high-quality spaces with top-tier amenities, managed by the best professionals in the

industry. Our people-first mindset puts customers and employees at the forefront of every decision we make. With properties in Atlanta, Boston, Dallas, Denver, Houston, Nashville and Southern California, Granite has the size, strength and expertise to deliver the perfect office space solution.





The Evolution of Office

evolve is Granite's innovative collection of office leasing solutions designed to fit your *evolving* business needs.



Create

Custom workspaces and lease terms with full access to Granite amenities.



Ready

Move-in ready workspaces including monthly to yearly lease terms and full amenities.



On-Demand

Portfolio-wide amenities and remote office spaces with access to partners. Available with all Granite leases.

evolvegranite.work





5x5 TELECOM



CONNECT @

BAYVIEW

100 BAYVIEW CIRCLE, NEWPORT BEACH, CA 92660

FOR MORE LEASING INFORMATION

DEAN CHANDLER

+1 949 725 8515
LIC 00833627
DEAN.CHANDLER@CBRE.COM

JUSTIN HILL

+1 949 809 4064
LIC 01424426
JUSTIN.HILL@CBRE.COM

FOR MORE INFORMATION ON OUR SOUTHERN CALIFORNIA PORTFOLIO, CONTACT:

STEPHANIE LAWRENCE
SENIOR MANAGING DIRECTOR
Denver & SoCal

+1 303 592 2626
SLAWRENCE@GRANITEPROP.COM

ZACK TORRES
LEASING & ASSET MANAGER

+1 818 726 9576
ZTORRES@GRANITEPROP.COM

CBRE | **Granite**

INSPIRING PEOPLE TO FLOURISH
THROUGH THE PLACES WE CREATE
WWW.GRANITEPROP.COM