



# 100 BAYVIEW

NEWPORT BEACH

**NAIOP**  
DEVELOPER  
OF THE YEAR  
**Granite**  
2022

[www.100bayview.com](http://www.100bayview.com)





# 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](https://www.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 center

}} 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**

FRESH AIR AND WI-FI -  
LIFE IS GOOD IN THE YARD



## 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

Ten distinct neighborhoods make up Newport Beach, each with its own unique personality, natural beauty and story to share.

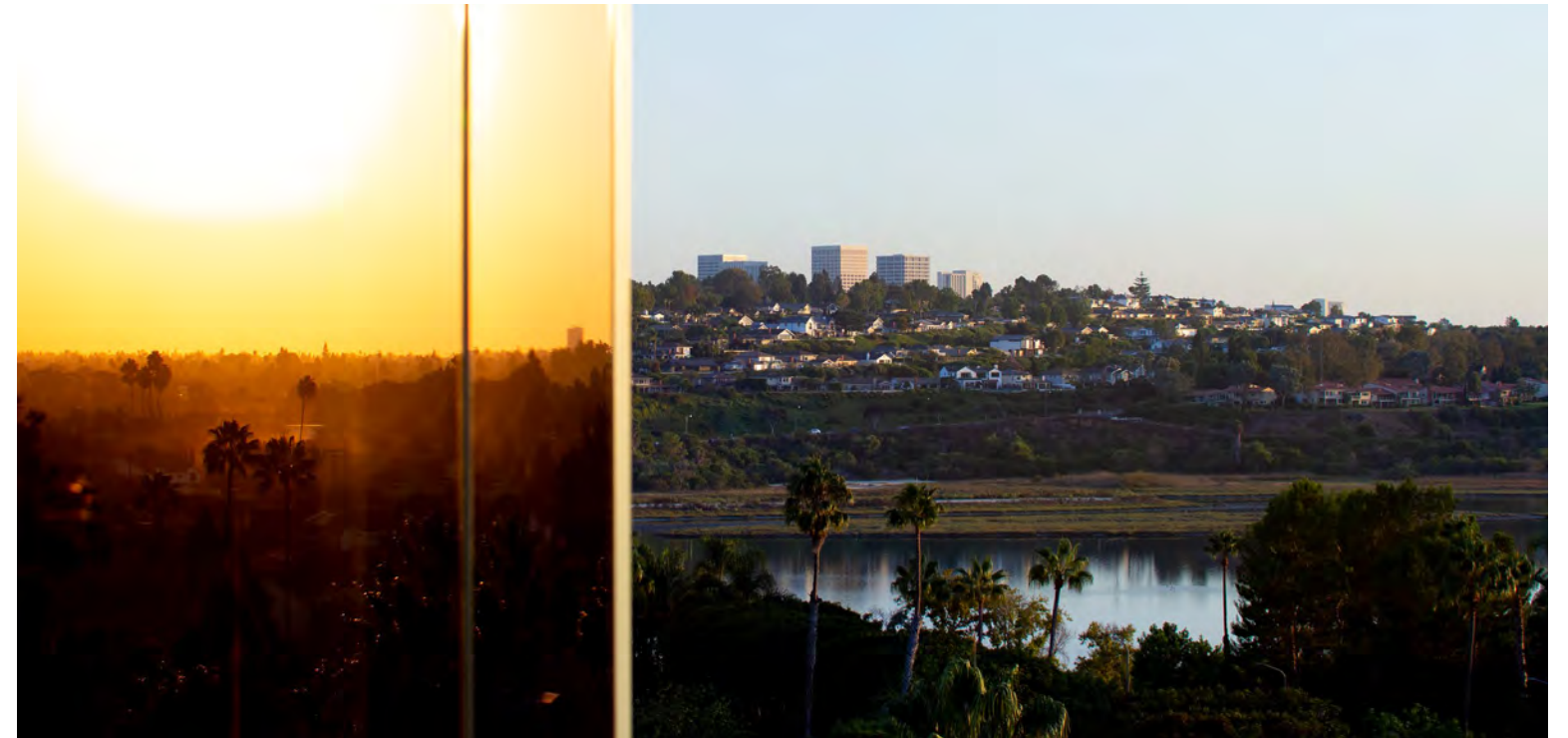
With the largest recreational harbor on the west coast, there are ten miles of extraordinary fishing, swimming, surfing, and aquatic sports activities.

From sunset cruises to surf lessons, wine tastings to harbor-front promenades, Newport Beach has it all, for the perfect work, lifestyle balance.



The Newport Beach Back Bay Trail is a 10.1 mile lightly trafficked 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. You can expect to use your bodyweight, medicine balls and bands to exercise and burn calories while you're in class.

Please contact the Granite team for class times.







# 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.



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.





# AMENITIES

## FOOD



## WELLNESS



## ACTIVITIES AND EVENTS



- }} 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](https://evolvegranite.work)







CONNECT @

# BAYVIEW

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**CBRE** | **Granite**

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