



## Suites 200 and 210 4590 MacArthur Blvd, Newport Beach, CA

Riggins Construction & Management, Inc. is proud to announce the completion of the design-build, interior tenant improvements for Ferrado Newport LLC.

For a tenant, downsizing your space is always a great option when reducing your overhead costs, especially in the “new normal.” For the building owner, losing leasable space isn’t such a great option. We teamed up with their leasing agent, our architect, and the building owner, Ferrado Newport LLC, to design-build a leasable spec-suite in their six-story office building located near John Wayne Airport.

Often construction during business hours is considered an inconvenience; however, aside from the demolition and painting, we were able to complete our scope of work during normal business hours while interfacing with the facilities manager, building owner, and tenant’s employees. The existing tenant’s employees took it all in stride, even drawing landscapes and cartoons on their side of the ZipWall plastic dust barrier while we constructed a new, fire-rated demise wall. Their suite also received a new breakroom

with upper and lower cabinetry, a 15” deep microwave shelf, room for a refrigerator, and we also installed their 42” flat screen TV. We even painted their accent walls in corporate colors.

The newly created Suite 210 also received a new breakroom with upper and lower cabinetry, room for a refrigerator, and a 15” deep microwave shelf. A copyroom was added to this suite and new broadloom patterned carpeting gives this ready-to-lease suite the turnkey touch.

Through the design-build process we were able to meet the client's leasing needs while adhering to the client’s timetable.

