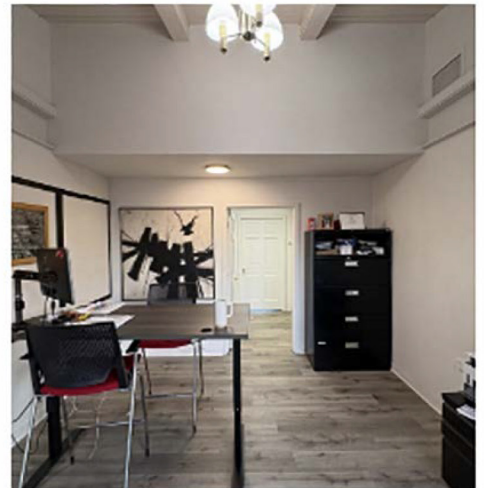
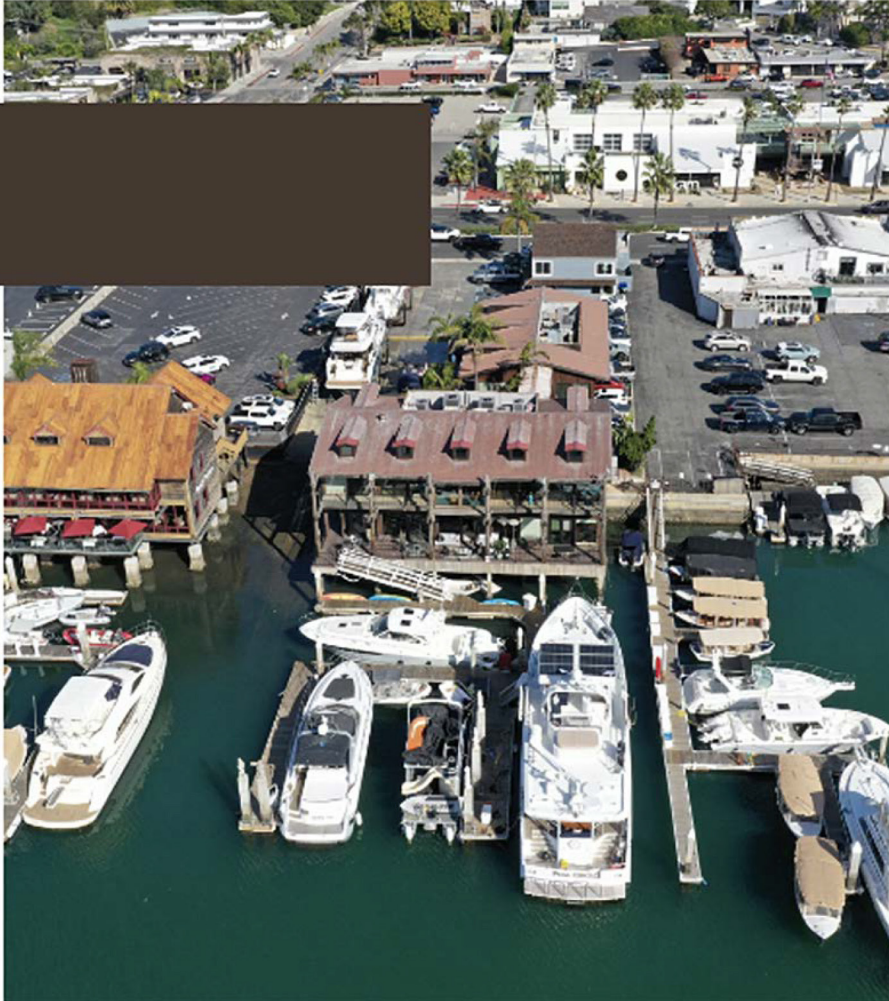


FOR LEASE

Newport beach, CA



CARTER HARRINGTON

949.724.4710

charrington@lee-associates.com

DRE#: 01762924

Office space opportunity West
of PCH at historic Newport
shipyard

2nd story, multi office unit with
partial Harbor views



Rate: Upon Request

Lease Type: NNN

Utilities: \$0.10/sf

CARTER HARRINGTON

949.724.4710

charrington@lee-associates.com

DRE#: 01762924



Walk Score
Very Walkable (84)



Bike Score
Very Bikeable (80)

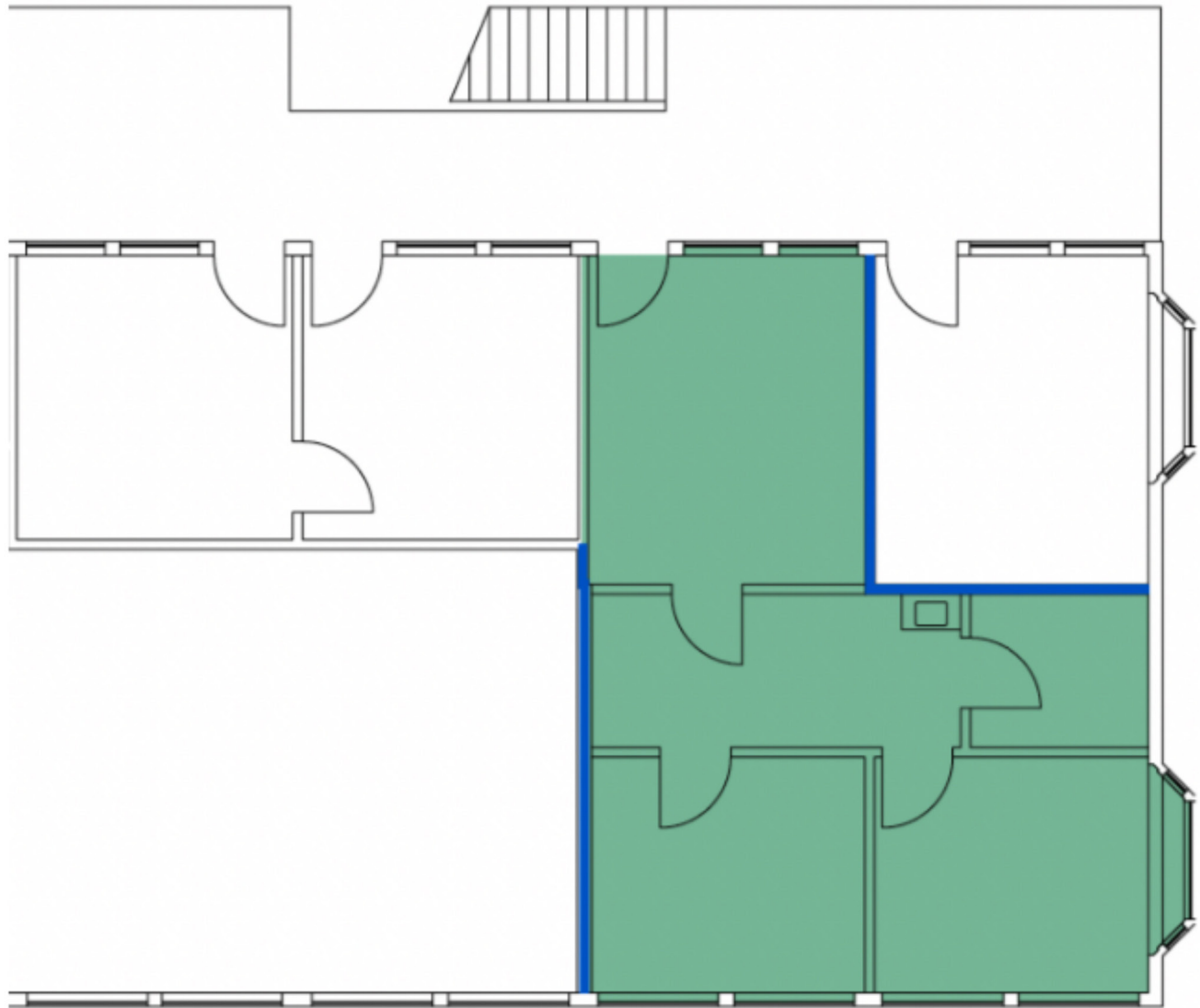
Property Specifications

Located on Newport Beach's Mariner's Mile, this waterfront office building offers private suites with balcony access and harbor views. Situated next to the historic Larson's Shipyard, the property combines a unique coastal setting with convenient access to nearby dining, retail, and major routes. Boat slip space may be available for tenants, providing a rare amenity for businesses with on-the-water needs.

Walking Distance Amenities

A Market, C'est Si Bon Bakery, Starfish Newport, Billy's At The Beach, Rusty Pelican, Starbucks, Wells Fargo Bank, Newport Beach Whaler, Louie's by the Bay and The Winery

Floor Plan



← Newport Harbor

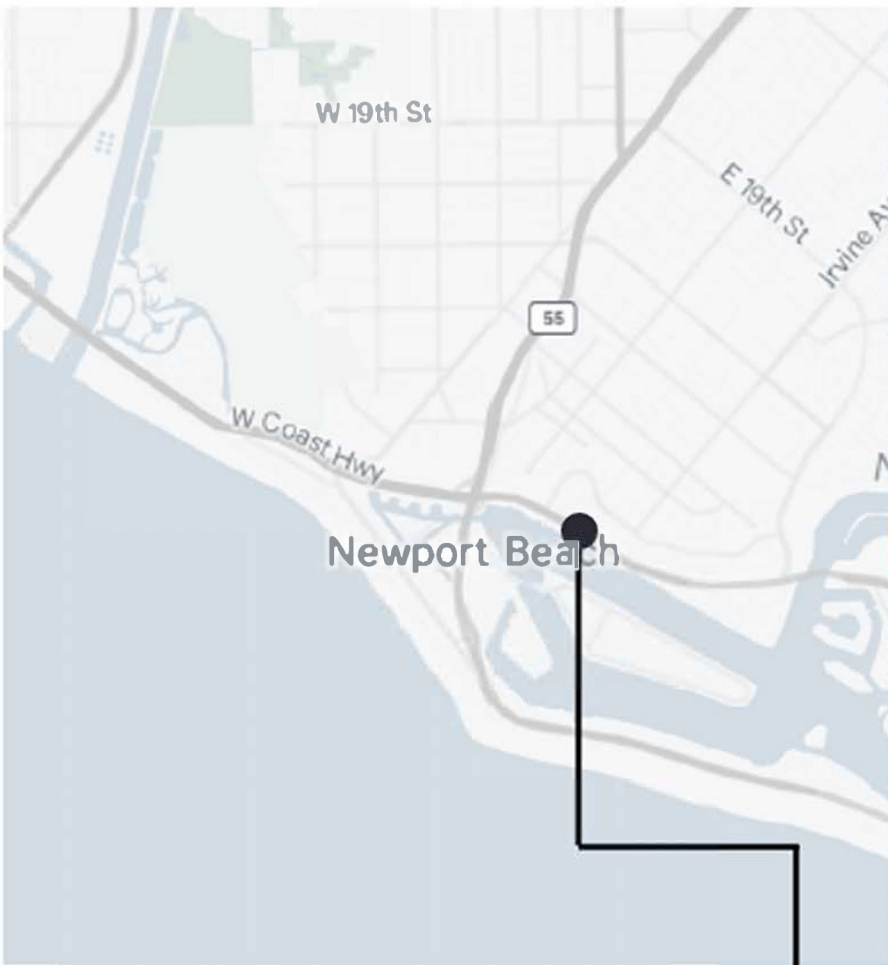
- ◆ 765 square feet
- ◆ 2nd story space with partial Harbor views
- ◆ Entryway office, two private offices, hallway and closet

Interior Photos



Recent Upgrades:

Premium flooring, new fixed windows, upgraded LED lighting and fresh paint



For Lease

CARTER HARRINGTON

949.724.4710

charrington@lee-associates.com

DRE#: 01762924

All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.