

Westcliff Art Center

474 E 17th Street
Costa Mesa, CA 92627

Office/Retail Space For Lease



NOW OPEN FOR BUSINESS



Leasing Information:

Robin Singh

Senior Vice President
949.415.5026
rsingh@lpc.com

Lincoln

Lincoln Property Company
4041 MacArthur Boulevard, Suite 510
Newport Beach, CA 92660

www.lpc.com

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Property Highlights

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- 2nd Floor Suite Available
- Costa Mesa/Newport Bay Area Retail Center
- Signage Opportunity Available
- Contact Broker to Schedule A Tour
- Excellent Location with Great Visibility

Next to Prominent Retail Tenants



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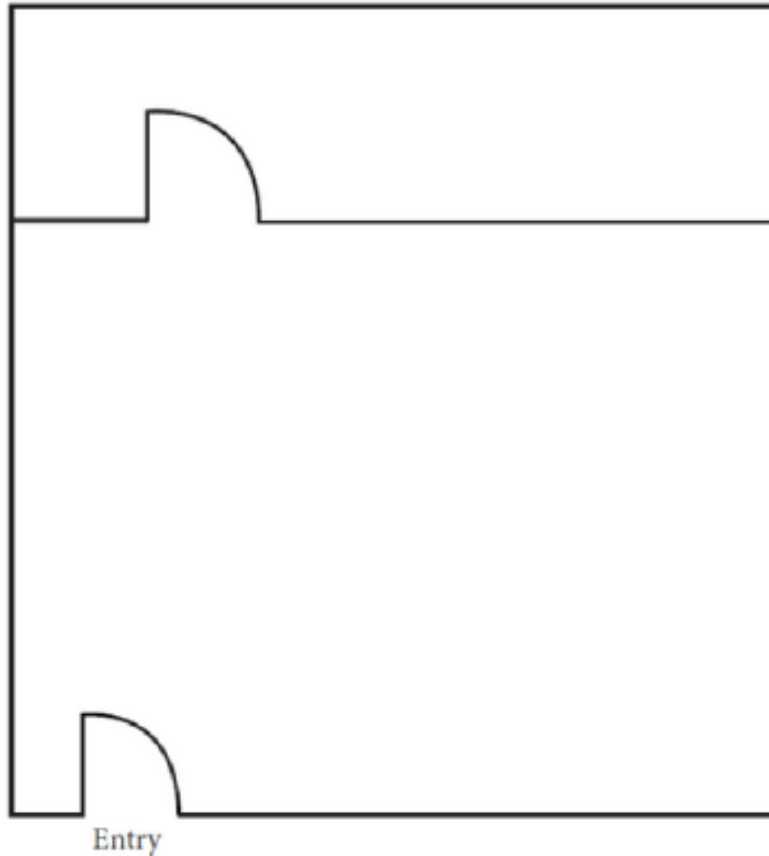
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Suite 206

Floor Plan



Approximate layout; Floor plan not drawn to scale

Suite	Size	Lease Rate	Available
Suite 206	Approx. 500 SF	\$3.80 SF/Month FSG	Now

Approx. 500 SF second-floor suite available 11/1/25. Stair access only with open layout; no plumbing or sink can be accommodated. Includes 2 unreserved parking stalls. Ideal for small office, boutique retail, or other low-traffic use.

Please do not disturb the tenant; 24-hour notice required for tours. Ownership prefers a 3–5 year lease term.

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Suite 206

Interior Photos



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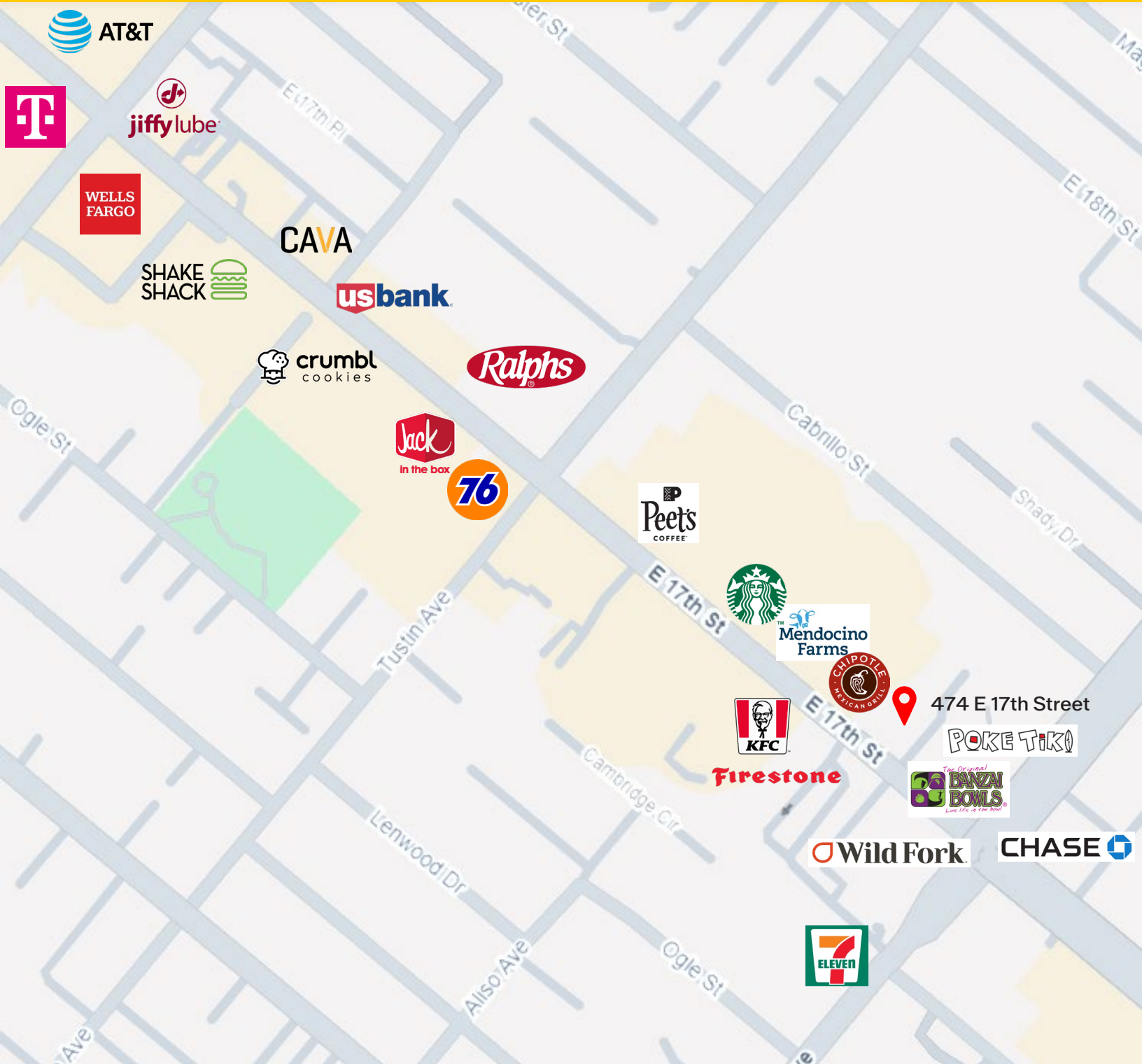
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Location Map

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