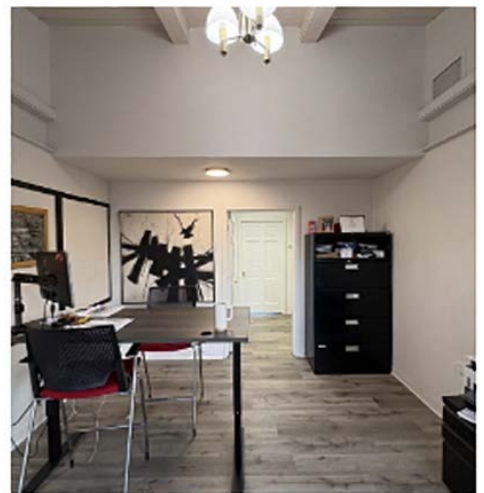
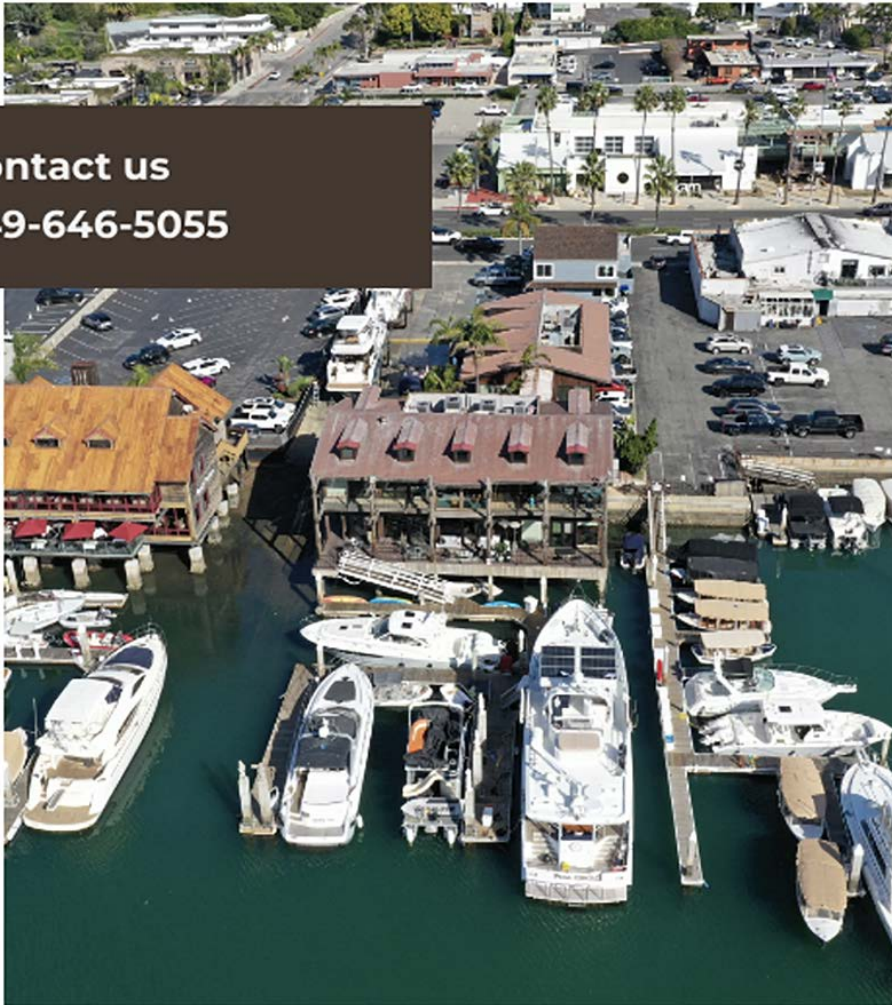


FOR LEASE

Newport beach, CA

Contact us
949-646-5055



**Newport Bay
Management**

949-646-5055

newportbayoffice@gmail.com

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

2717 West Coast Hwy,
Newport Beach, CA
92633



Walk Score
Very Walkable (84)



Bike Score
Very Bikeable (80)

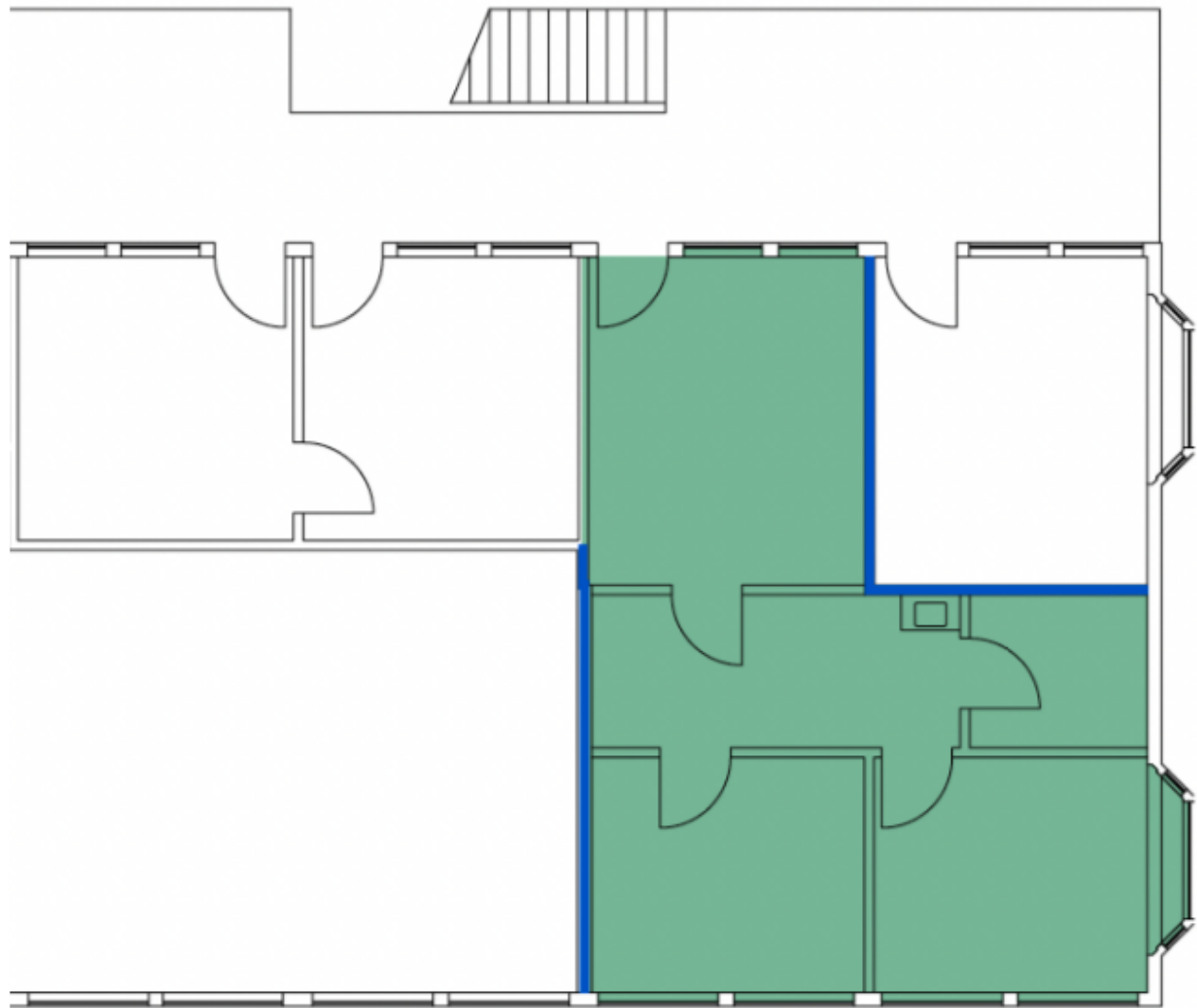
Property Specifications

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

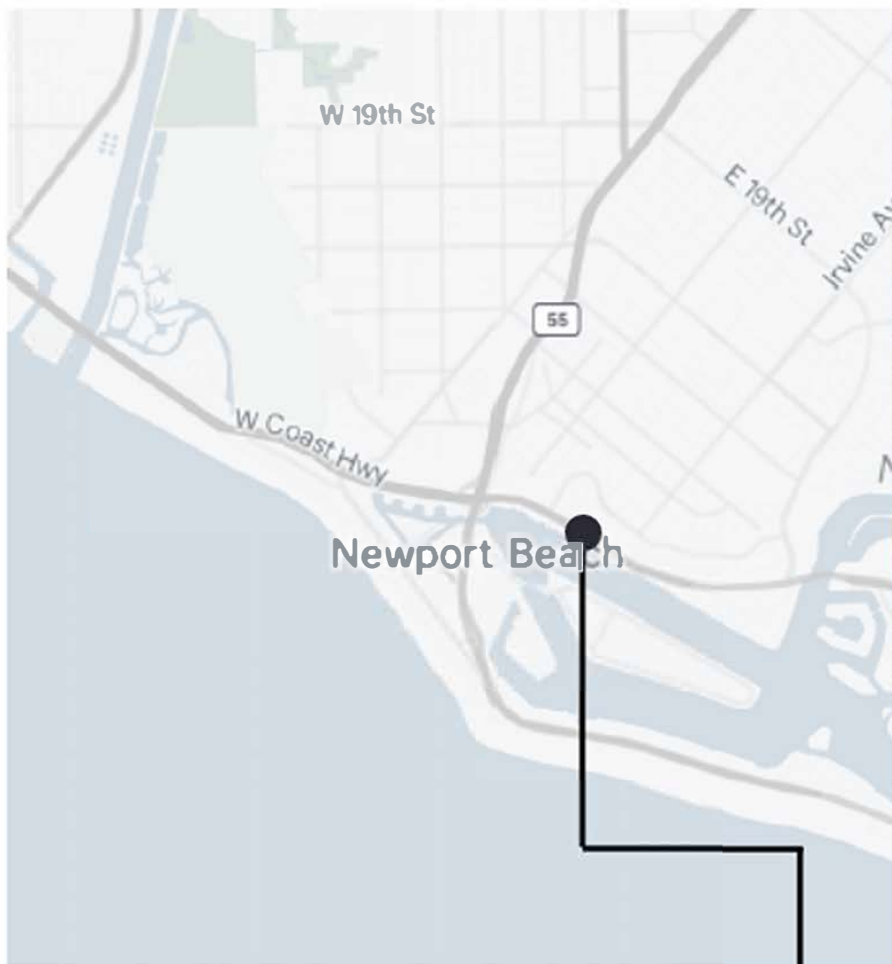
- ◆ 765 square feet
- ◆ 2nd story space with partial Harbor views
- ◆ Entryway office, two private offices, hallway and closet

Interior Photos



Recent Upgrades:

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



For Lease

2717 West Coast Hwy,
Newport Beach, CA 92663

Albert Bertha

949-646-5055

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Newport Bay Management

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