

# 3404 VIA LIDO

NEWPORT BEACH



NOW LEASING

Lido Marina Village Office / Medical Space

LEASED BY:

**RW** REDWOOD WEST

WELCOME TO

# 3404 VIA LIDO

Located in the heart of Lido Marina Village, 3404 Via Lido is a rare, high-class property offering in the heart of Lido Marina Village which has access to all the amenities Newport Beach has to offer. The property features two (2) separate second-floor availabilities, including a built-out office space and a built-out dental space. The building is centered in an amenity-rich zone within Lido Marina Village, located adjacent to Bear Flag Fish Co., Fable & Spirit, Starbucks, Woody's, and West Marine, and across the street from Lido Marina Village, which includes Nobu, Malibu Farm, Zinqu?, and Lido Bottle Works.

## PROPERTY HIGHLIGHTS

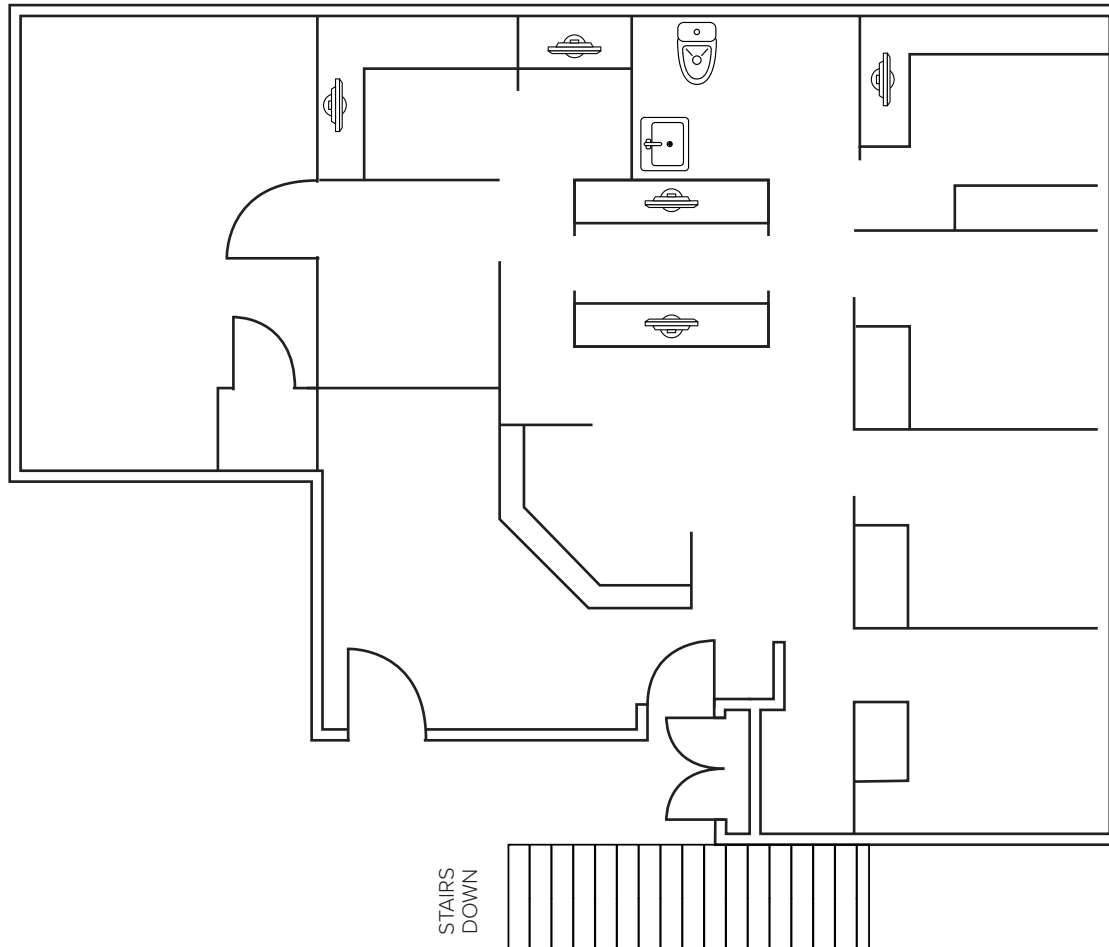
- Two (2) different options including a fully built office space and a turn-key dental space. Both 1,425 SF. Opportunity to combine the spaces to create a larger, 2,850 SF space.
- Heart of Lido Marina Village
- High visibility
- Newly renovated, move in ready



# Suite C

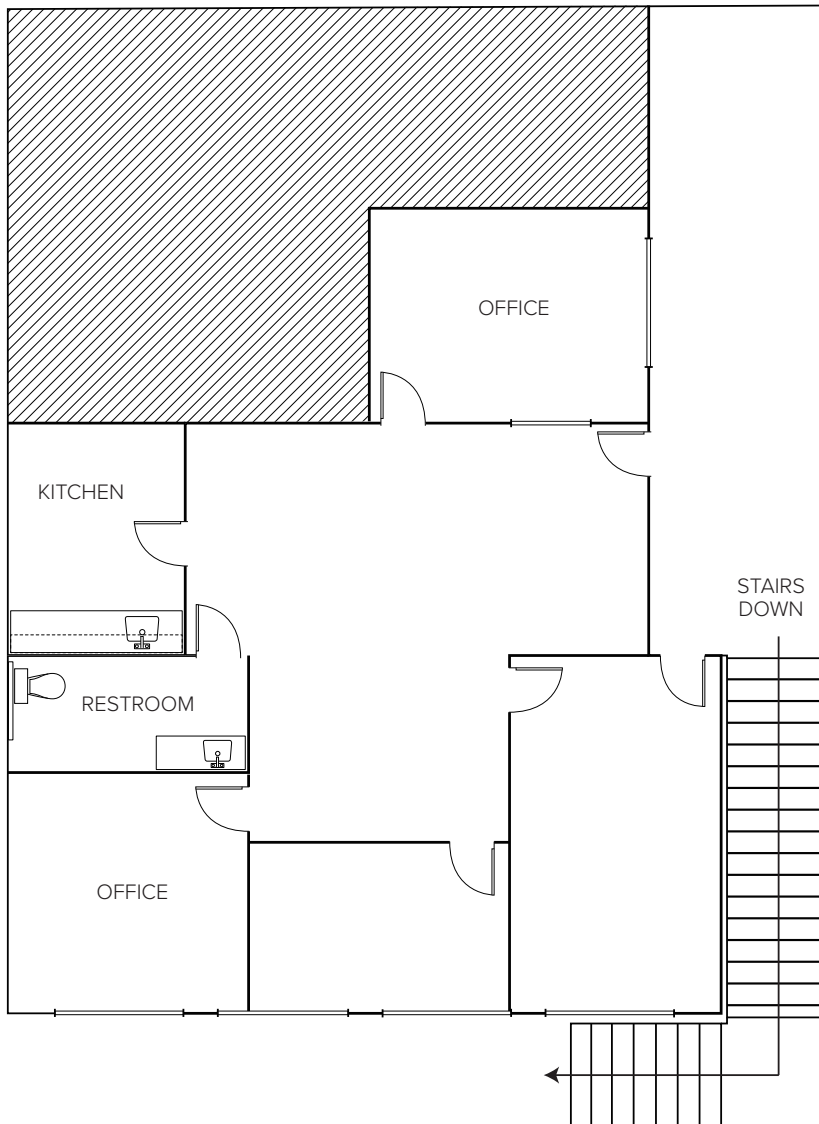
+/- 1,425 SF

FULLY BUILT OUT DENTAL SPACE



# Suite B

+/- 1,425 SF





LIDO MARINA VILLAGE

THE AMENITIES

# The *Features* & Amenities

FEATURED LOCATION



Artisans, tastemakers, chefs, curators and collectors come together to share their wares and draw inspiration from the sun and the sea. Enjoy al fresco dining waterside, explore a mix of charming boutiques and stylish shops, and experience a delightfully scaled village ambience inviting you to stroll and discover creative details at every turn. This is Newport Beach at its best...casual, comfortable and chic in equal measure!





MALIBU FARM

NEIGHBORHOOD HOT SPOTS



ARC BUTCHER & BAKER



LIDO MARINA VILLAGE



CANNERY SEAFOOD OF THE PACIFIC



NOBU



LIDO ISLAND

THE CANNERY

LIDO VILLAS

LIDO HOUSE HOTEL

3404 VIA LIDO

LIDO MARINA VILLAGE





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NEWPORT BEACH

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