

2-story Office by the Ocean Available for Lease



FOR LEASE

3020 Newport Boulevard, Newport Beach, CA 92663



Space Profile

3,176 SF
TOTAL SF AVAILABLE

Withheld
ASKING LEASE RATE PER SF

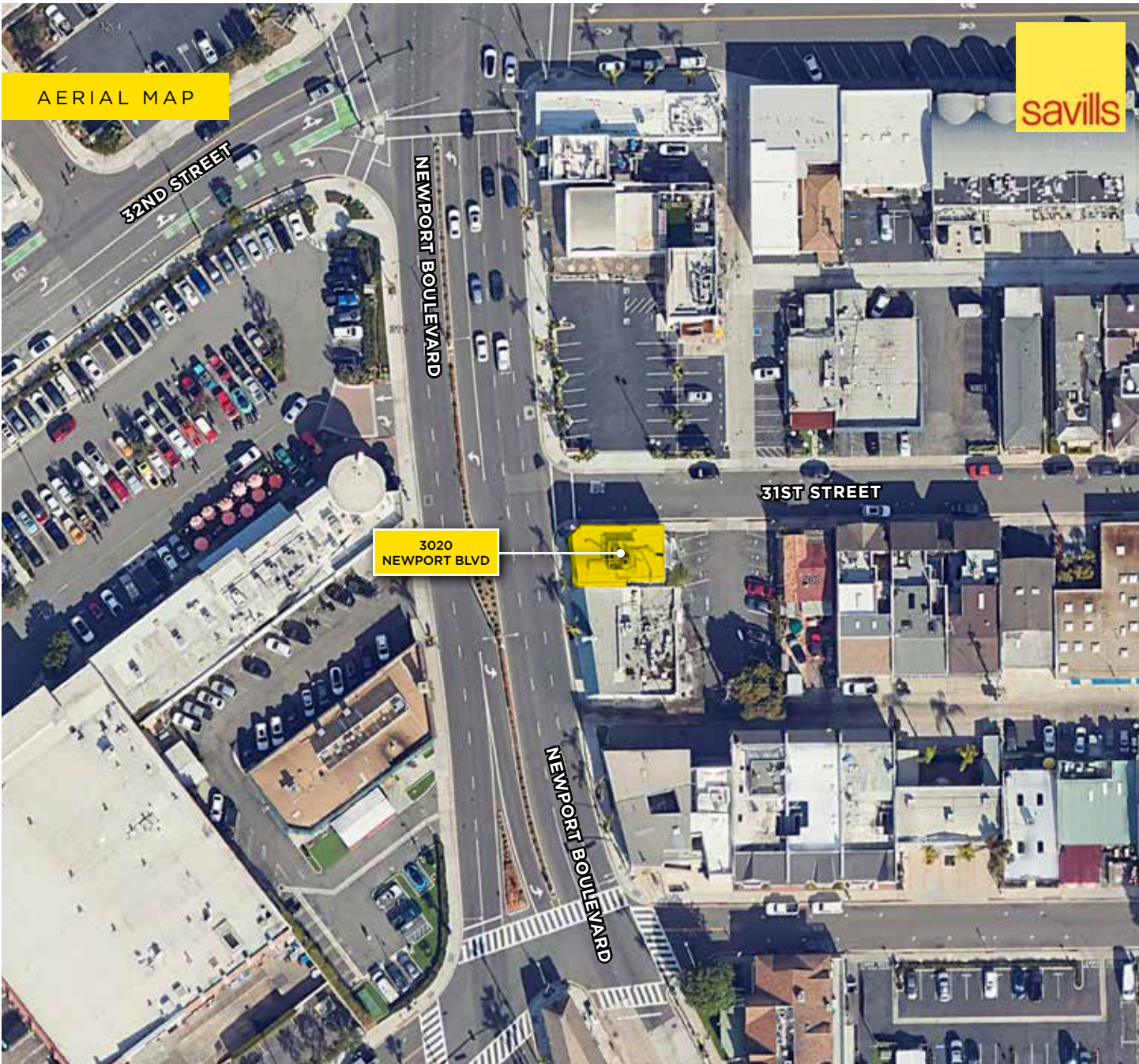
30 Days
AVAILABILITY

Negotiable
TERM

KEY HIGHLIGHTS

- 2-story office available for lease.
- Reception and open work areas, conference room, 4 private offices, 3 restrooms, and kitchen/break areas.
- Newport Boulevard street views.
- Walking distance to the beach and numerous retail amenities.
- Parking Ratio: 1.89/1,000 SF.
- 6 surface parking spaces.
- Please call to schedule tour.

[CLICK TO VIEW VIRTUAL TOUR](#)



AERIAL MAP


32ND STREET

NEWPORT BOULEVARD

31ST STREET

3020
NEWPORT BLVD

NEWPORT BOULEVARD



RECENTLY REMODELED



WALKING DISTANCE
TO BEACH & RETAIL AMENITIES



KITCHEN & BREAK ROOM



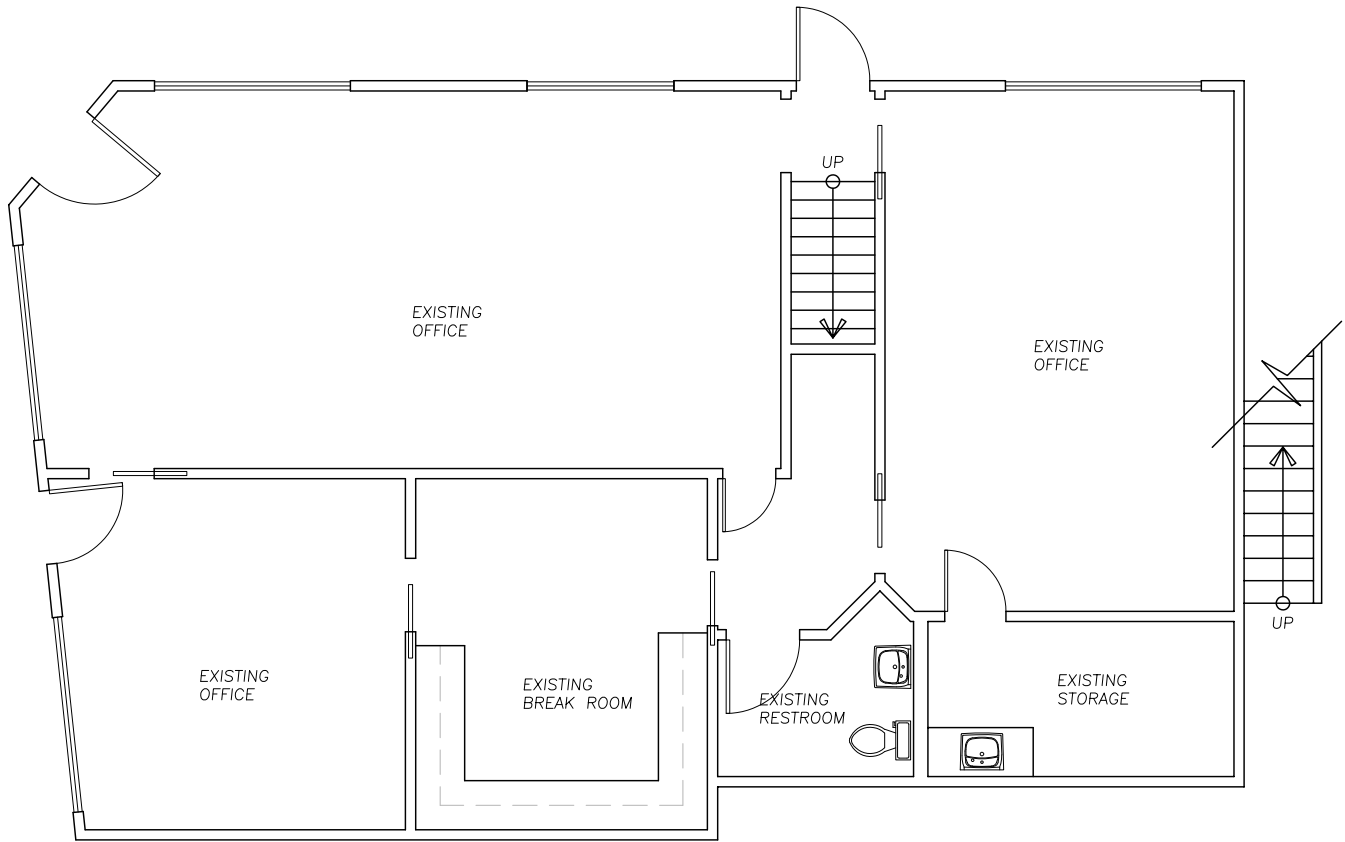
WALK-SCORE - 92
(WALKER'S PARADISE)



DISTANCE TO JOHN WAYNE
AIRPORT - 6.1 MI (10 MINS)



TRAFFIC VOLUME
30,000 CARS PER DAY



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



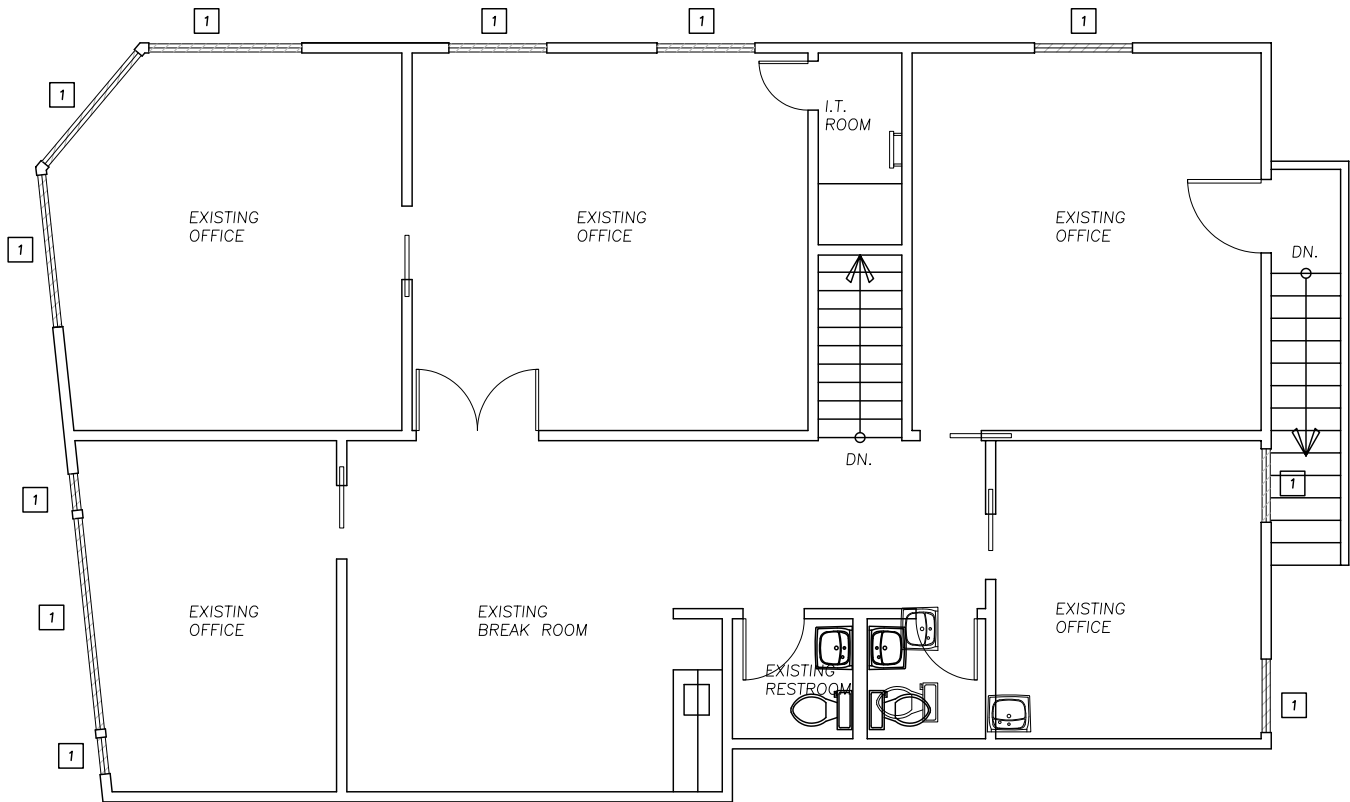
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SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



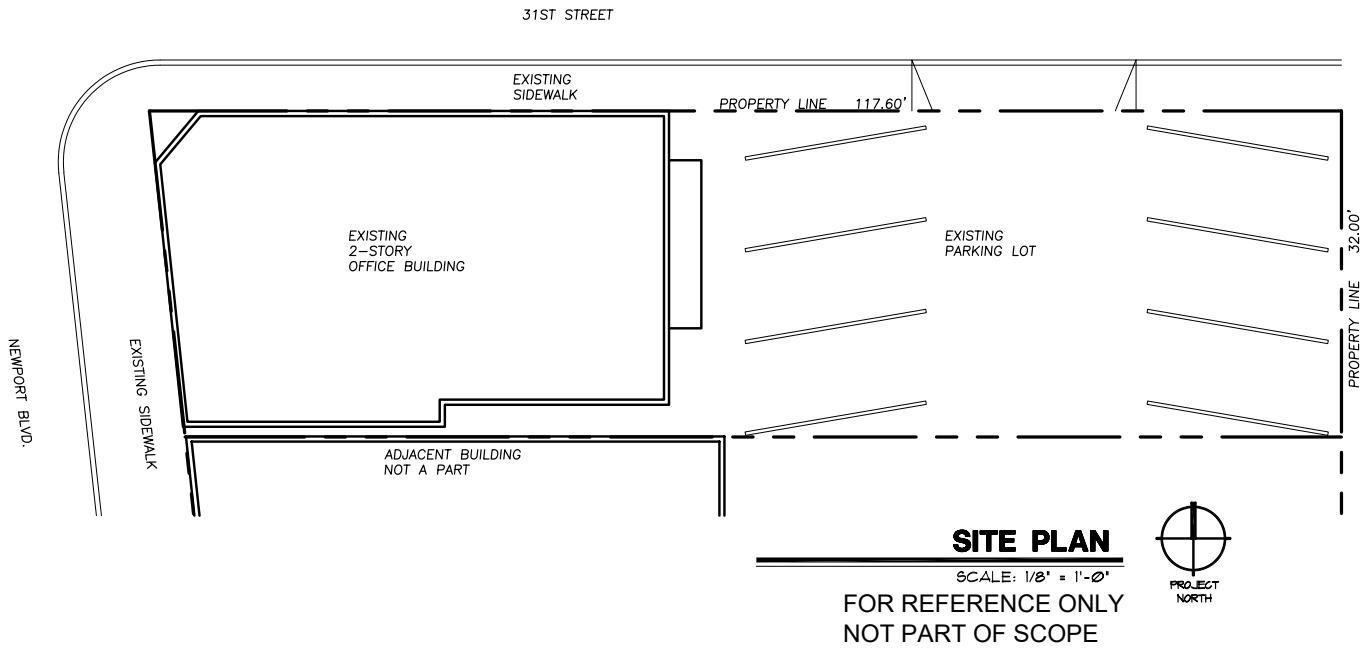
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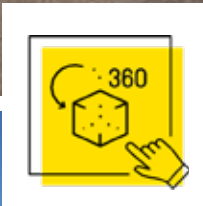
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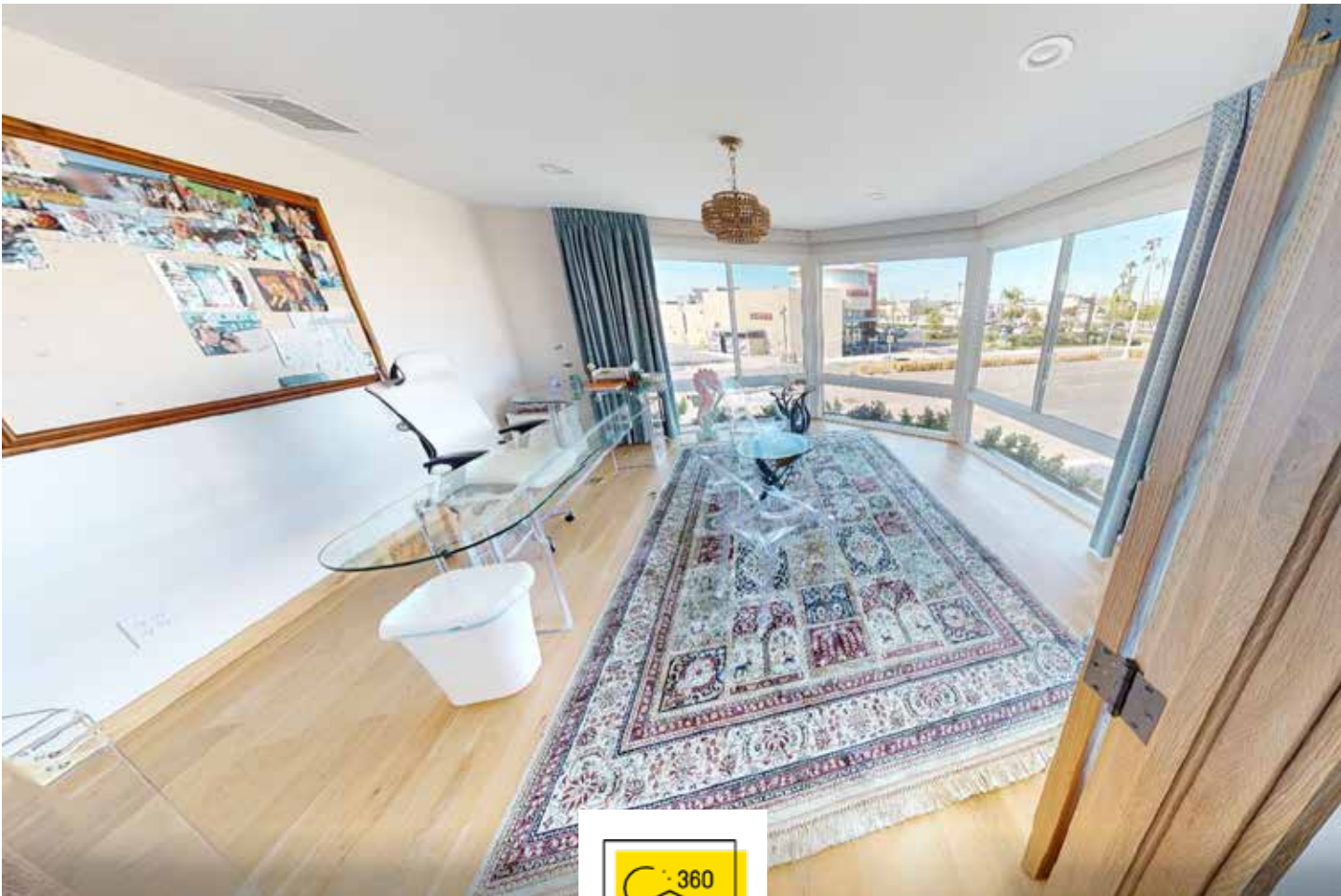
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Nearby Restaurants

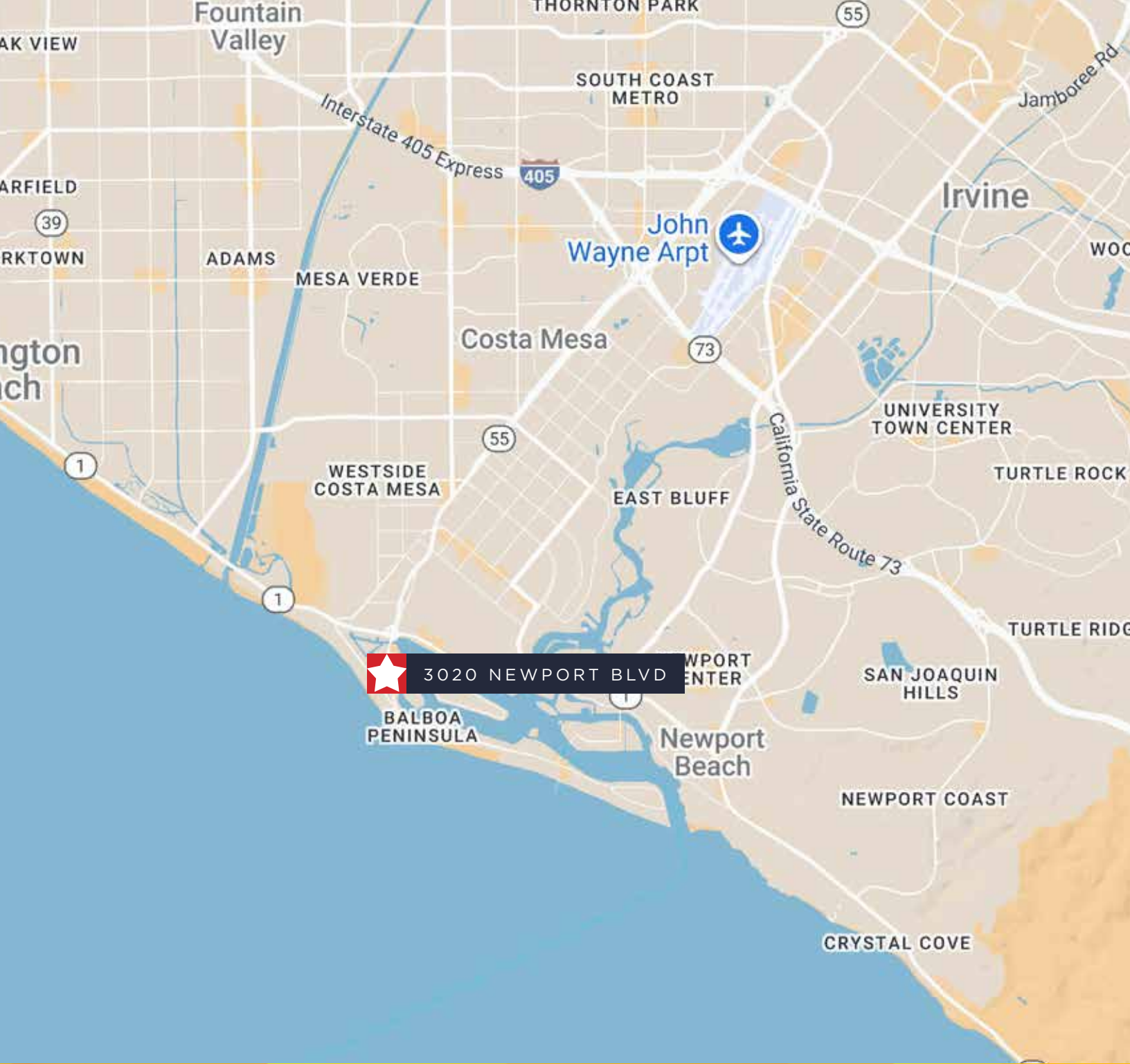
1. Wild Taco
2. The OriginalMama D's Italian Kitchen
3. Palmilla Cocina Tequila
4. Ho Sum Bistro
5. Lil' Buddha's
6. Chipotle Mexican Grill
7. Chihuahua Cerveza
8. Starbucks
9. Malarky's Irish Pub
10. Sambazon Acai Bowls
11. Gina's Pizza
12. Helmsman Ale House
13. Sessions West Coast Deli
14. Laventina's Big Cheese Pizza

Nearby Amenities

15. Pavilions Grocery Stores
16. Newport Nails
17. No Rest of Budget
18. SuperCuts
19. Basekamp Brands (Toddland)
20. Lido Animal Hospital
21. Newport Salon Spa
22. Lavonne's Florals
23. WM Harold & Son's Jewelry

Nearby Banking

24. Wells Fargo (ATM)
25. Chase Bank



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