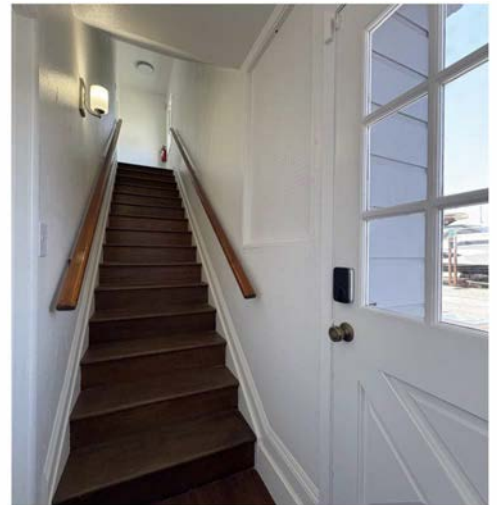


FOR LEASE

Newport beach, CA

Contact us
949-646-5055



Kevin Gould

949-646-5055

newportbayoffice@gmail.com

Charming office space opportunity at historic Newport Beach shipyard

2nd story unit along PCH with Harbor views and private bathroom



Rate: \$4.25/sf

Lease Type: NNN

Utilities: \$0.10/sf

2703 West Coast Hwy,
Newport Beach, CA
92633



Walk Score
Very Walkable (84)



Bike Score
Very Bikeable (80)

Property Specifications

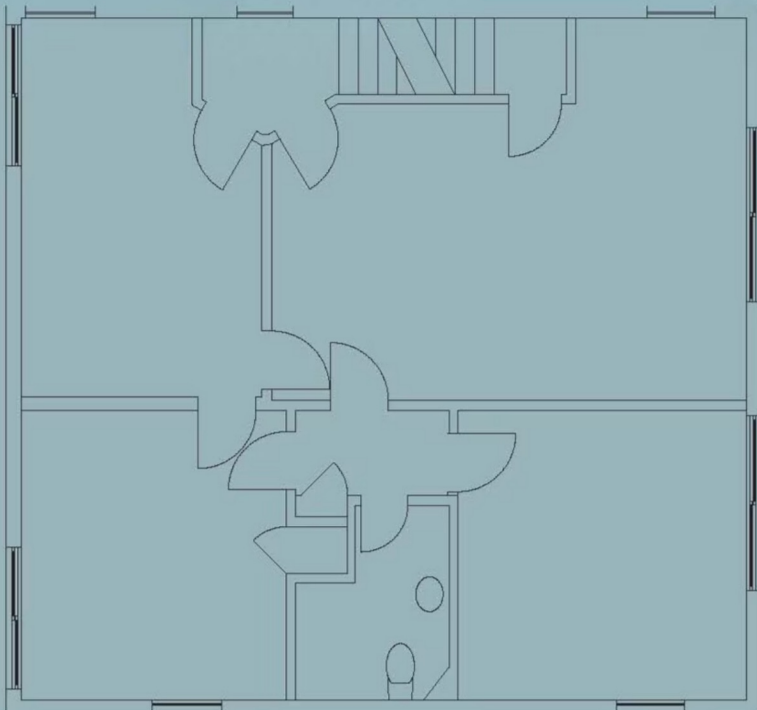
Just steps from the water in Newport Beach, this unique commercial building is part of a historic shipyard and was originally built over 75 years ago as the owner's residence and office. It has been well maintained and recently updated with a new roof, energy-efficient windows, restored hardwood floors, new doors, and fresh interior/exterior paint. The first floor is currently used as a yacht brokerage office and showroom, making it ideal for boutique, creative, or client-facing businesses.

Walking Distance Amenities

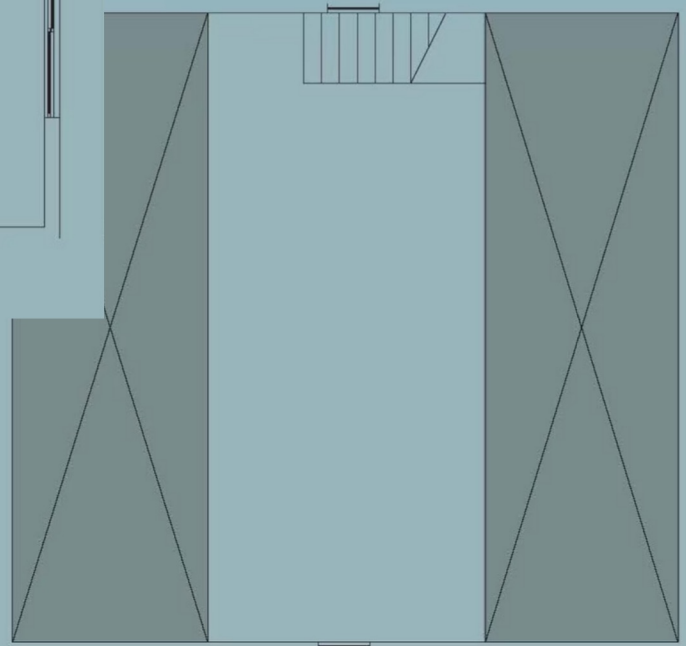
A Market, C'est Si Bon Bakery, Starfish Newport, Billy's At The Beach, Rusty Pelican, Starbucks, Wells Fargo Bank, Newport Beach Whaler, Louie's by the Bay and The Winery

Floor Plan

SECOND FLOOR (PARTIAL OCEAN VIEW)



MEZZANINE



- ◆ 1,302 square feet
- ◆ 2nd story space with built out 3rd story usable space
- ◆ Private bathroom

Interior Photos



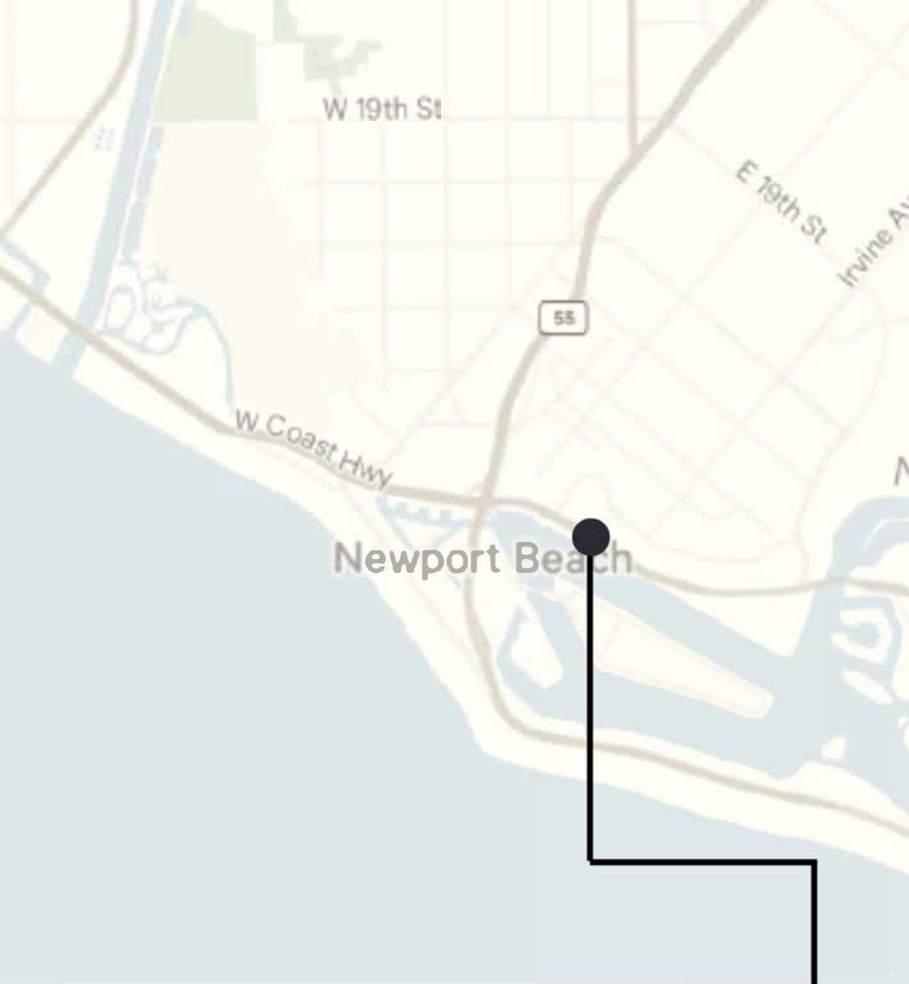
Recent Upgrades:

Premium flooring, refurbished original hardwood floors, new roof, new windows, new HVAC, new doors, fully remodeled 3rd floor, upgraded LED lighting, and fresh paint throughout.

Interior Photos



Recent Upgrades:
Newly remodeled
3rd floor loft
space with built
in roof skylight



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Newport Bay Management

For Lease

2703 West Coast Hwy,
Newport Beach, CA 92663

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