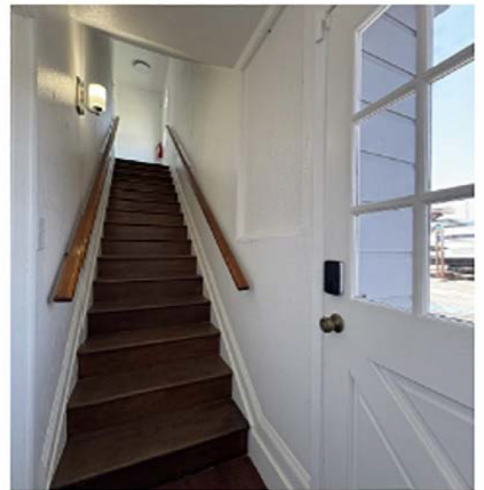
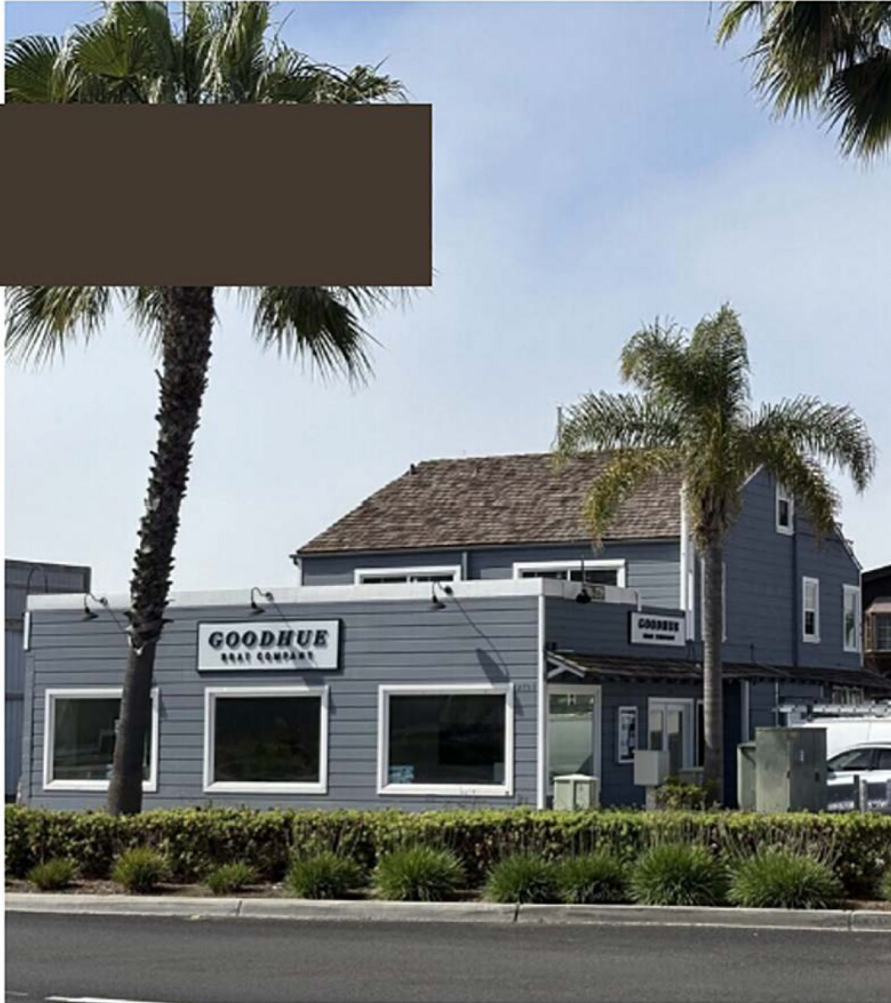


FOR LEASE

Newport beach, CA



CARTER HARRINGTON

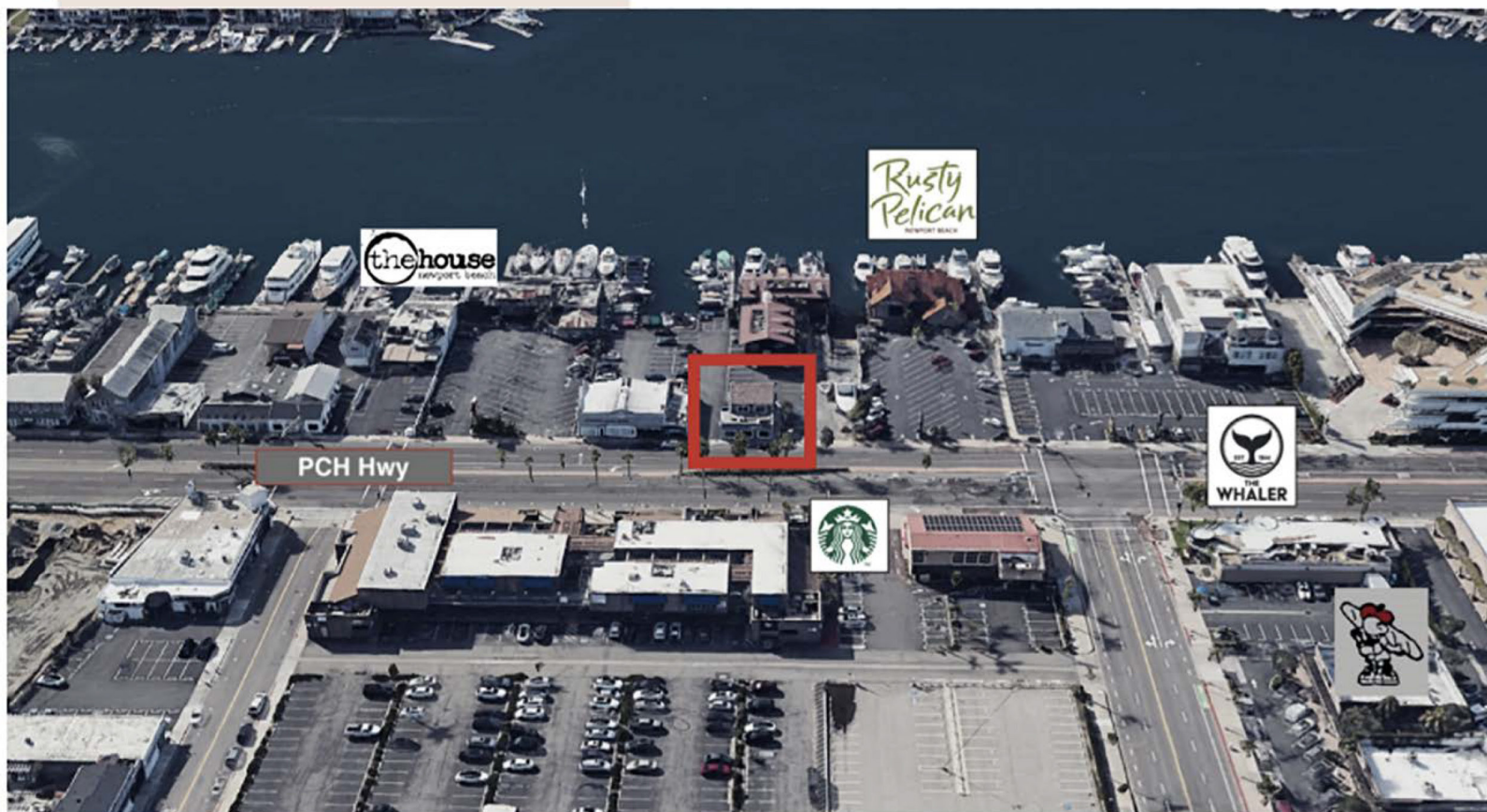
949.724.4710

charrington@lee-associates.com

DRE#: 01762924

Charming office space
opportunity at historic Newport
Beach shipyard

2nd story unit along PCH with
Harbor views



Rate: \$3.80/sf

Lease Type: NNN

Utilities: \$0.10/sf

CARTER HARRINGTON

949.724.4710

charrington@lee-associates.com

DRE#: 01762924



Walk Score
Very Walkable (84)



Bike Score
Very Bikeable (80)

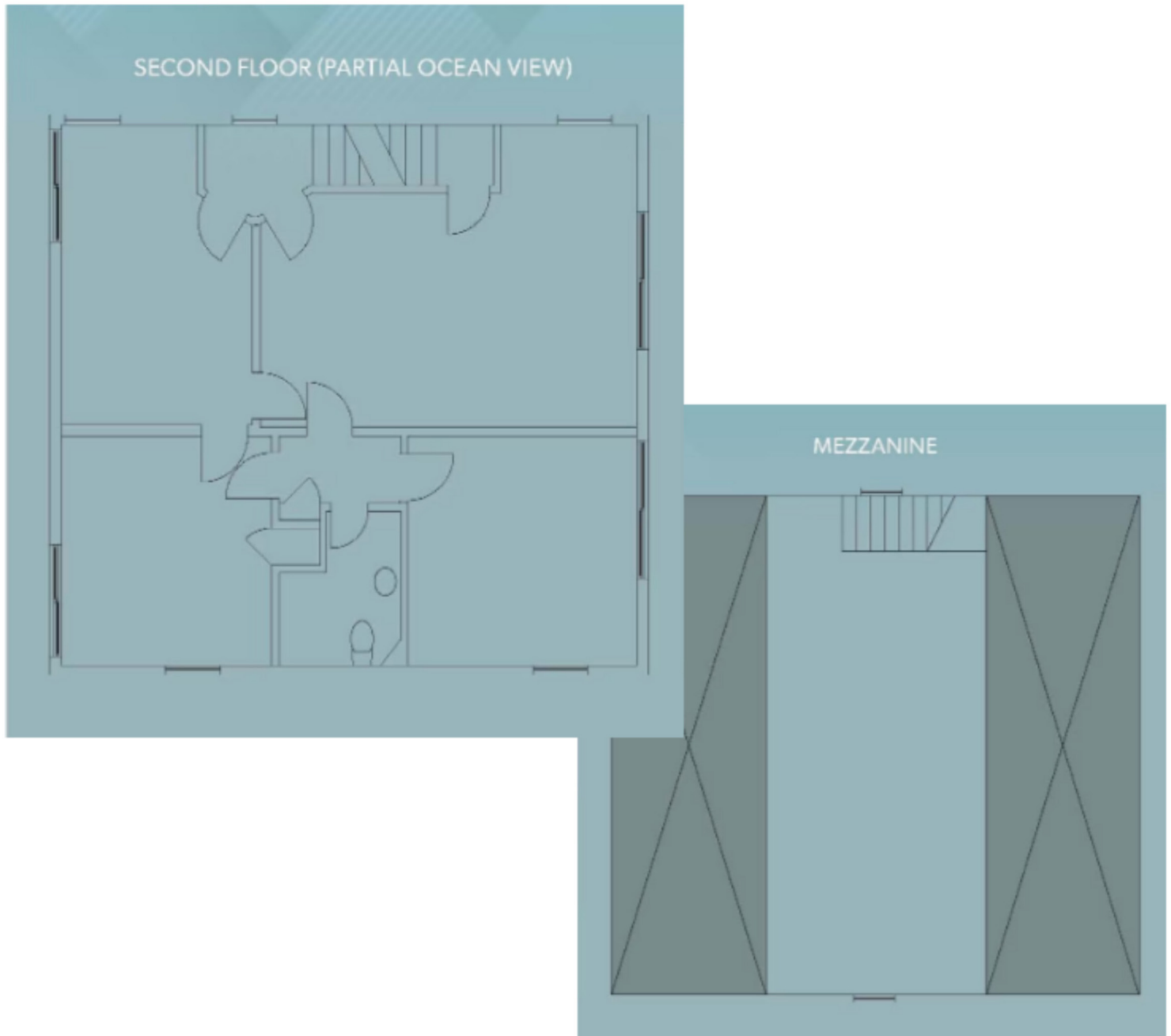
Property Specifications

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



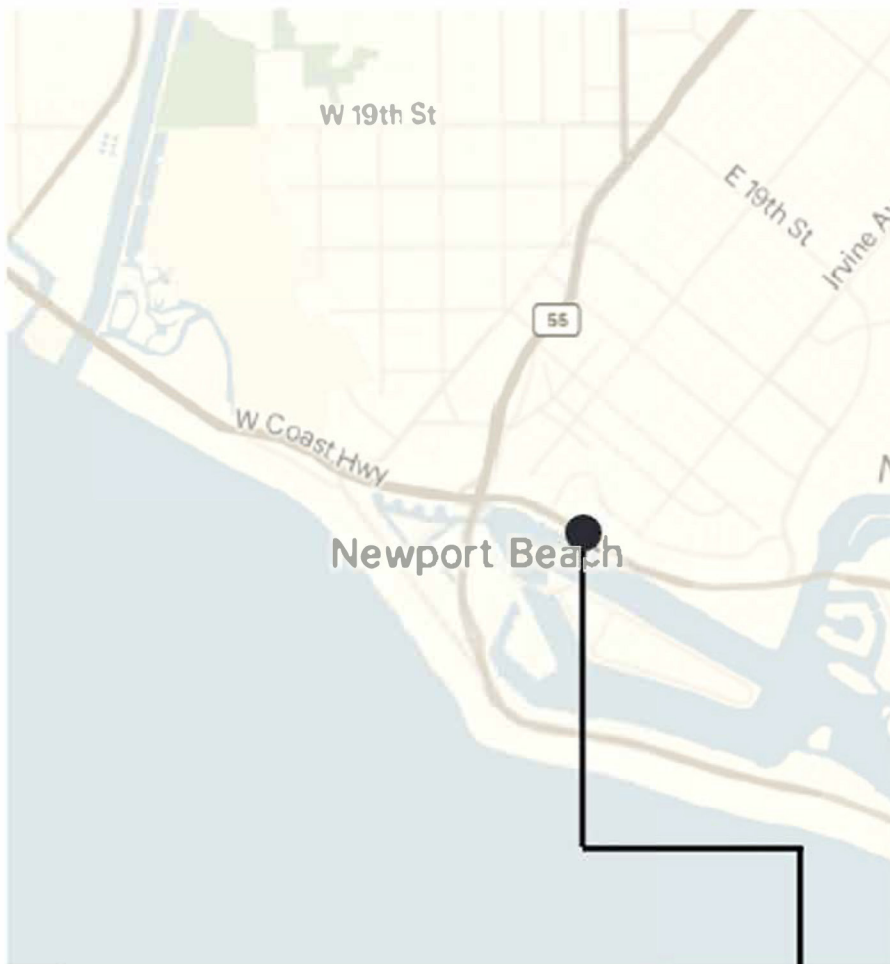
- ◆ 1,302 square feet
- ◆ 2nd story space with built out 3rd story usable space
- ◆ Private bathroom

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.



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