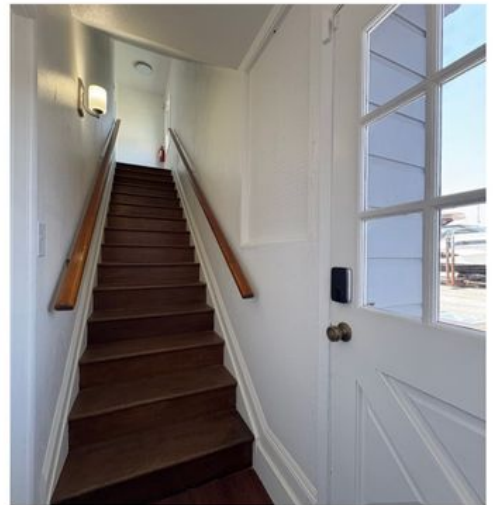


# FOR LEASE

Newport beach, CA

Contact us  
949-646-5055



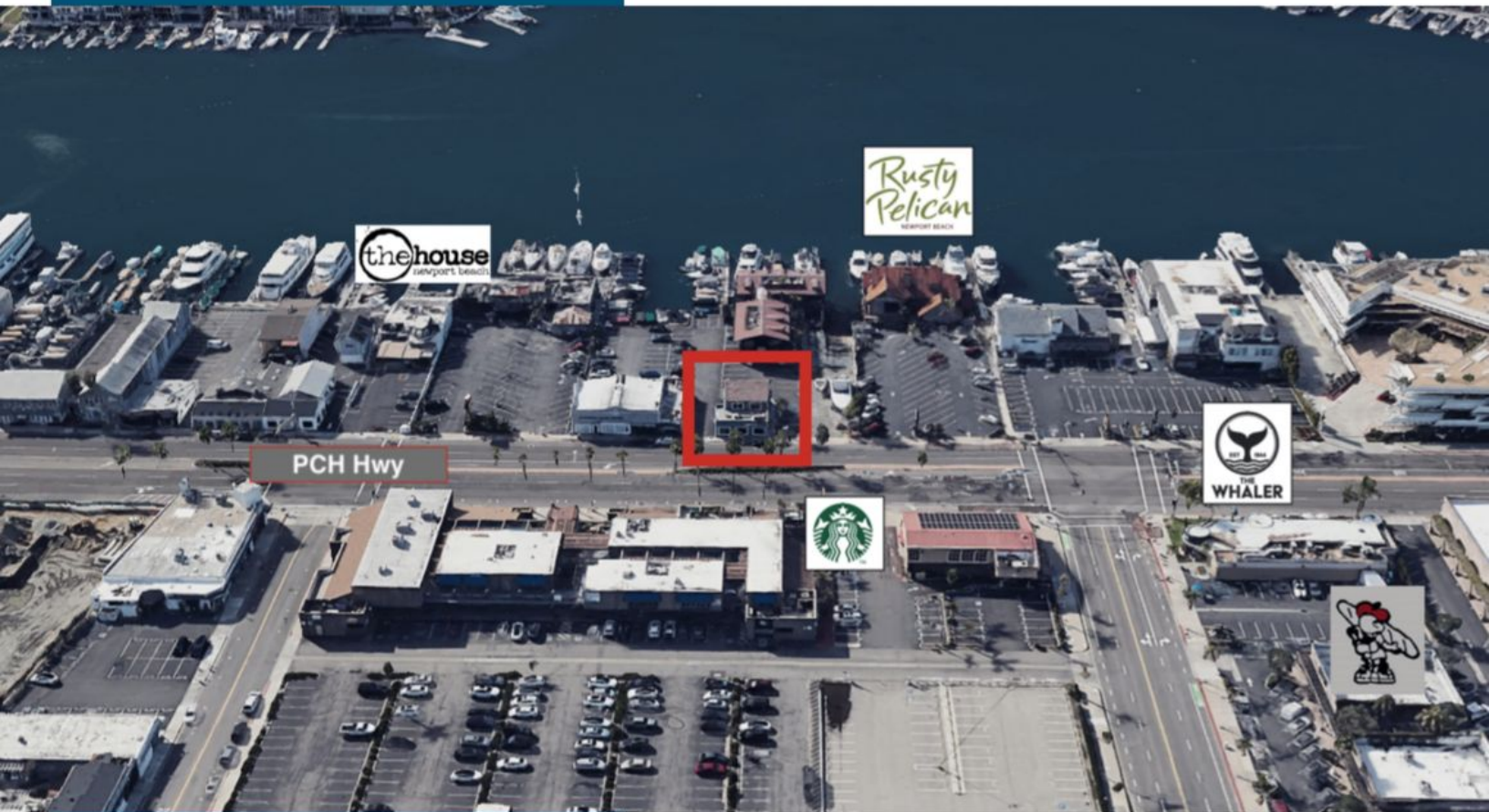
Albert Bertha

949-646-5055

[newportbayoffice@gmail.com](mailto:newportbayoffice@gmail.com)

Charming office space opportunity  
at historic Newport Beach shipyard

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



**Rate: \$3.80/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)

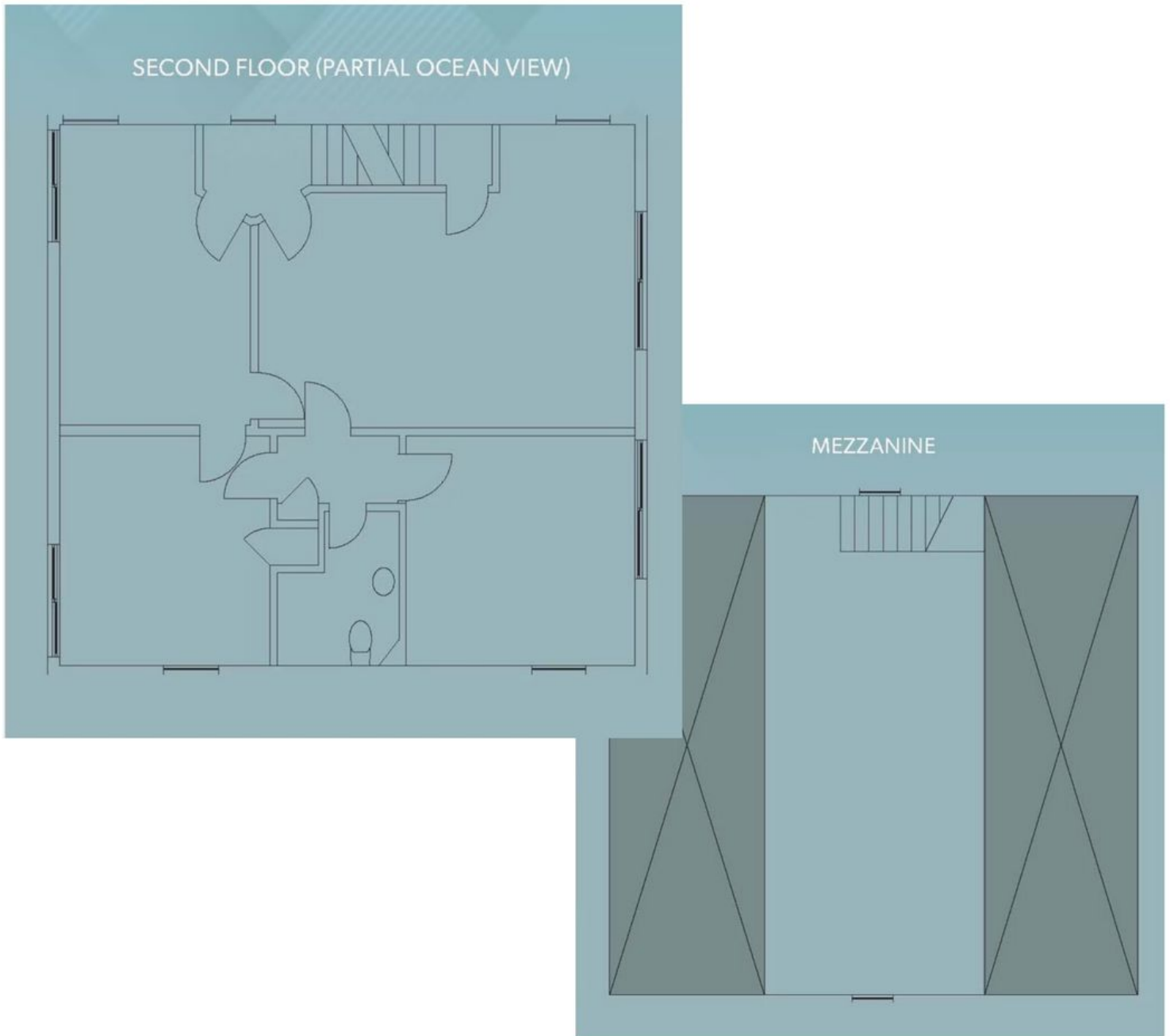
## Property Specifications

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



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

# Interior Photos



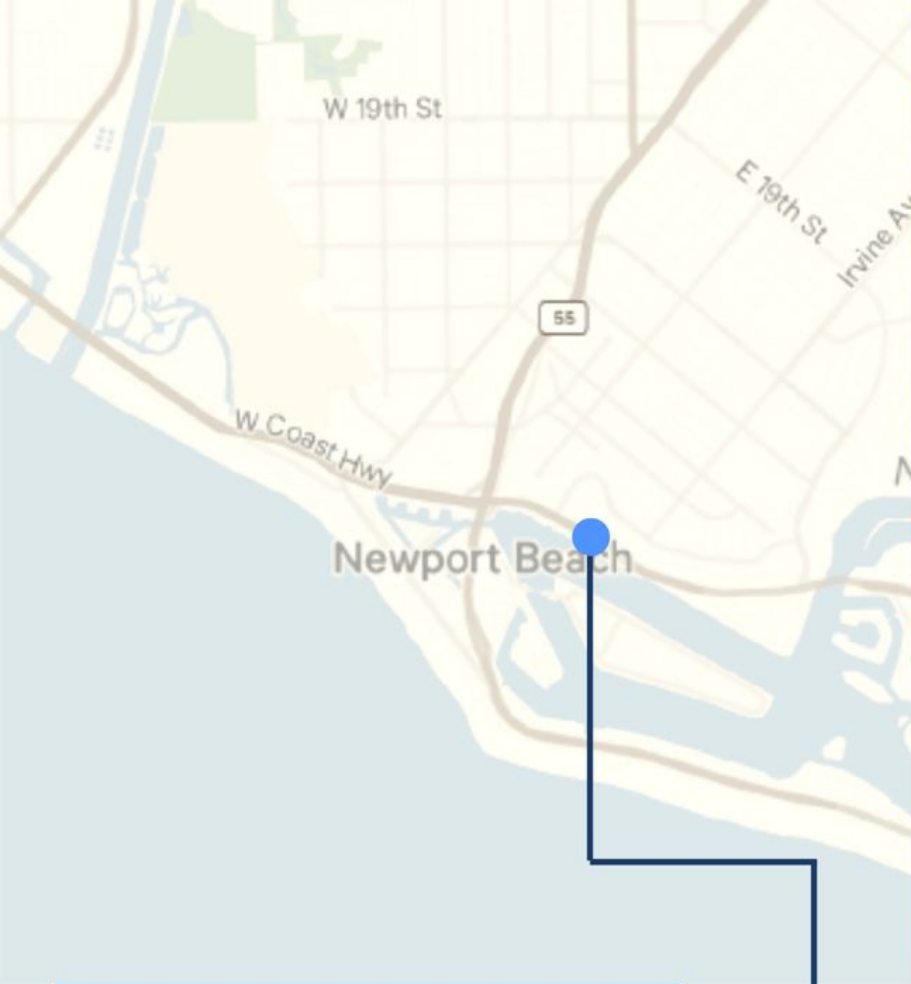
## Recent Upgrades:

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



**Albert Bertha**

949-646-5055

[newportbayoffice@gmail.com](mailto:newportbayoffice@gmail.com)

Newport Bay Management

## For Lease

2703 West Coast Hwy,  
Newport Beach, CA 92663

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