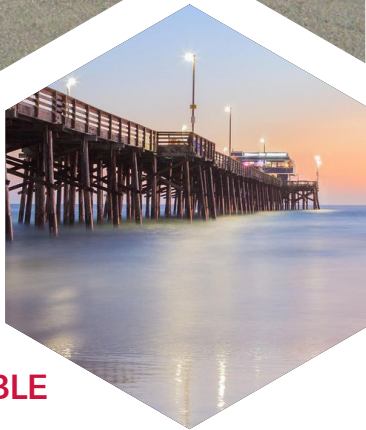


SMALL OFFICE  
SUITES  
AVAILABLE

**3345**  
**NEWPORT BLVD**  
NEWPORT BEACH, CA



**OFFICE SPACES AVAILABLE**  
**AVAILABLE FOR LEASE**  
±200 - ±2,900 SQUARE FEET AVAILABLE



**PROPERTY HIGHLIGHTS:**

- » Small private office suites available
- » Right across the street from the Lido House, a Marriott Autograph Collection Hotel
- » Walking distance to the new Lido Marine Village development, the Vue and the Beach
- » New hardwood floors and indoor paint recently finished by landlord
- » On-site parking available
- » Landlord will pay for gas, water and electricity. Tenant is only responsible to pay for their own internet services

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**LEE & ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES  
NEWPORT BEACH





**3345**  
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#### CURRENT AVAILABILITY

UNITS	RSF	MONTHLY	AVAILABILITY
203	±650	\$TBD	Space Available 3/31/2026
204	±400	\$TBD	Available Now
207	±550	\$TBD	Renovation Underway - Can be combined to total: ±2,900 RSF
208	±400	\$TBD	Available in 30 Days
209	±400	\$TBD	Renovation Underway
211	±550	\$TBD	Renovation Underway - Space available 3/31/2026 - Can be combined to total ±2,900
212	±200	\$TBD	Available Now
213	±1,100	\$TBD	Renovation Underway - Can be combined to total: ±2,900 RSF
214	±750	\$3,150	Available 3/31/2026
215	±400	\$1,800	Available 3/31/2026



NOT A PART

PARKING GARAGE

NEWPORT BOULEVARD

FINLEY AVENUE

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