

# NEWPORT TOWER & MARINA

3333 W COAST HWY, NEWPORT BEACH



NOW LEASING

W Coast Hwy Waterfront Medical Offices

LEASED BY:

**RW** REDWOOD WEST



WELCOME TO

# NEWPORT TOWER & MARINA

Newport Tower and Marina is centrally located on Pacific Coast Highway adjacent to Hoag Memorial Presbyterian Hospital within the affluent coastal community of Newport Beach. The five story 34,386 SF Class A medical office tower overlooks Newport Harbor and the Pacific Ocean providing a unique tenant experience with its floor to ceiling glass, accessible location and ample parking. Immersed within a range of high end residential, upscale retail and dining, Newport Tower & Marina truly embodies the Newport Beach lifestyle offering a best in class experience for physicians and office users alike.





BILLY'S AT THE BEACH



# The Features & Amenities



## FEATURED LOCATION

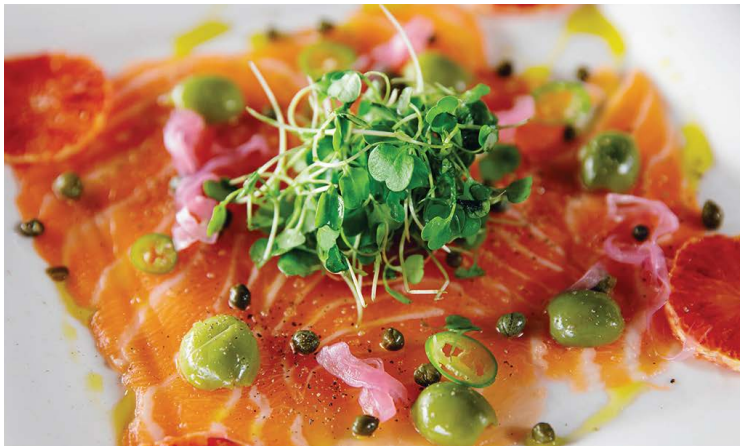
Billy's at the Beach has been serving the freshest Hawaiian - inspired cuisine on the picturesque Newport Bay for over two decades. Enjoy fresh seafood, classic steaks, island-inspired favorites, world famous Mai Tais and endless waterfront views.

- Adjacent to Hoag Memorial Presbyterian Hospital of Newport Beach
- Highly visible location on Pacific Coast Highway with prominent signage
- Panoramic views of Newport Harbor and the Pacific Ocean
- 5:1,000 surface parking
- Convenient access to Orange County via the 55, 73, 405 and 5 freeways





BILLY'S AT THE BEACH



TAVERN HOUSE KITCHEN + BAR

NEIGHBORHOOD HOT SPOTS



C'EST SI BON BAKERY



LIDO MARINA VILLAGE



LOUIE'S BY THE BAY



AREA OVERVIEW

FASHION ISLAND

BACK BAY

BALBOA ISLAND

LIDO ISLAND

BILLY'S AT THE BEACH

NEWPORT TOWER & MARINA

LIDO MARINA VILLAGE

LIDO VILLAS

LIDO HOUSE HOTEL

NEWPORT TOWER & MARINA

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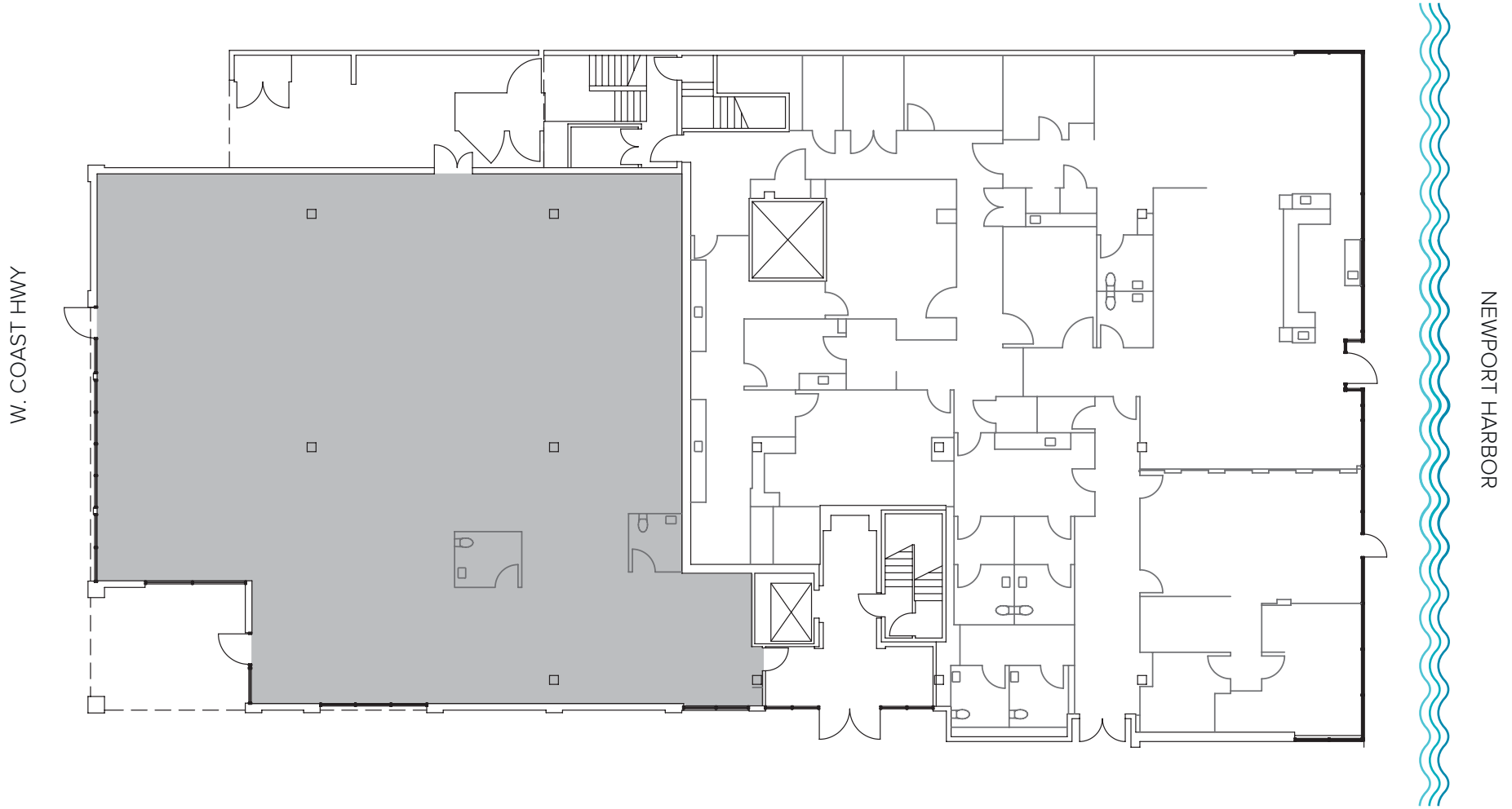
NEWPORT TOWER & MARINA





# SUITE 110

+/- 2,000 - 5,746 SF



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