

# 2244 W COAST HWY

NEWPORT BEACH, CA



NOW LEASING

Retail / Office Space

**RW** | REDWOOD  
WEST

WELCOME TO

# 2244 W COAST HIGHWAY

- Newly renovated two-story office building
- 4:1 Abundant surface free parking
- Monument and building signage available on W Coast Hwy
- Walking distance to numerous retail amenities
- Second floor views of the harbor
- Close proximity to the 55, 405, and 73 freeways
- New drought tolerant landscaping
- Iconic location in the heart of Newport Beach's Mariner's Mile
- • ± 12 Offices, 3 conference rooms, 3 restrooms & 3 kitchen areas with sinks





FASHION ISLAND

BACK BAY

BALBOA ISLAND

2244 W COAST HWY

BILLY'S AT THE BEACH

LIDO MARINA VILLAGE

LIDO VILLAS

LIDO HOUSE HOTEL

LIDO ISLAND



BILLY'S AT THE BEACH



TAVERN HOUSE KITCHEN + BAR

NEIGHBORHOOD HOT SPOTS



C'EST SI BON BAKERY



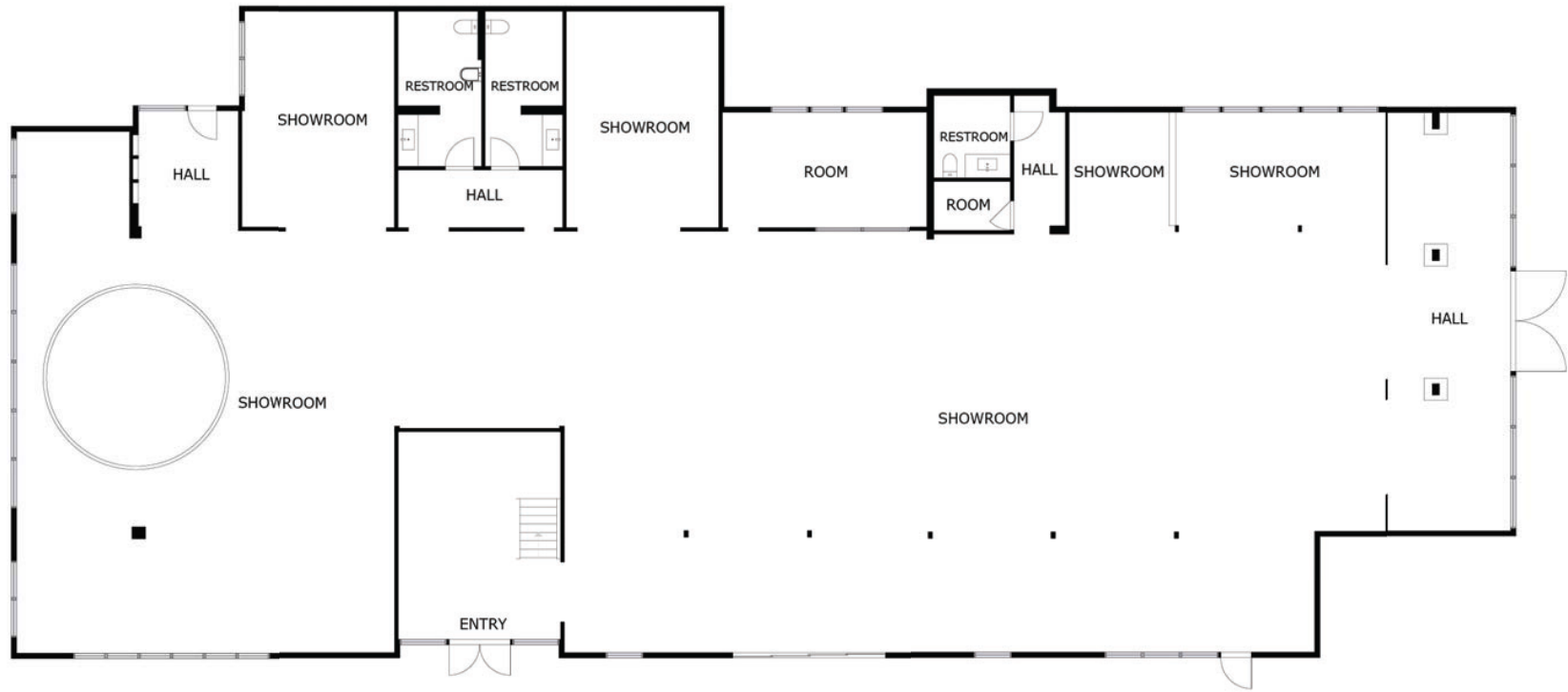
LIDO MARINA VILLAGE



LOUIE'S BY THE BAY

# First Floor

+/- 8,804 SF | DIVISIBLE



# Second Floor

+/- 8,804 SF | DIVISIBLE





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