

# 2077 W COAST HWY

NEWPORT BEACH

NOW LEASING

## Waterfront Office Space

LEASED BY:

**RW** REDWOOD  
WEST

WELCOME TO

# 2077 W COAST HWY

Located in the heart of Newport Beach, this one-of-a-kind waterfront address offers sprawling views of the Newport Bay with outdoor decks and windows throughout. This high identity location offers prominent monument signage directly on Pacific Coast Highway, and is close to all the area amenities Newport Beach has to offer. This property has free and ample surface parking, with reserved spaces available.





BILLY'S AT THE BEACH



# The Features & Amenities



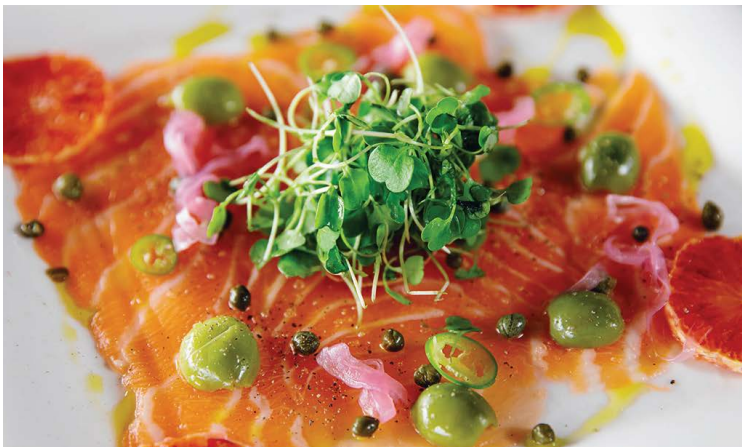
## FEATURED LOCATION

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.

- High Identity location in the Heart of Newport Beach
- "Fresh Air" office space with exceptional views
- Outdoor Patios and eating areas overlooking Newport Bay
- Free and ample surface parking
- Close to numerous restaurants and local amenities



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

077 66 ST HWY

WATERFRONT OF THE SPANISH

FASHION ISLAND

BACK BAY

BALBOA ISLAND

2077 W COAST HWY

LIDO ISLAND

BILLY'S AT THE BEACH

LIDO VILLAS

LIDO MARINA VILLAGE

LIDO HOUSE HOTEL

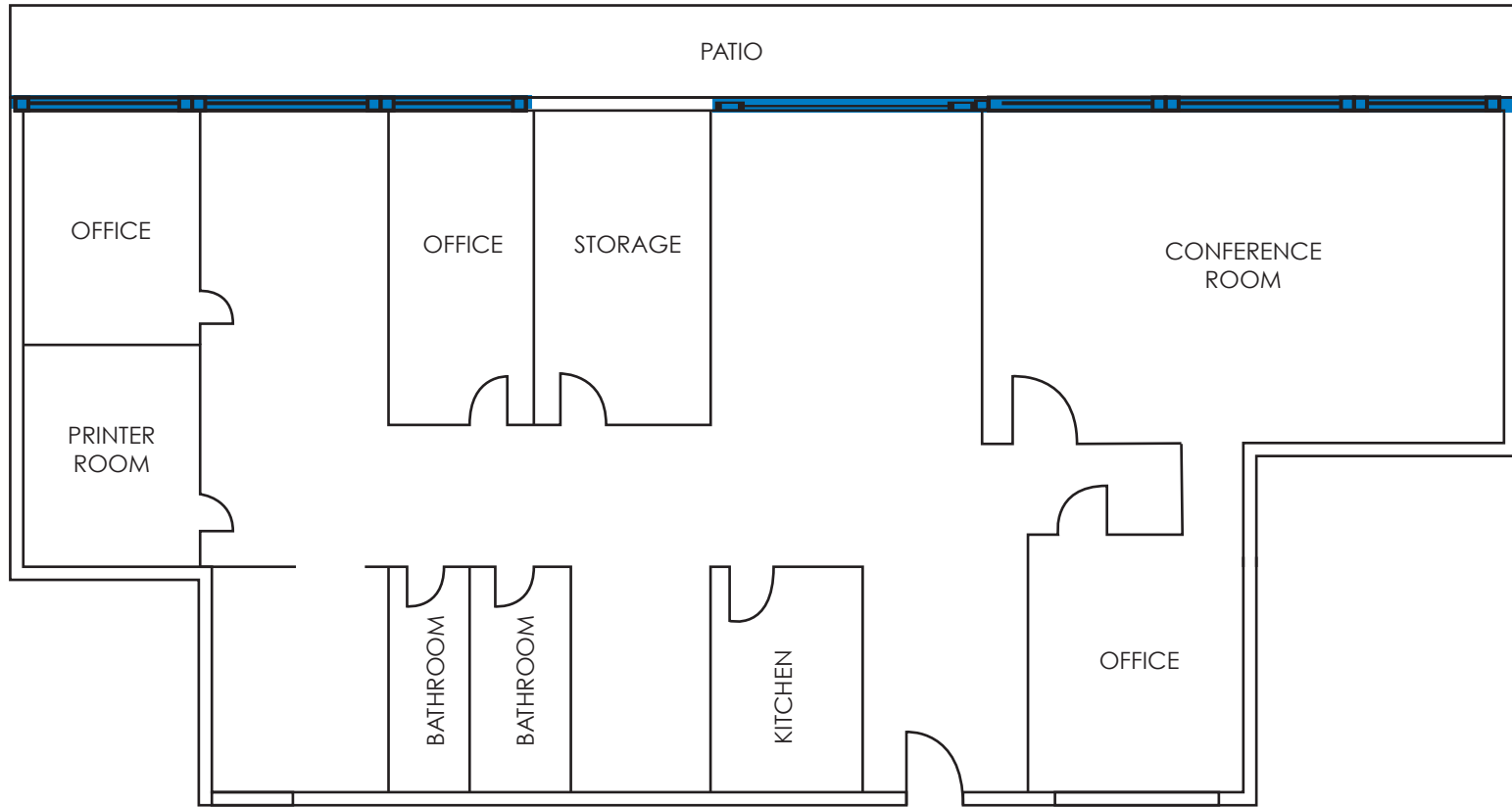
WATERFRONT OF THE SPANISH




# Suite A

+/- 2,345 SF

NEWPORT HARBOR



W COAST HWY

 = Operable Window

# 2077 W COAST HWY

NEWPORT BEACH

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