

# 471 OLD NEWPORT BLVD

NEWPORT BEACH



NOW LEASING

## Medical & Office Space

LEASED BY:

**RW** REDWOOD  
WEST



WELCOME TO

# 471 OLD NEWPORT BLVD

471 Old Newport Blvd offers “fresh air” office space with a coastal breeze from a prime Newport Beach location. This conveniently located atrium office building has ample free covered parking with elevator service to office floors. The property is close by to several local amenities and provides easy access to Pacific Coast Highway, Hoag Hospital, Lido Marina Village, The Balboa Peninsula, 17th St and the 55 Fwy.





"A" RESTAURANT



## THE AMENITIES

# The *Features* & Amenities



## FEATURED LOCATION

Originally built as a restaurant and service station, construction began on The Arches in 1925, the same year Coast Highway opened up from Huntington Beach to Newport Beach. Founded by John Vilelle and James Sturgeon, it was named by 10 year old Victor Chatten in a contest advertised by them in the Balboa Times. The distinct Mediterranean style of the original buildings, with arches and red tile roofs, quickly made it a recognizable staple of Newport Beach as it helped to shape and inspire the town in its early stages.

- 15,171 SF Office Building Complex
- Newly renovated space with new windows, lighting, baseboards, LVT Flooring and more
- New fencing and main gate for building
- Fresh paint to exterior of the building
- 11' Ceilings
- Ample surface and covered parking
- Elevator service to office floors
- Easy access to PCH, Newport Blvd and 55 Freeway
- Close to Hoag Hospital, 17th Street and all local amenities





MALIBU FARM



PLAYA MESA

NEIGHBORHOOD HOT SPOTS



"A" RESTAURANT



GREEN LEAF



NOBU





HOAG HOSPITAL

471 OLD NEWPORT BLVD

THE LANDING

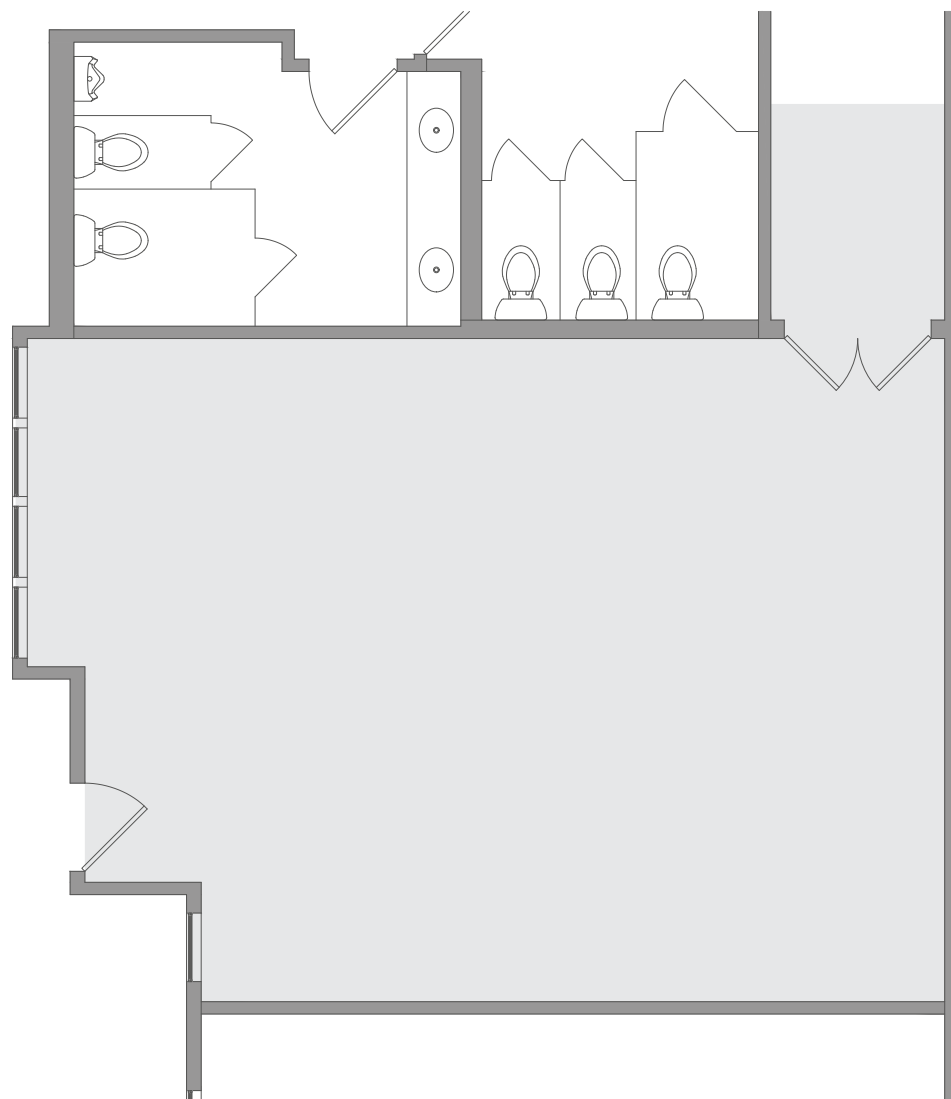
LIDO MARINA VILLAGE

471 OLD NEWPORT BLVD



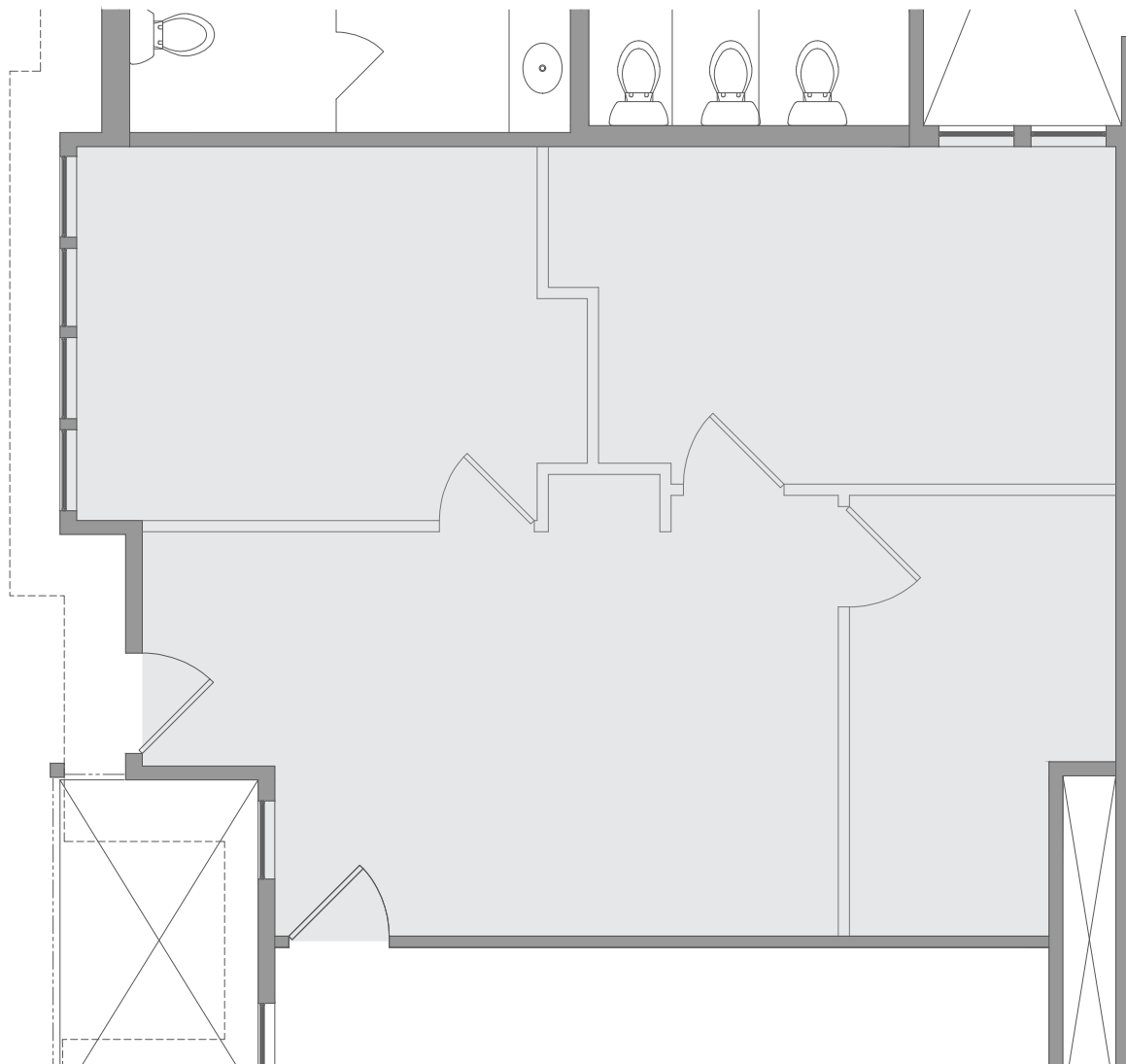
# Suite 102

+/- 917 SF



# Suite 302

+/- 879 SF



# 471 OLD NEWPORT BLVD

NEWPORT BEACH

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