3425 VIA LIDO

NEWPORT BEACH

Premier Lido Village Office

WELCOME TO

3425 VIA LIDO

Located in the heart of Lido Village, 3425 Via Lido features a rare, "Fresh Air" address with high-class office space. Offering prominent signage and all the area amenities that Newport Beach has to offer, 3425 Via Lido is truly a live, work, and play office experienced defined. The premises sit in an amenity rich zone located adjacent to Bear Flag Fish Co, Fable & Spirit, Starbucks, Woody's, West Marine, and across the street from Lido Marina Village, which includes Nobu, Malibu Farms Zinqué and Lido Bottle Works.

LIDO MARINA VILLAGE

The *Features* & Amenities

FEATURED LOCATION

LIDO MARINA
VILLAGE
NEWPORT BEACH, CA | EST. 1971

Artisans, tastemakers, chefs, curators and collectors come together to share their wares and draw inspiration from the sun and the sea. Enjoy al fresco dining waterside, explore a mix of charming boutiques and stylish shops, and experience a delightfully scaled village ambience inviting you to stroll and discover creative details at every turn. This is Newport Beach at its best...casual, comfortable and chic in equal measure!

- 2,725 SF of high-class office space set in beautiful Lido Village

- Extended balconies with operable doors that creates a fresh, open air environment

- Walking distance to the beach and marina

- Professionally owned and locally managed

- Ample, free surfaced parking. Best parking in Lido Village!

- Outdoor balconies with wet bar for company events and employee training

MALIBU FARM

ARC BUTCHER & BAKER

LIDO MARINA VILLAGE

CANNERY SEAFOOD OF THE PACIFIC
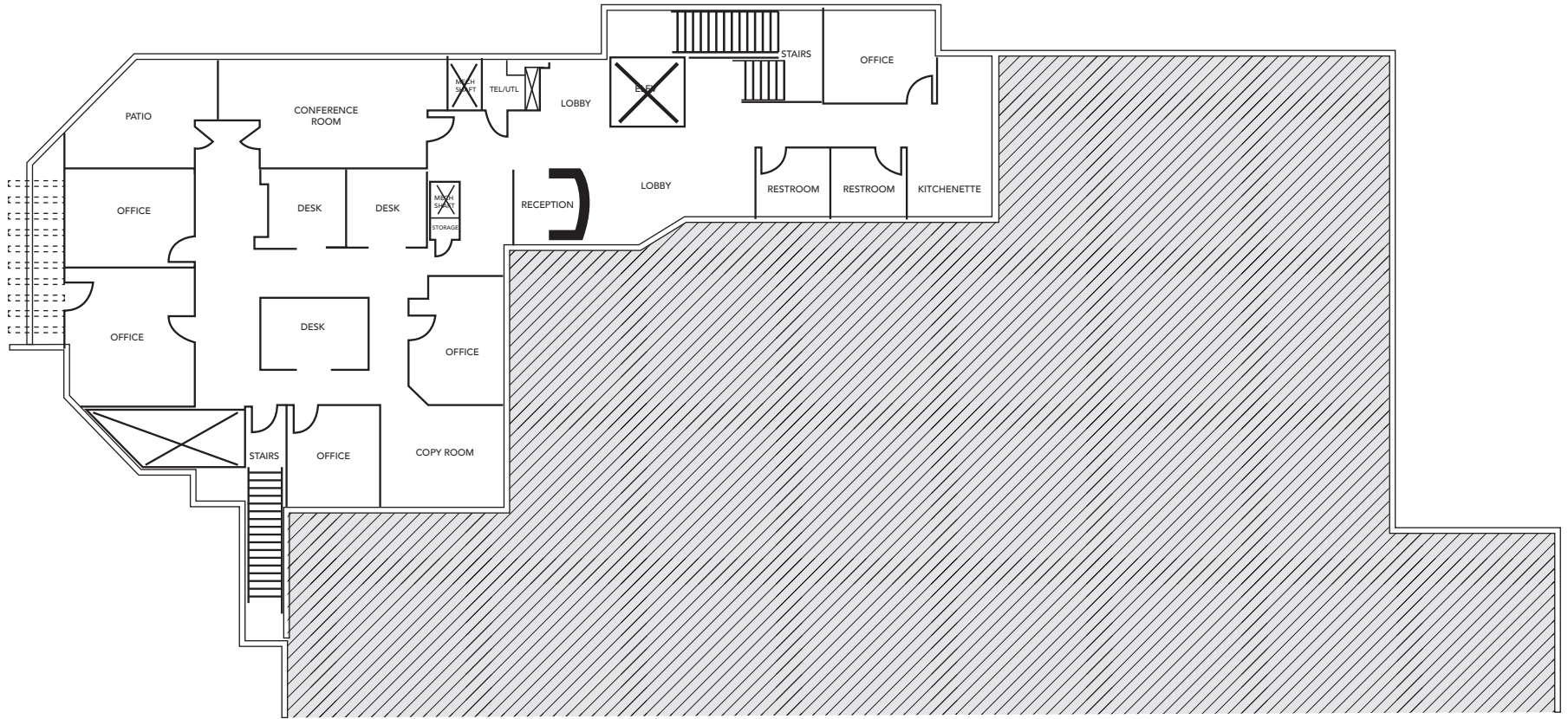
NOBU

LIDO ISLAND

THE CANNERY

LIDO HOUSE HOTEL

LIDO VILLAS

3425 VIA LIDO

LIDO MARINA VILLAGE

Second Floor

+/- 2,725 SF

PATIO

OFFICE

CONFERENCE ROOM

MECH SHAFT

TEL/UTL

LOBBY

STAIRS

ELEV

OFFICE

DESK

DESK

MECH SHAFT

STORAGE

RECEPTION

LOBBY

RESTROOM

RESTROOM

KITCHENETTE

OFFICE

DESK

OFFICE

STAIRS

OFFICE

COPY ROOM

3425 VIA LIDO

— NEWPORT BEACH —

For more information, please contact:

John Pomer
949.945.2649
john@redwoodwest.com
Lic. #01440689

Ben Gott
949.945.2648
ben@redwoodwest.com
Lic. #01724507

Christian Heffelman
949.945.2645
christian@redwoodwest.com
Lic. #02101426

Julie Johnson
949.945.2644
julie@redwoodwest.com
Lic. #02156626

LEASED BY:

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