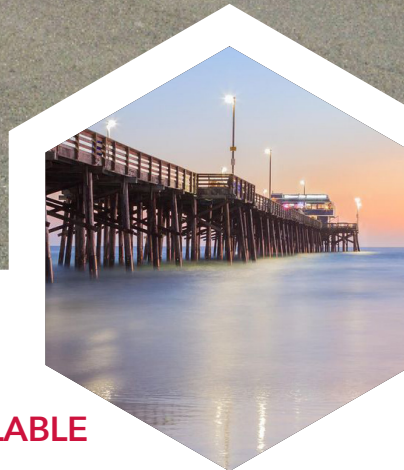


SMALL OFFICE
SUITES
AVAILABLE

3345
NEWPORT BLVD
NEWPORT BEACH, CA



OFFICE SPACES AVAILABLE
AVAILABLE FOR LEASE
±200 - ±2,900 SQUARE FEET AVAILABLE

PROPERTY HIGHLIGHTS:

- » Small private office suites available
- » Right across the street from the Lido House, a Marriott Autograph Collection Hotel
- » Walking distance to the new Lido Marine Village development, the Vue and the Beach
- » New hardwood floors and indoor paint recently finished by landlord
- » On-site parking available
- » Landlord will pay for gas, water and electricity. Tenant is only responsible to pay for their own internet services

CONTACT US

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LEE & ASSOCIATES

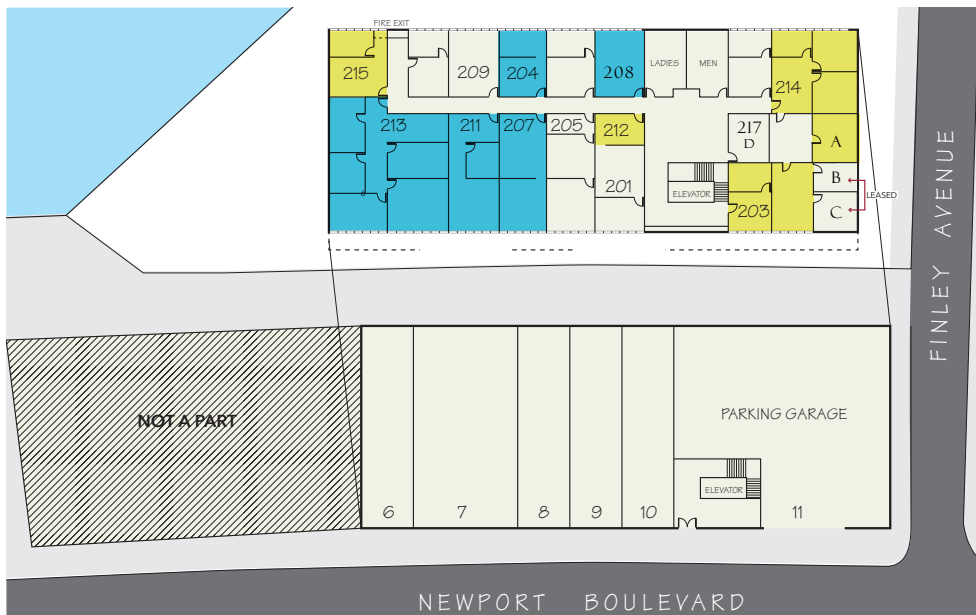
COMMERCIAL REAL ESTATE SERVICES
NEWPORT BEACH



3345
NEWPORT BLVD
NEWPORT BEACH, CA

CURRENT AVAILABILITY

UNITS	RSF	MONTHLY RENT	AVAILABILITY
203	±650	\$TBD	Space Available 3/31/2026
204	±400	\$TBD	Available Now
207	±550	\$TBD	Available Now - Can be combined to total: ±2,900 RSF
208	±400	\$TBD	Available in 30 Days
209	±400	\$TBD	Available Now
211	±550	\$TBD	Available Now - Can be combined to total ±2,900 RSF
212	±200	\$TBD	Available Now
213	±1,100	\$TBD	Available Now - Can be combined to total: ±2,900 RSF
214	±750	\$3,150	Available 3/31/2026
215	±400	\$1,800	Available 3/31/2026
217-A		\$1,500	Available in 30 days



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COMMERCIAL REAL ESTATE SERVICES
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