

# 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

LIDO ISLAND

2244 W COAST HWY

BILLY'S AT THE BEACH

LIDO MARINA VILLAGE

LIDO VILLAS

LIDO HOUSE HOTEL





BILLY'S AT THE BEACH



TAVERN HOUSE KITCHEN + BAR

NEIGHBORHOOD HOT SPOTS



C'EST SI BON BAKERY



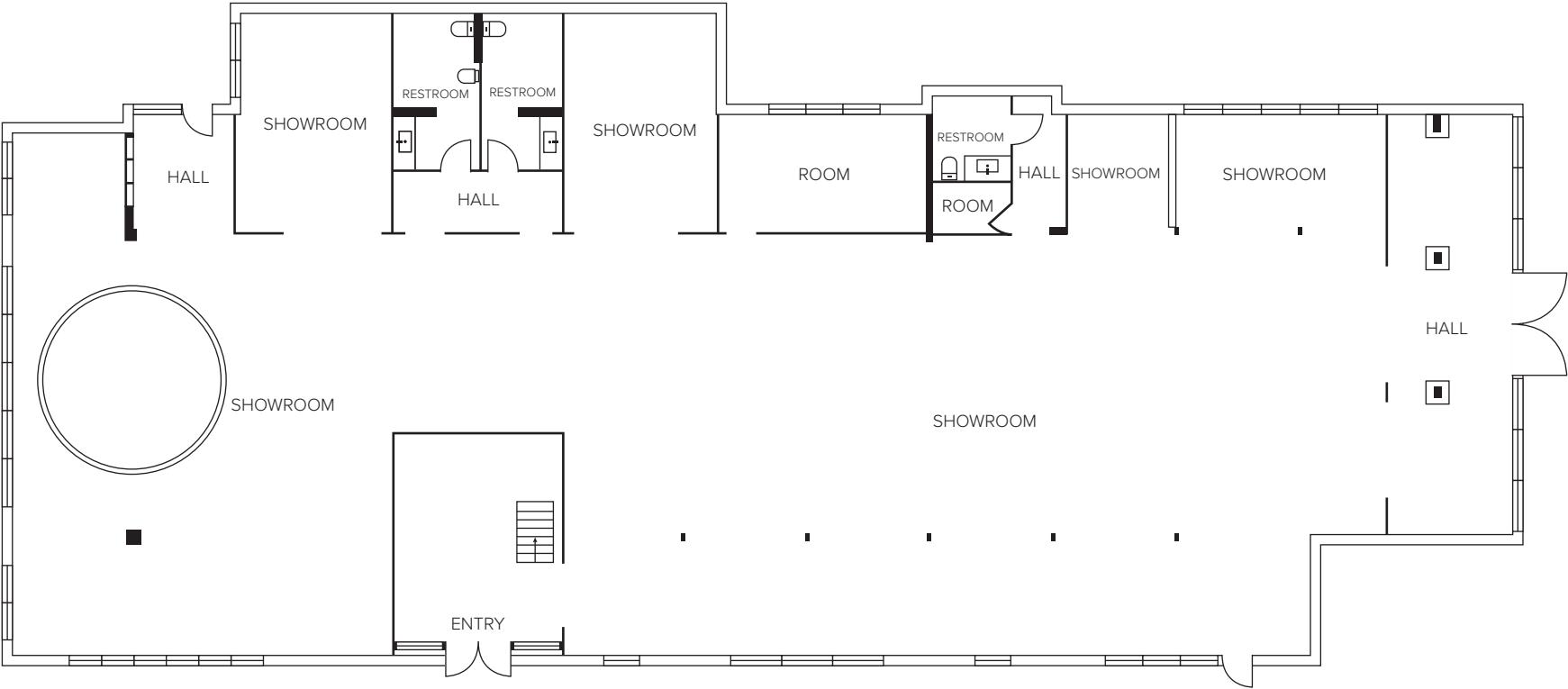
LIDO MARINA VILLAGE



LOUIE'S BY THE BAY

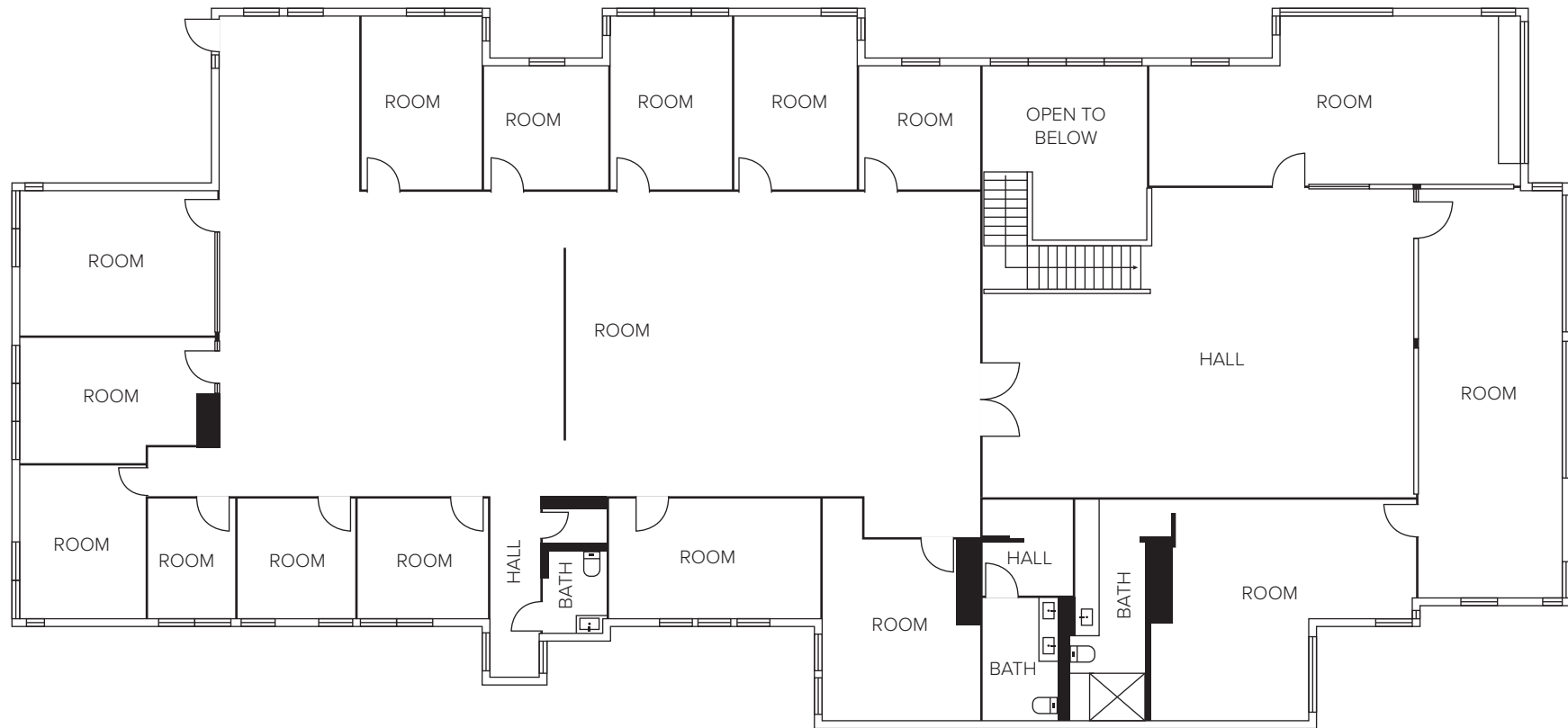
# First Floor

+/- 8,804 SF

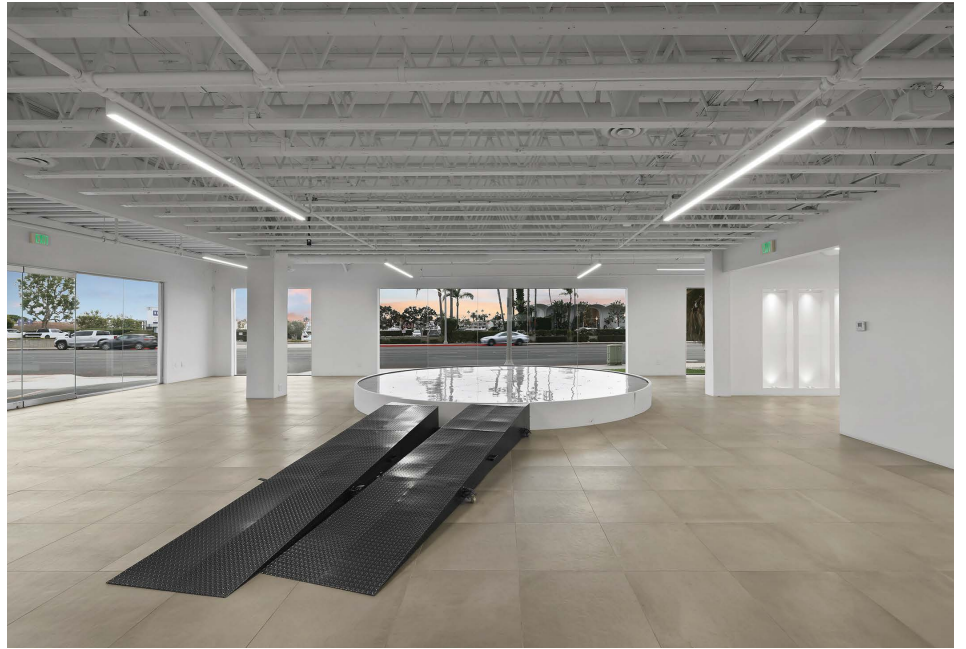
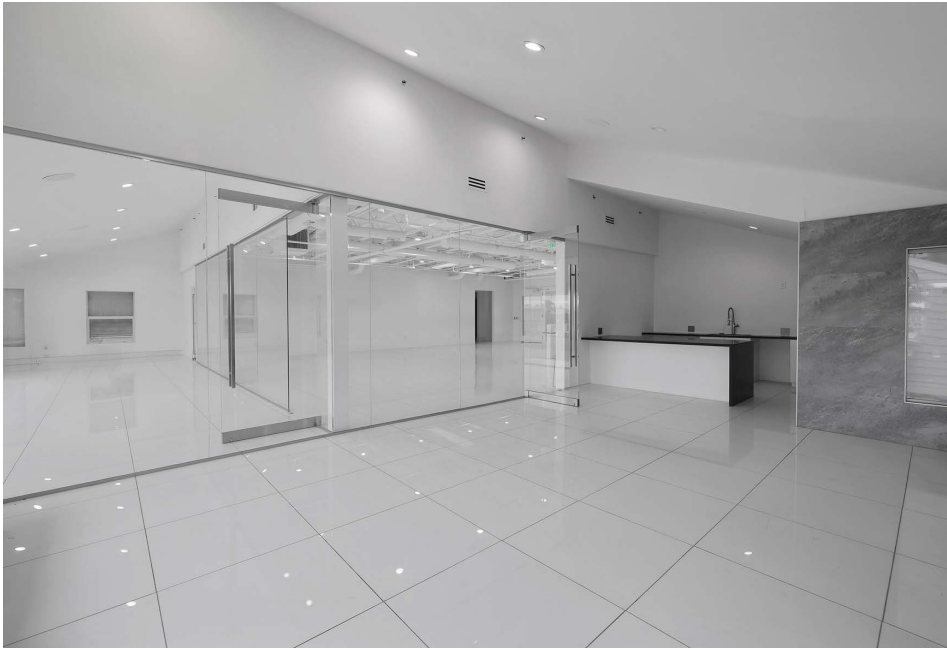


RETAIL / OFFICE SPACE

2244 W COAST HWY









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NEWPORT BEACH, CA

*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

**Joey Perricone**

760.972.6503

joey@redwoodwest.com

Lic. #02216585

LEASED BY:

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