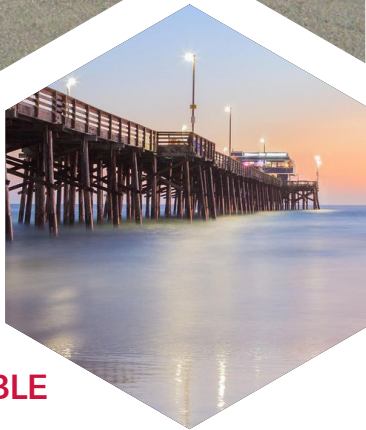


SMALL OFFICE
SUITES
AVAILABLE

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

DISCLAIMER: The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.

CONTACT US

JUDD HIETBRINK
949.677.0955
jhietbrink@lee-associates.com
DRE #: 01785515

MILES TOLAND
cell: 310.903.7806
mtoland@lee-associates.com
DRE #: 02216740

HAYDEN TOLAND
cell: 310.903.7821
htoland@lee-associates.com
DRE #: 02215762

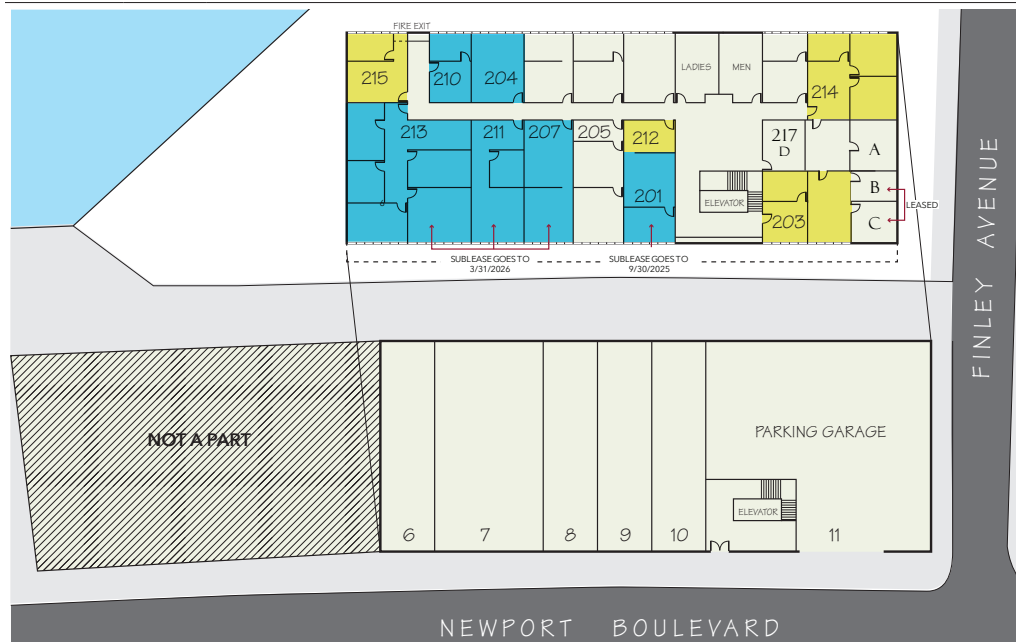
LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES
NEWPORT BEACH



CURRENT AVAILABILITY

UNITS	RSF	MONTHLY	AVAILABILITY
201	±400	\$TBD	Space available to 9/30/2025
203	±650	\$TBD	Space available to 3/31/2026 - Can be combined to total ±2,900 RSF
204	±400	\$TBD	Available 9/1/ 2025
207	±550	\$TBD	Space available to 3/31/2026 - Can be combined to total ±2,900 RSF
209		\$TBD	
210	±350	\$TBD	
211	±550	\$TBD	Space available to 3/31/2026 - Can be combined to total ±2,900 RSF
212	±200	\$TBD	NOW
213	±1,100	\$TBD	Space available to 3/31/2026 - Can be combined to total ±2,900 RSF
214	±750	\$3,150	
215	±400	\$1,800	



3345
NEWPORT BLVD
NEWPORT BEACH, CA

CONTACT US

JUDD HIETBRINK
949.677.0955
jhietbrink@lee-associates.com
DRE #: 01785515

MILES TOLAND
cell: 310.903.7806
mtoland@lee-associates.com
DRE #: 02216740

HAYDEN TOLAND
cell: 310.903.7821
htoland@lee-associates.com
DRE #: 02215762

LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES
NEWPORT BEACH

DISCLAIMER: The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.