

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

2244 W COAST HWY

BILLY'S AT THE BEACH

LIDO ISLAND

LIDO MARINA VILLAGE

LIDO VILLAS

LIDO HOUSE HOTEL



BILLY'S AT THE BEACH

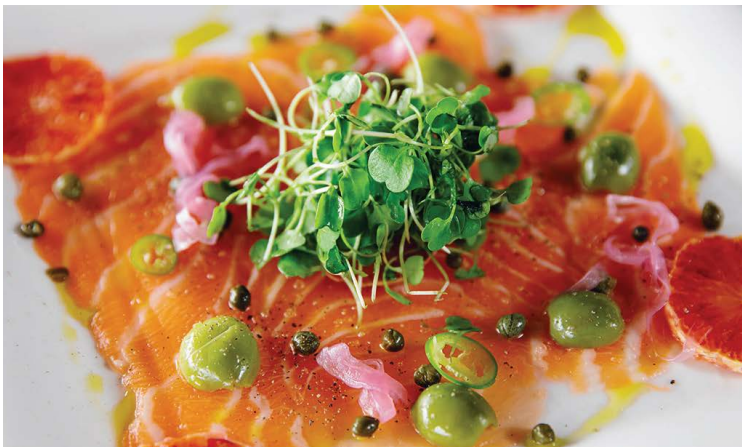
NEIGHBORHOOD HOT SPOTS



C'EST SI BON BAKERY



LIDO MARINA VILLAGE



TAVERN HOUSE KITCHEN + BAR



LOUIE'S BY THE BAY

First Floor

+/- 8,804 SF | DIVISIBLE



Second Floor

+/- 8,804 SF | DIVISIBLE



FLOOR 1



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