

2
4
3
6

W.
Coast
Hwy.



Exclusively listed by:

CARTER HARRINGTON

949.724.4710

charrington@lee-associates.com

Lic. #01762924

ALEJANDRO SHERRATT

949.724.4740

asherratt@lee-associates.com

Lic. #02159392

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.

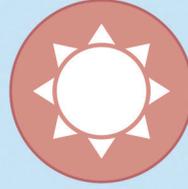
Building Amenities



Located in the Heart of
Newport Beachs Mariner's
Mile



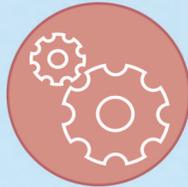
Newly Renovated Office
Space with Exposed Ceilings,
Skylights and Wood Floors



Exclusive Outdoor Balconies
with Bay Views



Free Surface Parking
Available



Responsive Local Ownership &
Property Management



Abundant Food Options
within Walking Distance



Exclusively listed by:

CARTER HARRINGTON

949.724.4710

charrington@lee-associates.com

Lic. #01762924

ALEJANDRO SHERRATT

949.724.4740

asherratt@lee-associates.com

Lic. #02159392

**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.

SUITE 101 | 3,304 SF

- 2 Story Space Fronting Coast Hwy.
- Building Top Signage on Coast Hwy.
- 2 Offices
- Storage Rooms
- Kitchen
- 2 In-Suite Restrooms
- LED Lighting Throughout
- \$3.35 NNN



SUITE 201	±1,382 SF	Office	\$3.35 NNN*	4 interior window offices, open area
SUITE 203	±268 SF	Office	\$3.35 NNN*	One (1) Office
SUITE 102	±511 SF	Office	\$3.35 NNN*	Ground Floor Space
SUITE 106	±376 SF	Office	\$3.35 NNN*	Ground Floor Space

*ESTIMATED \$.85 NNN CHARGES



Exclusively listed by:

CARTER HARRINGTON
 949.724.4710
 charrington@lee-associates.com
 Lic. #01762924

ALEJANDRO SHERRATT
 949.724.4740
 asherratt@lee-associates.com
 Lic. #02159392

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.



Exclusively listed by:

CARTER HARRINGTON

949.724.4710

charrington@lee-associates.com

Lic. #01762924

ALEJANDRO SHERRATT

949.724.4740

asherratt@lee-associates.com

Lic. #02159392

 **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.