

**Sublease-**  
**(Expires March**  
**14,2025)**

**Asking rent:**

*New direct lease available or  
lease may be extended now  
\$7.00 per sq. ft. modified  
gross*

*Available immediately*

**Call for details:**

Suite Description:

2,208 sq. ft.:

Stunning office space with,  
exposed ceilings, windows that  
open for fresh air and a water-  
view, private patio with a  
beautiful water-view, reception  
room, three offices, full  
kitchen, and a large open area.

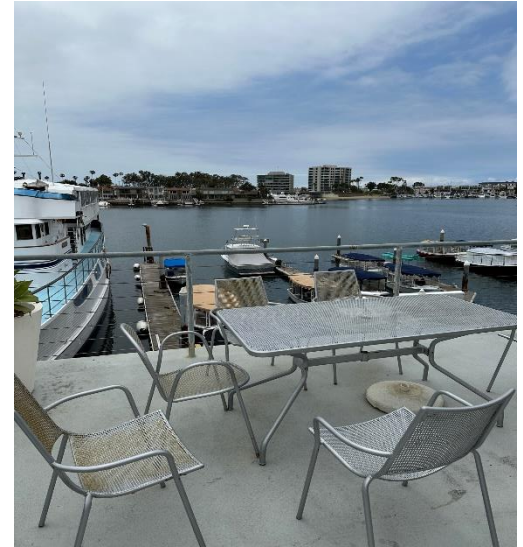
2431 W Coast Hwy Unit 204, Newport Beach, CA  
92663

For  
Sublease

## Spectacular Waterview Office Space



*This is the most incredible Waterview space available, in Orange County now. For a officespace this a space you must have. It's a breathtaking area, the view is really a one of one. This location has many food and beverage places nearby as well.*



*Karen Sunday*

949-632-7727

Karen@karensunday.com

Broker ID #01883124



KAREN SUNDAY  
& ASSOCIATES, INC.

LIFE IS A LEASE. I NEGOTIATE WELL!

23 Corporate Plaza Drive | Suite 150 | Newport Beach | CA 92660





Floorplan N/A at this time.  
Email me for additional pictures. Call to show available asap.  
Click on the two links below to see videos.

<https://share.icloud.com/photos/0f3-APfIsqgDeMNCmbiU2SGhA>  
<https://share.icloud.com/photos/02bSvbGg4lydJS1oCa3CuauLg>

