

NEWPORT BEACH, CA | EST. 1971

LIDO MARINA

VILLAGE

A Unique, Creative Office Experience



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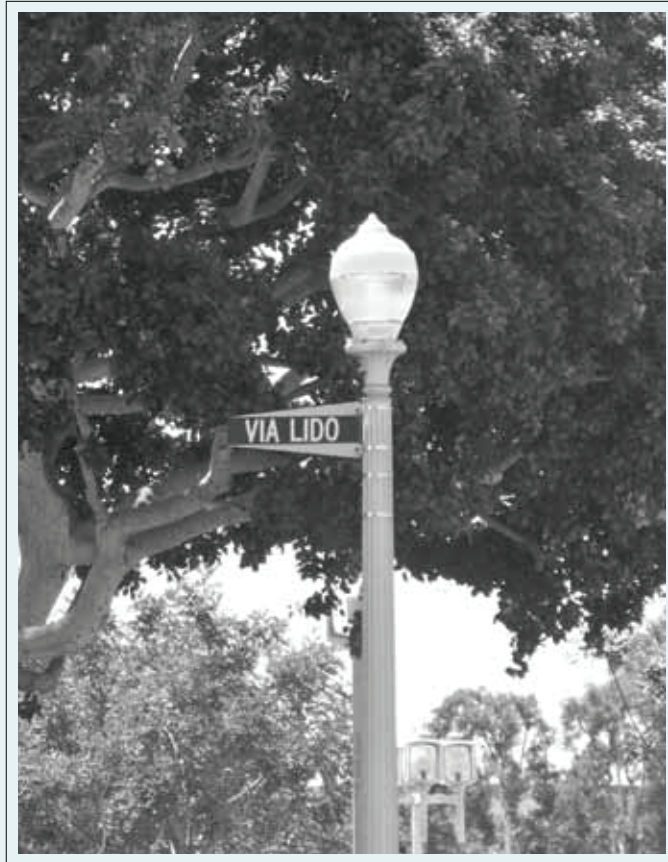
Welcome Aboard!



With an idyllic coastal location on the harbor in stunning Newport Beach, California, boasting dramatic water views and a delightfully human-scaled street of shops and waterside eateries, Lido Marina Village is the premier Newport Harbor office destination.

Originally established in 1971 and tipping its hat to an authentic bayside location and rich local history, Lido Marina Village has undergone aesthetic upgrades and design enhancements to meet local residents' desire for a charming, invigorated local icon.





Lido Marina Village has it all - magnificent bay views, a 47-slip marina, local restaurants and boutiques, a fitness center and abundant covered parking with valet service. Tenants will enjoy unparalleled demographics, creative office inspired tenant improvements and on-site security with esteemed property management. The project has been completely renovated to include new, modernized building façades and fixtures, new artful landscaping and perimeter seating areas with Wi-Fi connectivity, perfect for working outdoors, and a new pedestrian boardwalk along the bay. The authentically relaxed, yet sophisticated atmosphere provides companies of all sizes and their employees an opportunity to enjoy an environment where they can truly eat, shop, work and play.

57,000 SF

Shops & Boutiques

47

Individual Boat Slips

22,000 SF

Restaurants & Eateries

81,866 SF

Leisure Watercraft Marina

43,000 SF

Creative Office Space



LMV

VIA LIDO

NEWPORT BLVD



Eat. Shop. Work. Play.

Waves crashing, glasses clinking, bags rustling, boats docking; these are the sights and sounds of Lido Marina Village and are yours to be had just outside your office window. Lido Marina Village provides the unprecedented ability to enjoy your work day in and day out with a variety of amenities just steps beyond your office door.

Lido Marina Village has an impressive range of dining options that will help grow your business, for anything from an informal coffee lounge meeting to sophisticated lunches and formal dinners.

Need to pick up a gift for a loved one? Take a break and get a gift they'll love from a plethora of chic boutiques and artisan shops.

Clear your head and hit the water! At Lido Marina Village you can rent paddle boards and canoes. Out with clients or not, you can reserve an afternoon duffy boat ride, perfect for a much needed midday escape.

Going to work doesn't have to be a chore. All this and more is at your fingertips when you office at Lido Marina Village -- a place where you can eat, shop, work and play all in one beautiful and convenient location.







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