

**MULTI MILLION RENOVATION INTO STUDIO
FOR GAMING OR MOTION CAPTURE.**

LEASE OR SALE

15

MASON

IRVINE SPECTRUM, CA

±18,336 SF

AVAILABLE NOW!

EXCLUSIVELY LISTED BY:

LEE & ASSOCIATES - NEWPORT BEACH
100 BAYVIEW CIRCLE, SUITE 600
NEWPORT BEACH, CA 92660
949.724.1000
WWW.LEE-ASSOCIATES.COM

CARTER HARRINGTON
SR VICE PRESIDENT/PRINCIPAL
DRE # 01762924
949.7244710
CHARRINGTON@LEE-ASSOCIATES.COM

TRENT WALKER
EXECUTIVE VICE PRESIDENT
DRE # 00964476
949.263.5342
TWALKER@VOITCO.COM

SAM E. OLMSTEAD
VICE PRESIDENT/PARTNER
DRE # 01186543
949.263.5337
SOLMSTAED@VOITCO.COM

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
NEWPORT BEACH

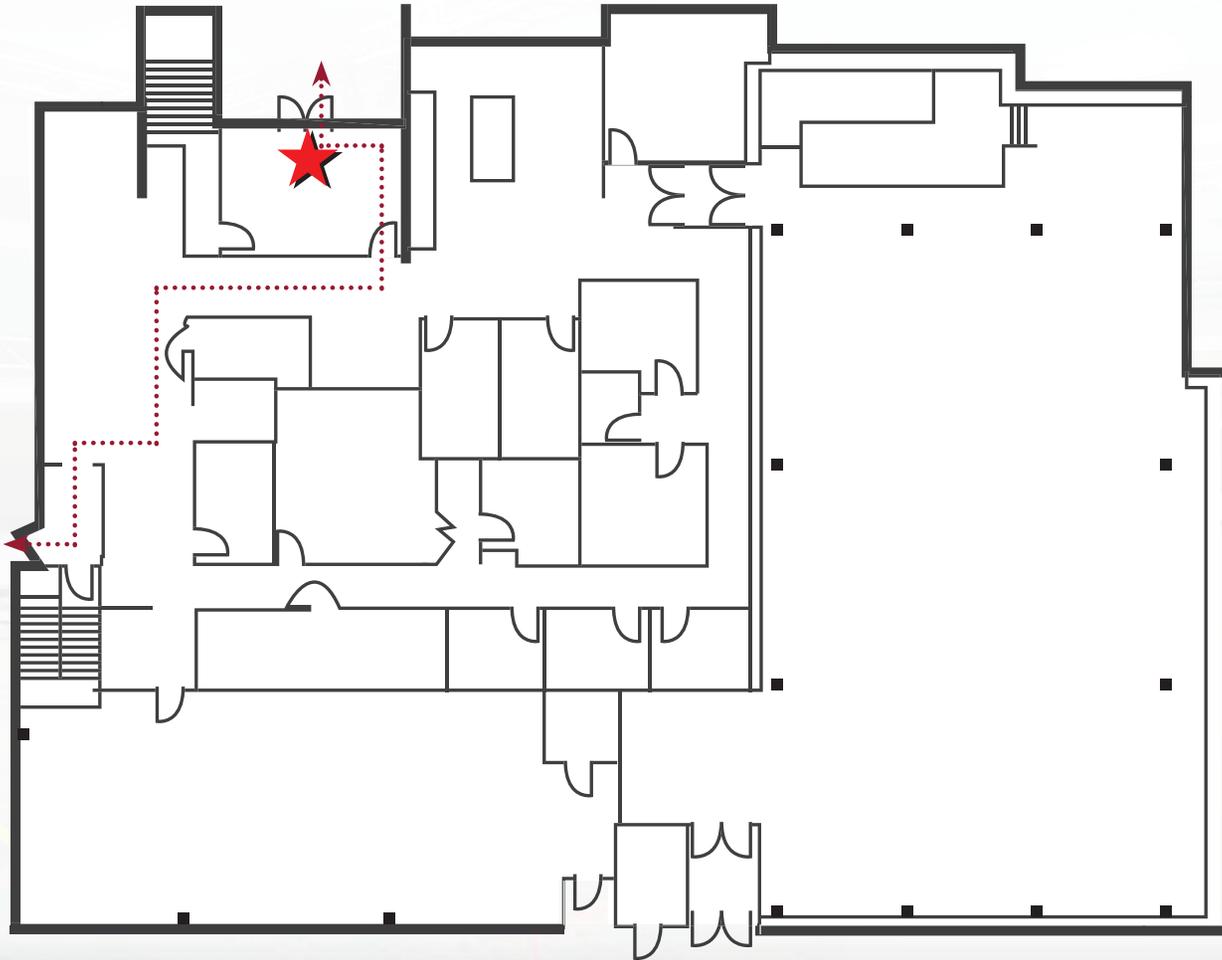
PROPERTY FEATURES

- Tour by appointment only
- ±18,336 SF
- Corner Lot with 2 points of ingress/egress
- Multi-million-dollar renovation in 2021
- High end air ventilation system
- Former Production Site for Virtual Reality Gaming Company
- Ceiling Heights up to 22 feet
- Zoning 5.4 General industrial
- One current loading door. 3 were sealed up
- Solar power on the roof
- 800 amps of power.
- 1 acre site
- Outdoor patio area
- 2nd floor balconies
- Floor plan pending



FLOOR PLAN

1ST FLOOR



PROPERTY AERIAL



BAKE PKWY

ROCKFIELD BLVD

MASON ROAD

THOMAS

SITE

MASON ROAD