

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

LEASE OR SALE

15

MASON

IRVINE SPECTRUM, CA

±17,710 SF

AVAILABLE NOW!

EXCLUSIVELY LISTED BY:

LEE & ASSOCIATES - NEWPORT BEACH
100 BAYVIEW CIRCLE, SUITE 600
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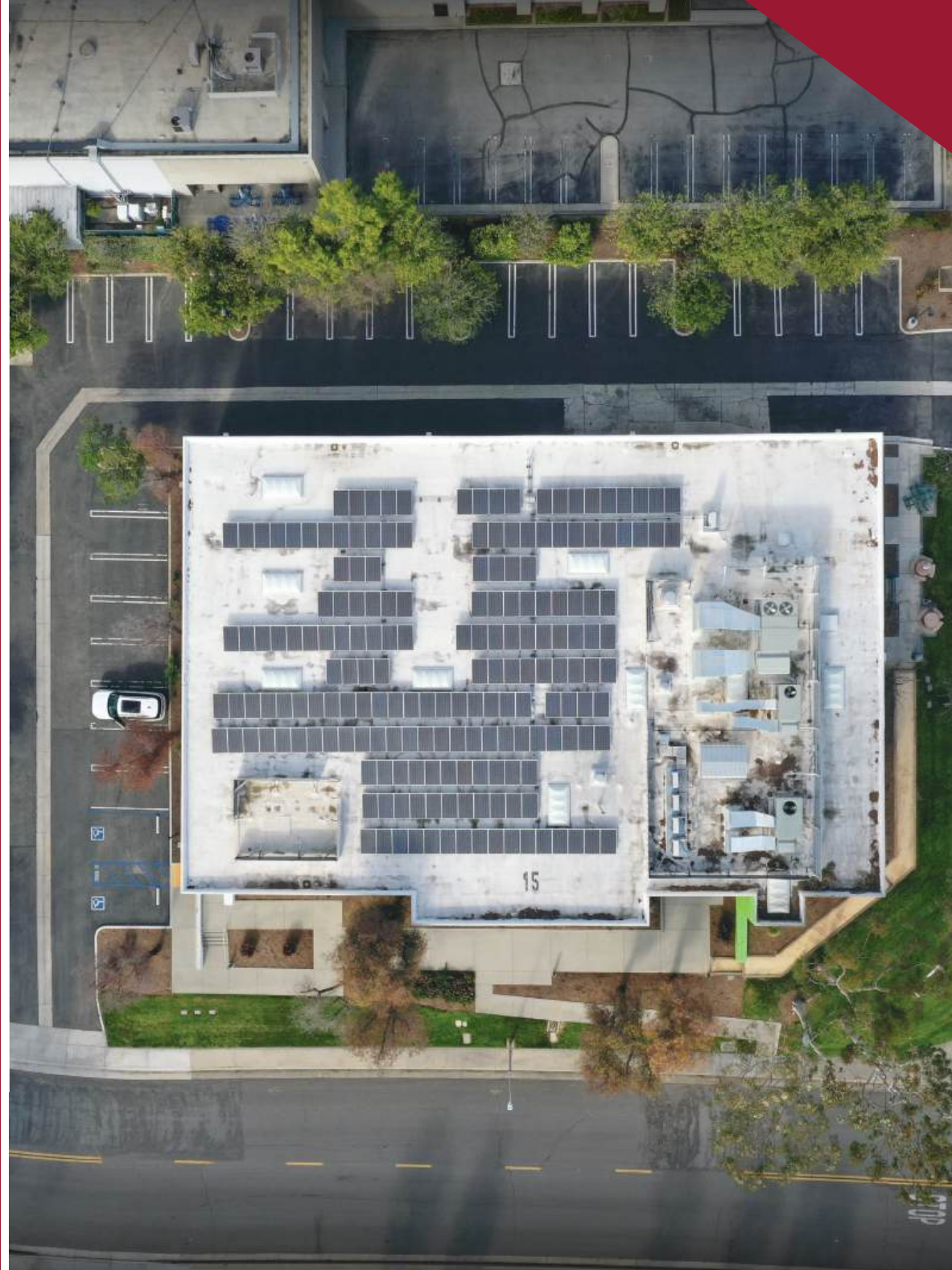
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
NEWPORT BEACH

PROPERTY FEATURES

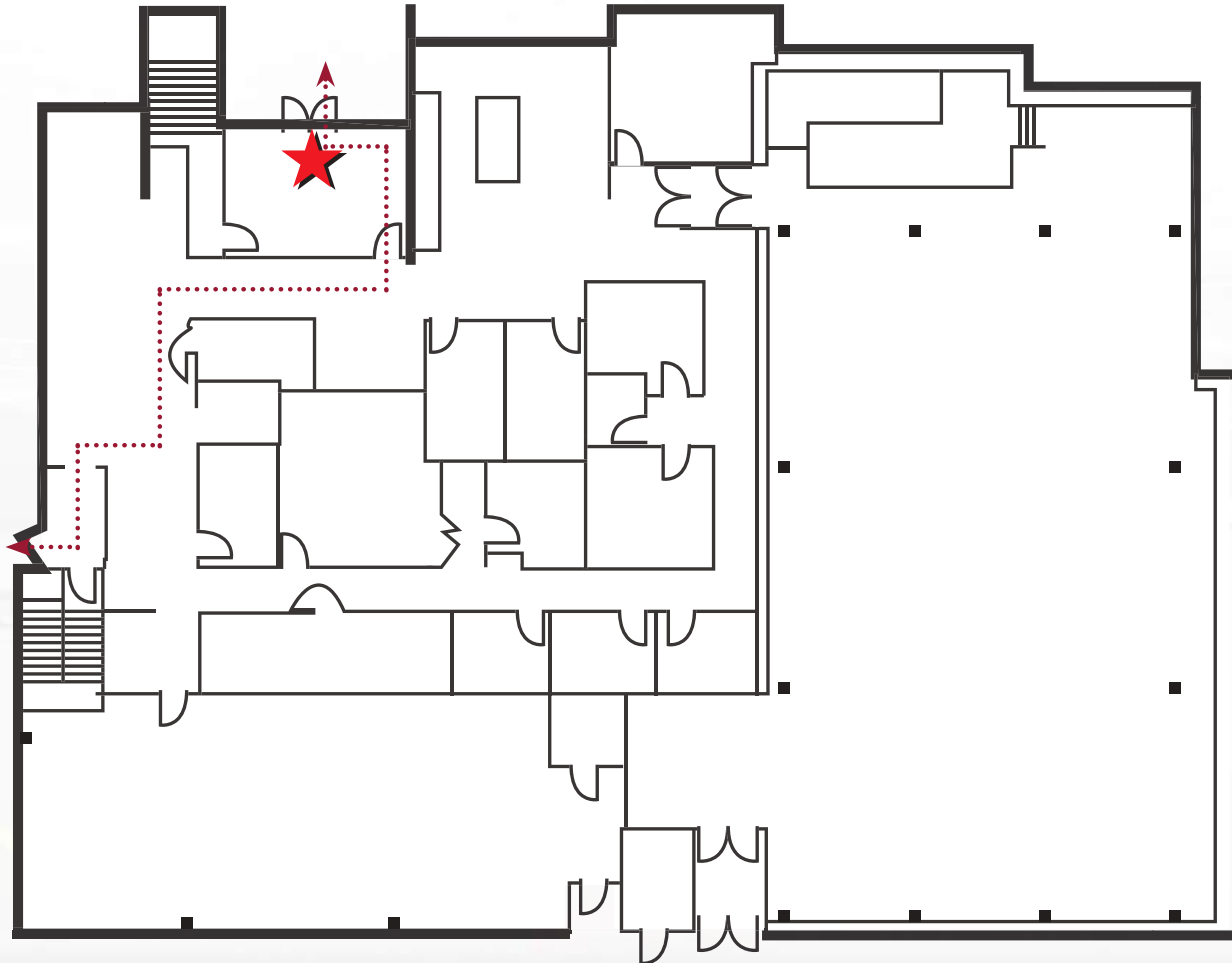
- Tour by appointment only
- 1st Floor: 13,227 SF, 2nd Floor: 4,483 SF
Total Space: 17,710 SF
- Corner Lot with 2 points of ingress/egress
- Multi-million-dollar renovation in 2021
- High-end air ventilation system
- Former Production Site for Virtual Reality Gaming Company
- Ceiling Heights up to 22 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

±13,227 SF



±4,483 SF



PROPERTY AERIAL



BAKE PKWY

ROCKFIELD BLVD

MASON ROAD

THOMAS

SITE

MASON ROAD