



THE  
SPACE COLLECTIVE

769-791 NEWTON WAY  
COSTA MESA, CA

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NOW LEASING

WAREHOUSE | OFFICE | CAR STORAGE | MAN CAVE

# THE SPACE COLLECTIVE

## CAPTURING CONCEPT

The Space Collective is a rare Tenant Offering located in Costa Mesa. This is a luxury curation catered to business owners, collectors, and leisure seekers alike.

Tenant's will have their own retreat in an exclusive social club atmosphere. The individual units are multi-functional by design and the potential is limitless.

The Space Collective is whatever you make of it.



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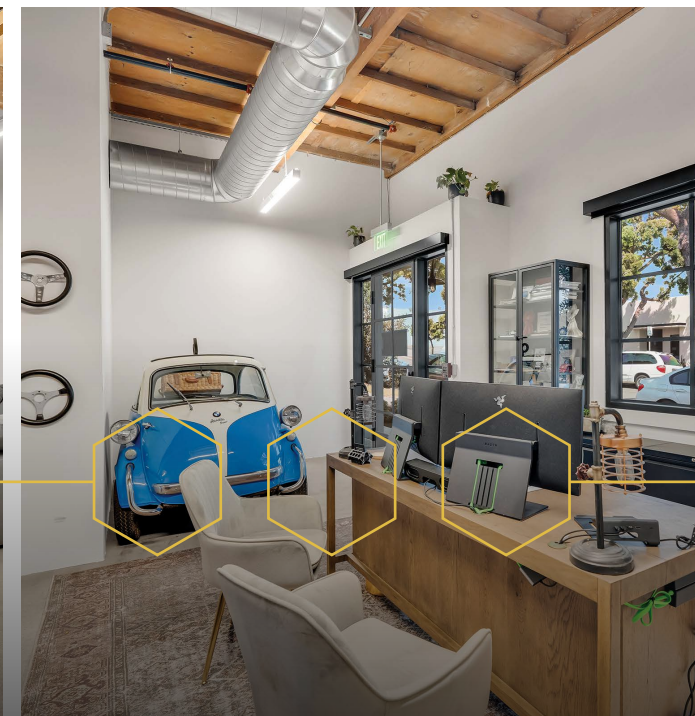
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# THE SPACE COLLECTIVE

WELCOME TO

769 - 791  
NEWTON WAY

The Space Collective is a 0.93 acre, highly sought after coastal industrial complex. The project consists of 12 industrial warehouse units, approximately 1,485 SF each, totaling 17,820 rentable square feet, located in Costa Mesa, CA. The Space Collective delivers a private, exclusive atmosphere with electric gates for access, high-end landscaping and highly functional units that are leased by high-net worth operators, car storage



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## PROPERTY HIGHLIGHTS



### BUILDING SIZE

±17,820 SF Freestanding,  
Multi-Tenant Industrial Building



### LOT SIZE

±0.93 Acres / Fenced



### YEAR BUILT

1968, Renovated 2024



### GROUND LEVEL DOORS

Twelve (12)



### UNIT SIZES

1,485 SF



### PARKING STALLS

Fifty-Seven (57)



### HIGH-END FINISHES

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## PROPERTY IMPROVEMENTS

New Roof

Upgraded, ADA Restrooms

New Electrical and Power

Fire Sprinklers

Fire Life Safety Systems

New Storefront Doors and Windows

Motorized Roll-Up Door

Upgraded Man Doors

Grind & Seal Concrete Floors

LED Lighting throughout / Title 24 Upgrades

Installation of 5/8 inch, Quiet-Rock, Dry Wall

Renovated, motorized gates

New Landscaping

HVAC

Wet-bars



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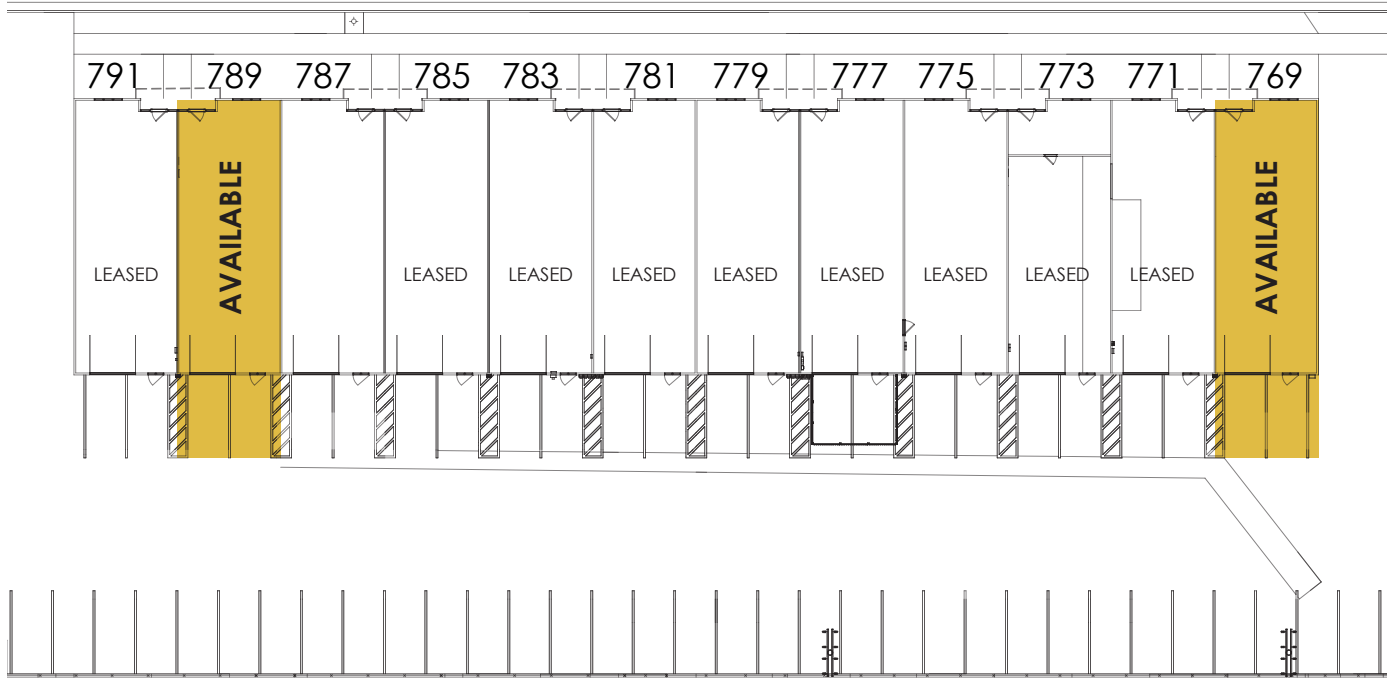
## SITE PLAN

Units have private, dedicated parking stalls in the rear of the building.

## AVAILABILITY

**Unit 789** – 1,485 SF

**Unit 769** – 1,476 SF

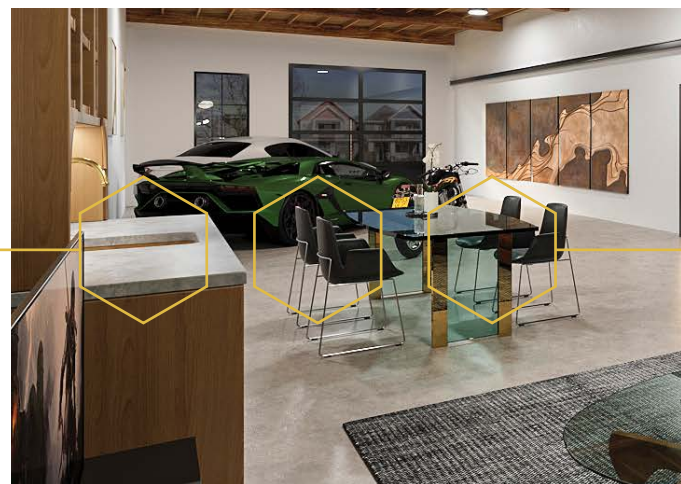
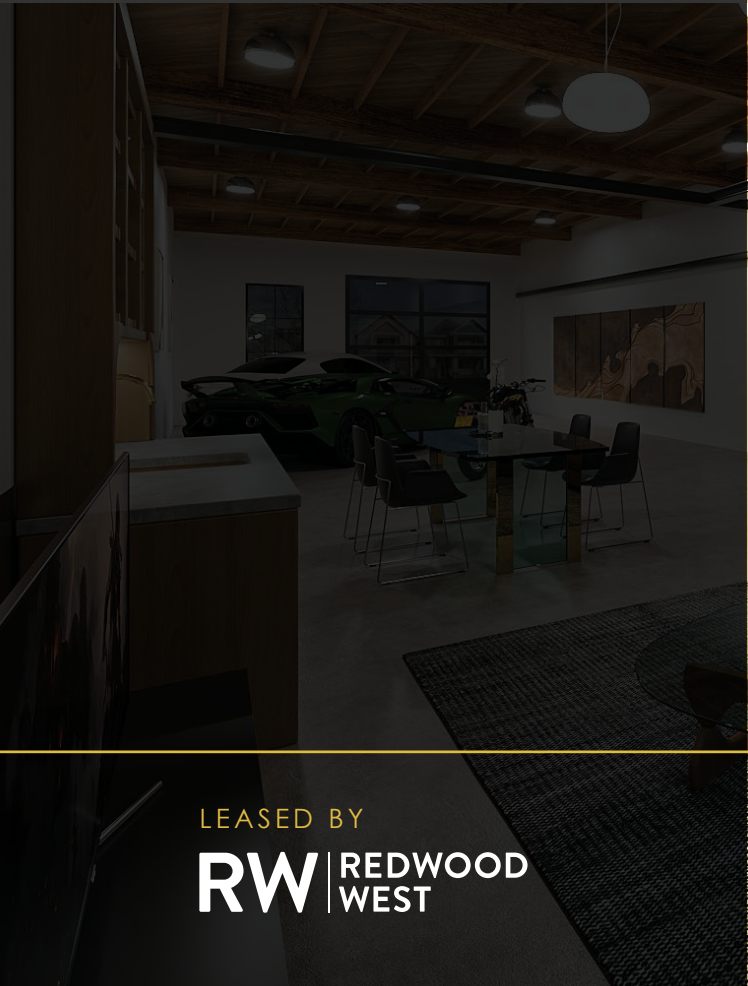


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INTERIOR  
INSPIRATION



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# SPACE COLLECTIVE

COSTA MESA

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