

# FOR LEASE – OFFICE SUITE IN THE HISTORIC IRVINE HOTEL (1915)

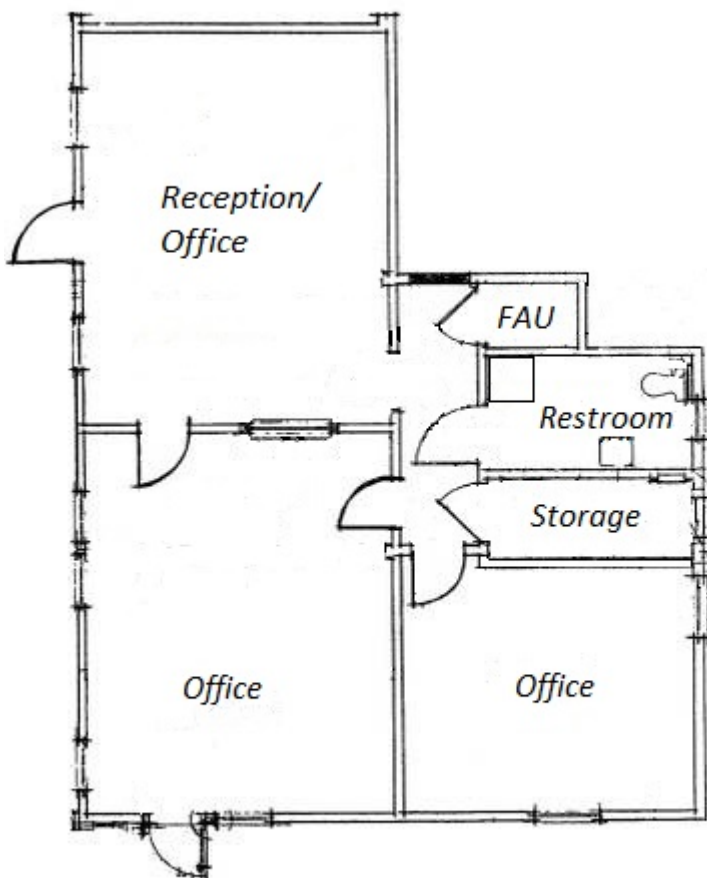
14978 Sand Canyon Avenue, Suite B, Irvine

For your viewing, please call **949-290-6941**.

**A rare opportunity for charming and comfortable office space in the heart of Orange County.**

Pleasant, quaint and quiet, this is a unique environment for a professional that conveys timeless warmth with its real wood and traditional design.

There are 3 offices, storage room, and a restroom with a new tiled shower. Suite features classic dark wood trim and an antique interior door. \$2600/month.



**Old Town Irvine** features a variety of dining choices and is adjacent to the 5, 133 and 405 freeways as well as the 241 and 261 tollways and the Irvine Spectrum.

## **MORE LEASE DETAILS**

This ground floor suite is over 1000 square feet, with independently controlled HVAC and 24-7 access. Electricity is separately metered and billed directly to tenant by Edison.

Modified Full Service Gross Lease – Monthly lease includes basic lease rate and prorated shares of CAM, water, gas, and trash service.

One-year minimum lease, flat rate or graduated lease rate structure possible.

**No Broker Commissions, please.**

## Art Studio – Current Configuration

As a fine art studio, new tenants will appreciate using the suite in the noted configuration:

### Excellent Fine Art Gallery & Presentation Room at entry

- Ready for overhead projector & projection space
- Room darkening quality wood blinds
- Quiet carpeting for social gathering

### Camera Room

- Convenient and elegant antique entry door from Gallery
- Windows with wood blinds provide natural light
- Wood laminate floor
- Ample outlets to power strobe systems

### Office & Production Room

Large Changing room with shower

Prop & Event Storage

