

OUR IDEAL CLIENTS

Businesses that are **Renewing, Expanding, Renegotiating or Contracting Leases or Purchasing Property.**

WHY EXCLUSIVE REPRESENTATION

Real estate issues have become increasingly more complex and complicated than ever before. CRS is up-to-date and fully focused on today's trends for terms, conditions, and strategies.

We bring current market knowledge to the negotiating table as your exclusive agent by providing valuable real estate relationships and necessary leverage.

Exclusive Representation allows you to focus on the success of your business.

WHAT PEOPLE ARE SAYING

"Randy has represented my firm during two office relocations and two lease renewals. Each time, the result exceeded our expectations. I will not hesitate to use him again if the need arises."

– STEVE ILLIFF, V.P. & Financial Manager
North American Power Group, Ltd.

"Randy Mason has been a terrific asset to our company. He definitely knows the real estate business inside and out. He is extremely meticulous and an expert in his field. Randy has far exceeded our expectations, and I highly recommend him to anyone; you will not be disappointed."

– DEBBIE NICHOLS, Director of Operations
Dechert-Hampe & Co.

Never before has the scope of services been available to tenants in a manner as coordinated and with the depth of resources that Commercial Realty Specialists offers.

REPRESENTATION IS A FUNDAMENTAL RIGHT

**LEVERAGE
NEGOTIATION
RESULTS**

We Get You The Right Terms At The Right Price!

Exclusively Representing
Tenants, Buyers & Investors

Commercial Realty Specialists

3 Upper Newport Plaza
Newport Beach, CA 92660
(949) 705-7000

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commercialrealtyspecialists.com



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THE CRS TEAM

We specialize exclusively in representing buyers, tenants & investors in their search for office, research and development or industrial space. The Commercial Realty Specialists team provides short & long term tactical or strategic planning & portfolio management for companies.

Commercial Realty Specialists has a personal responsibility as your fiduciary and does not work on the behalf of the landlord or seller. We create the best value for you.

We invite you to join our team of dynamic professionals! Apply to the **CRS INTERNSHIP PROGRAM** by referring to the Internship Program page on our website.



Managing Partner, Randolph T. Mason, CCIM, SIOR, has over twenty years of commercial real estate experience specializing in office and industrial lease and sale transactions throughout the Orange County marketplace, as well as various multi-market firms across the country.

He takes pride in negotiating transactions that allow him to focus on his clients' needs as their fiduciary and exclusively represented advocate.

VALUE ADDED SERVICES

Lease Review & Analysis
Renewals with Existing Landlords
Contract Negotiations
Complete Relocation
Renegotiations
Subleasing
Build-to-Suit
1031 Exchanges

WHY WE DO WHAT WE DO

Our mission is to provide our clients with the highest level of customer service by delivering local market insight and knowledge, personal service, and commitment to our clients' professional success.

CRS uses extensive market knowledge, experience and industry know-how to exclusively represent tenants, buyers and investors. Our service is to negotiate for you while providing effective solutions. Representation is a tenant's fundamental right. The critical elements are:

LEVERAGE | NEGOTIATION | RESULTS

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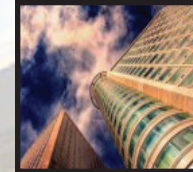
Exclusively Representing Tenants, Buyers, & Investors.

We work for you.



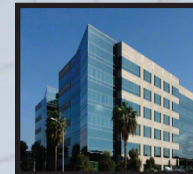
REPRESENTATION

We are a team of experts directly accountable to you. We will assess your needs, goals, priorities and work culture in order to provide services in line with your expectations.



LEVERAGE

We create a competitive environment to increase your leverage and obtain the best terms possible. We negotiate in a manner that is focused, educated and directed by our team of qualified professionals. We are solely responsible for your lease and cost efficiency for your business success.



INDUSTRY KNOWLEDGE

Our team provides a comprehensive program of services that extends from experience, market knowledge and resources. We provide services to negotiate effectively producing solutions and decisions in support of your business objectives.

Landlords & Sellers Have Teams

We believe you should have the same support and services