

LIVE / WORK / PLAY / EAT!



18201 VON KARMAN

VON KARMAN TOWERS



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18201 Von Karman is located within the 1.1 million square foot, 5.62 acre Von Karman Towers - one of only five true office campuses in the highly desirable Airport Area submarket.

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PRIME IRVINE LOCATION

PROPERTY OVERVIEW

The development contains several highly desire features including award winning landscaping, multiple courtyards providing outdoor seating options and free flowing water features throughout its expansive campus layout. 18201 Von Karman benefits from outstanding regional access from the nearby I-405, SR-55 and SR-73 freeways and is located less than one-half mile from John Wayne Airport.

PROPERTY DETAILS

18201 VON KARMAN OFFERS AMAZING BUILDING FEATURES:

- / Dramatic pass through lobby
- / Large central plaza with water features and beautiful landscaping between the buildings
- / Highly functional floor plates
- / Electric auto charging stations



AMENITY RICH ENVIRONMENT

18201 Von Karman

benefits from an amenity rich environment. Within walking distance to an abundance of service and retail amenities including **Starbucks** (located in the Marriott), **Il Fornaio**, **Bosscat/Ten Bistro**, **Life Fitness**, **Equinox**, **Marriot Hotel** and **Embassy Suites**, as well as the soon to be redeveloped **The Trade** offering multiple quick service dining options.





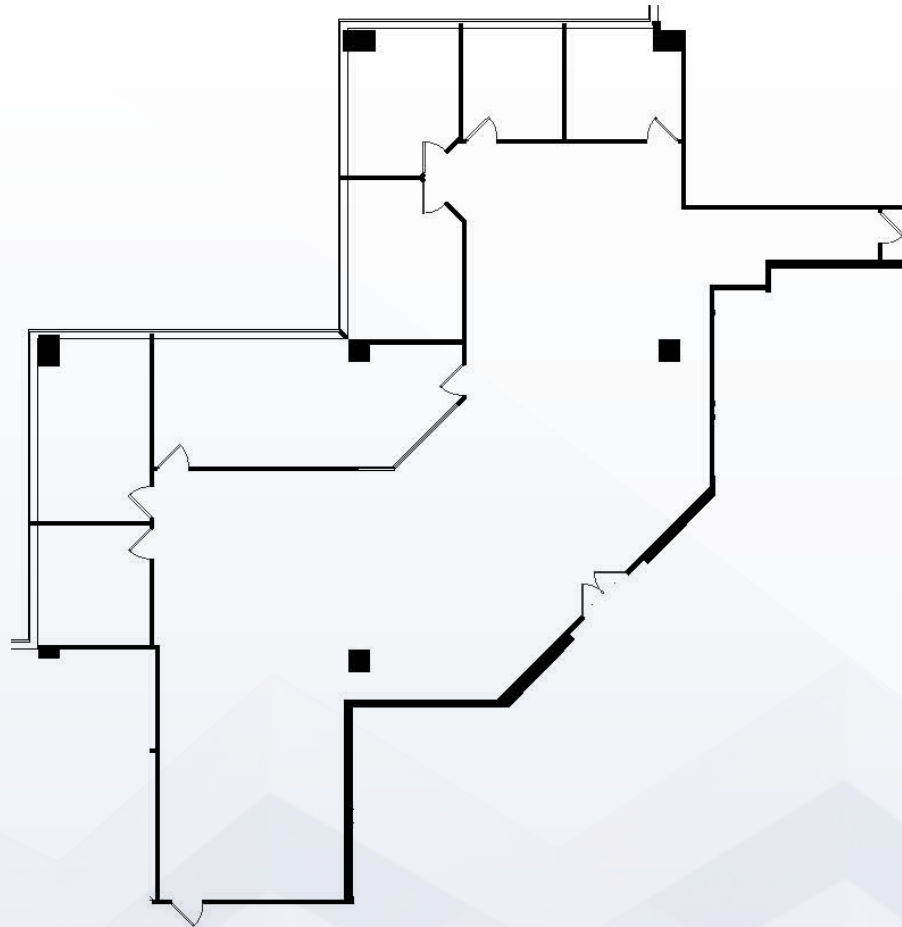
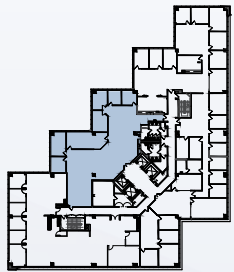


18201 VON KARMAN
V O N K A R M A N T O W E R S

OFFICE SPACE

SUITE 300 / 4,294 SF

- / Rent: Negotiable
- / Available: Immediate
- / Parking: \$75.00
Per unreserved stall, per month
in the structure parking area.
4:1,000 Usable square feet
- / 6 window offices, 1 conference
room, double door entry and
open space.



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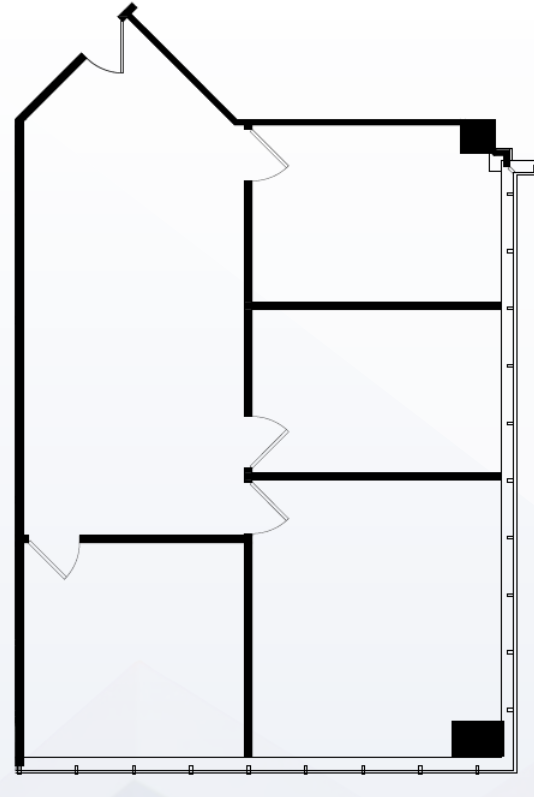
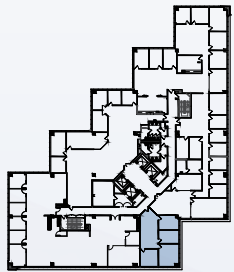


18201 VON KARMAN
V O N K A R M A N T O W E R S

OFFICE SPACE

SUITE 340 / 1,339 SF

- / Rent: Negotiable
- / Available: Immediate
- / Parking: \$75.00
Per unreserved stall, per month
in the structure parking area.
4:1,000 Usable square feet
- / 4 window office and open area



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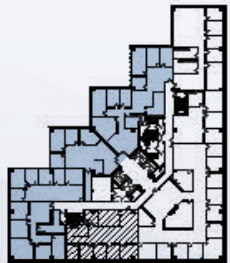
SUITE 400 / 9,245 SF

- / Rent: Negotiable
- / Available: Immediate
- / Parking: \$75.00
Per unreserved stall, per month
in the structure parking area.
4:1,000 Usable square feet

UPGRADED FEATURES

- / Open ceiling entry/large break room with pendant fixtures
- / Barn wood feature wall room
- / Glass conference room
- / Polished concrete entry and large break room
- / Carpet tile
- / Quartz counter tops at entry and large break area millwork with decorative back splashes

**Furniture not included*



VIRTUAL TOUR



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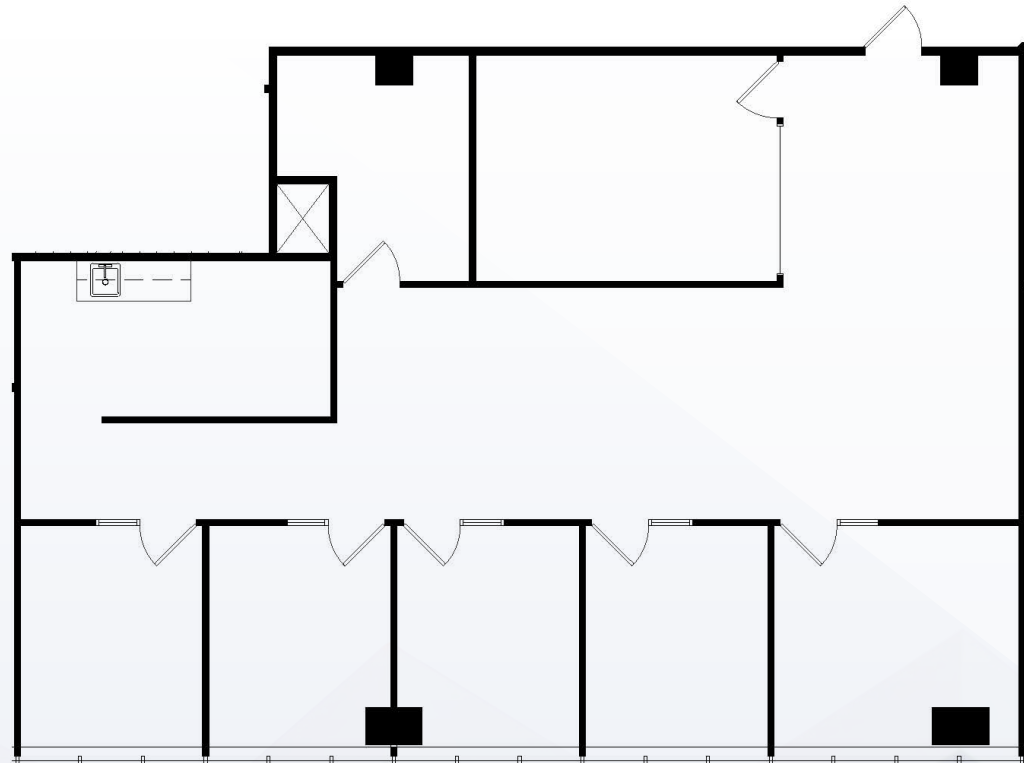
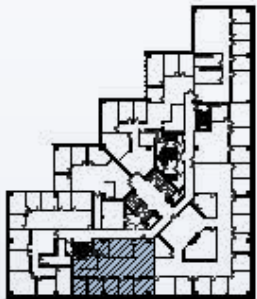


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V O N K A R M A N T O W E R S

OFFICE SPACE

SUITE 430 / 2,207 SF

- / Rent: Negotiable
- / Available: Immediate
- / Parking: \$75.00
Per unreserved stall, per month
in the structure parking area.
4:1,000 Usable square feet
- / 5 window offices, kitchen area,
storage area and conference
room



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OFFICE SPACE

SUITE 480 / 2,907 SF

- / Rent: Negotiable
- / Available: Immediate
- / Parking: \$75.00
Per unreserved stall, per month
in the structure parking area.
4:1,000 Usable square feet
- / 4 window offices, conference room, kitchen, copy room and open area



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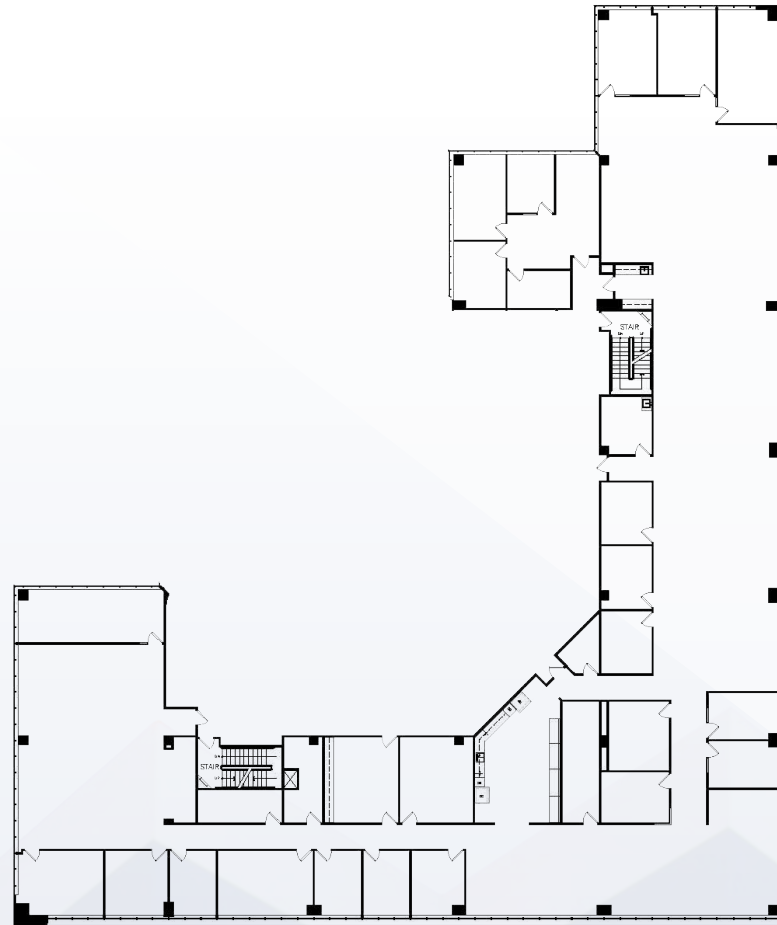
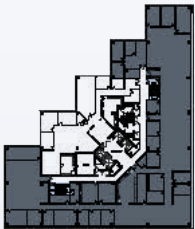


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OFFICE SPACE

SUITE 500 / 16,345 SF

- / Rent: Negotiable
- / Available: 6/1/23
- / Parking: \$75.00
Per unreserved stall, per month
in the structure parking area.
4:1,000 Usable square feet
- / Full Floor



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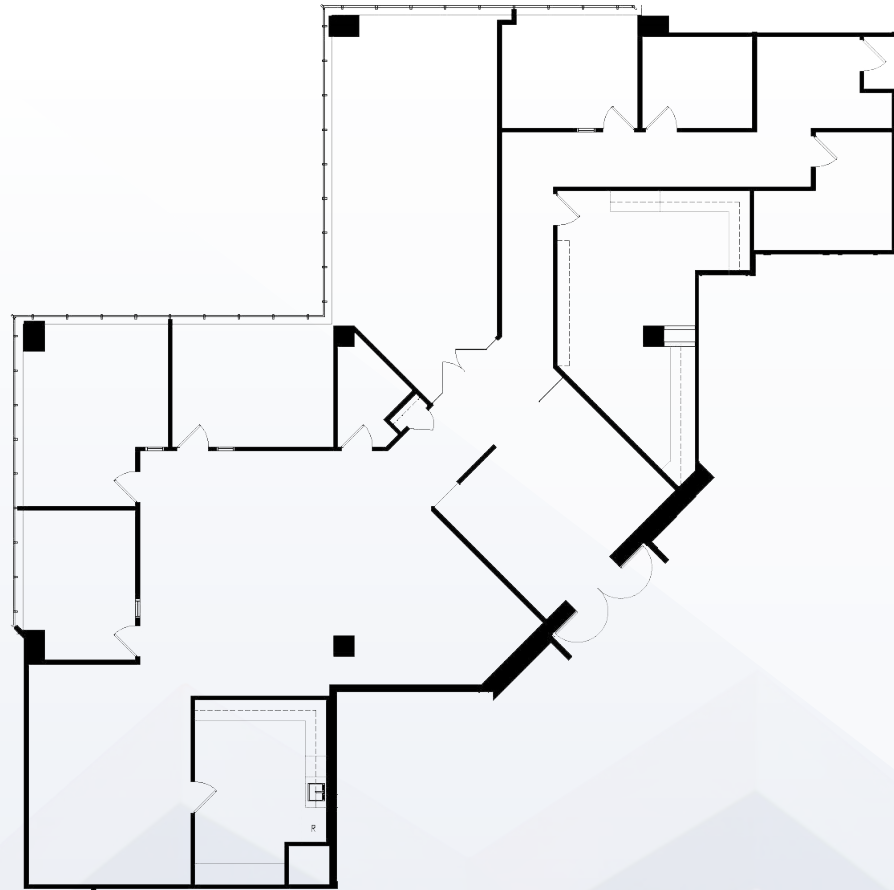
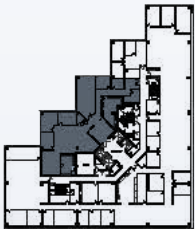


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V O N K A R M A N T O W E R S

OFFICE SPACE

SUITE 550 / 5,022 SF

- / Rent: Negotiable
- / Available: 6/1/23
- / Parking: \$75.00
Per unreserved stall, per month
in the structure parking area.
4:1,000 Usable square feet
- / Full Floor



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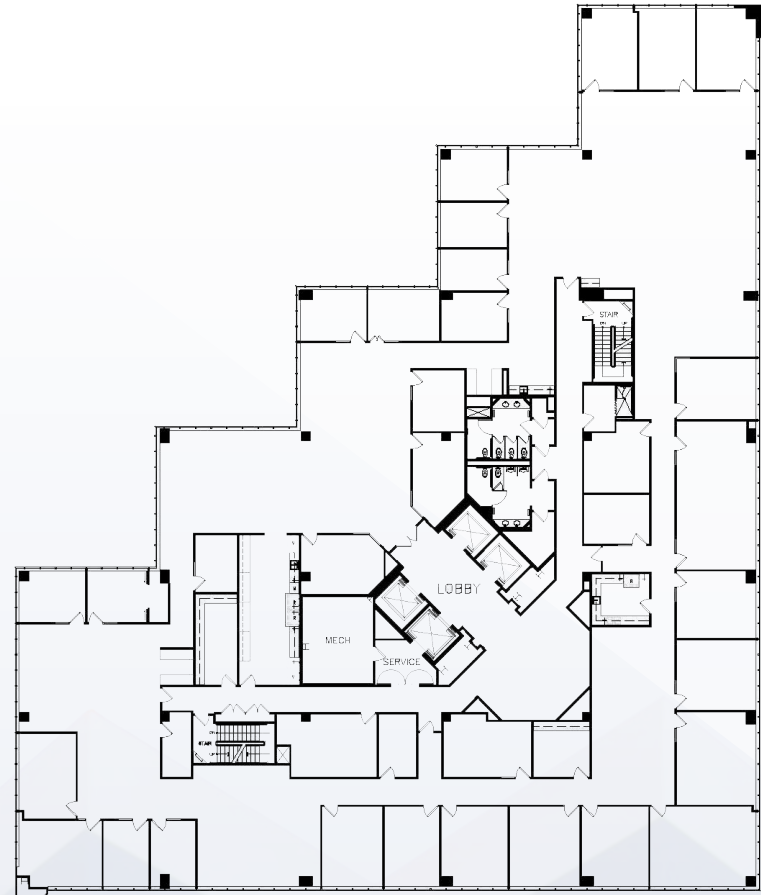
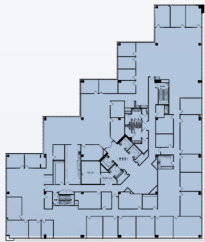


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OFFICE SPACE

SUITE 600 / 21,367 SF

- / Rent: Negotiable
- / Available: 6/1/23
- / Parking: \$75.00
Per unreserved stall, per month
in the structure parking area.
4:1,000 Usable square feet
- / Full Floor



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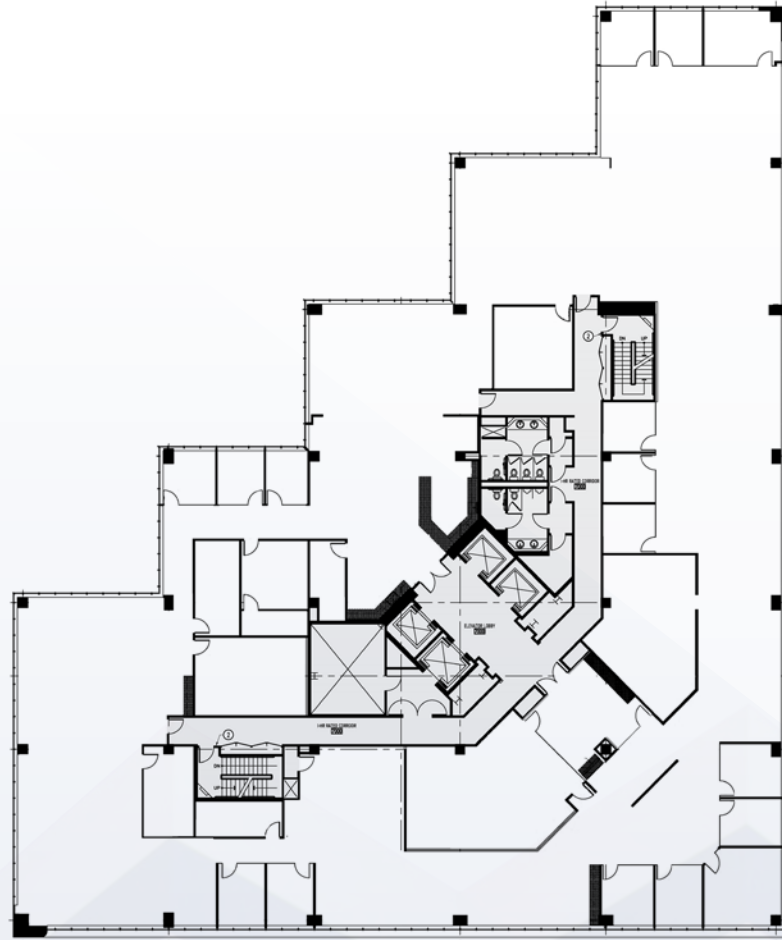


18201 VON KARMAN
V O N K A R M A N T O W E R S

OFFICE SPACE

SUITE 700 / 21,367 SF

- / Rent: Negotiable
- / Available: 1/1/23
- / Parking: \$75.00
- / Per unreserved stall, per month in the structure parking area.
4:1,000 Usable square feet
- / Double door entry, 13 Window offices, Conference room, 3 interior offices, break room, server room, storage room, workroom, copy room and open area.



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OFFICE SPACE

SUITE 1030 / 1,517 SF

- / Rent: Negotiable
- / Available: Immediate
- / Parking: \$75.00
Per unreserved stall, per month
in the structure parking area.
4:1,000 Usable square feet
- / Double door entry, 1 interior
office, 1 window office,
conference room and kitchen



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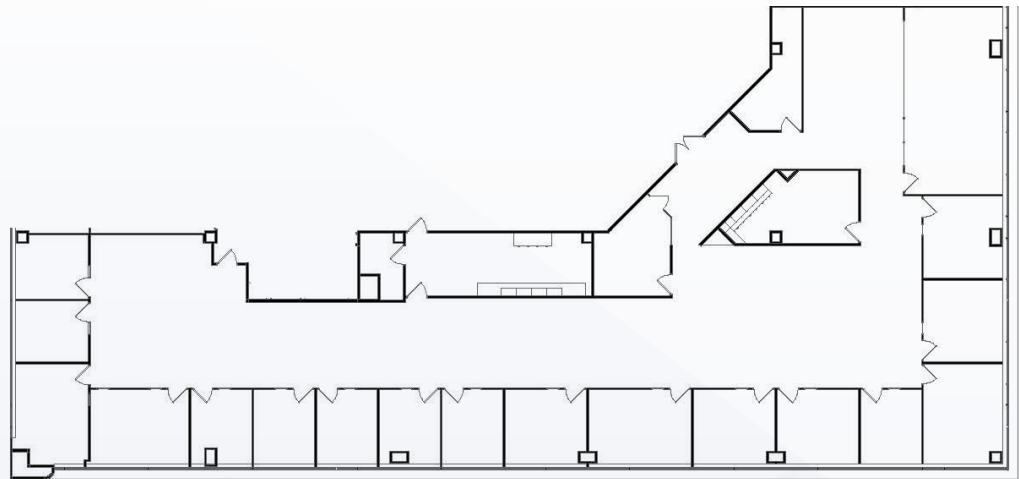
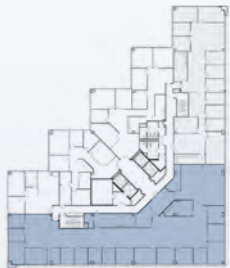
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OFFICE SPACE

SUITE 1050 / 8,949 SF

- / Rent: Negotiable
- / Available: Immediate
- / Parking: \$75.00
Per unreserved stall, per month
in the structure parking area.
4:1,000 Usable square feet
- / Double door entry off the
lobby, 17 window offices, 1
small, conference room, 1 large
conference rooms, kitchens
copy area and open area



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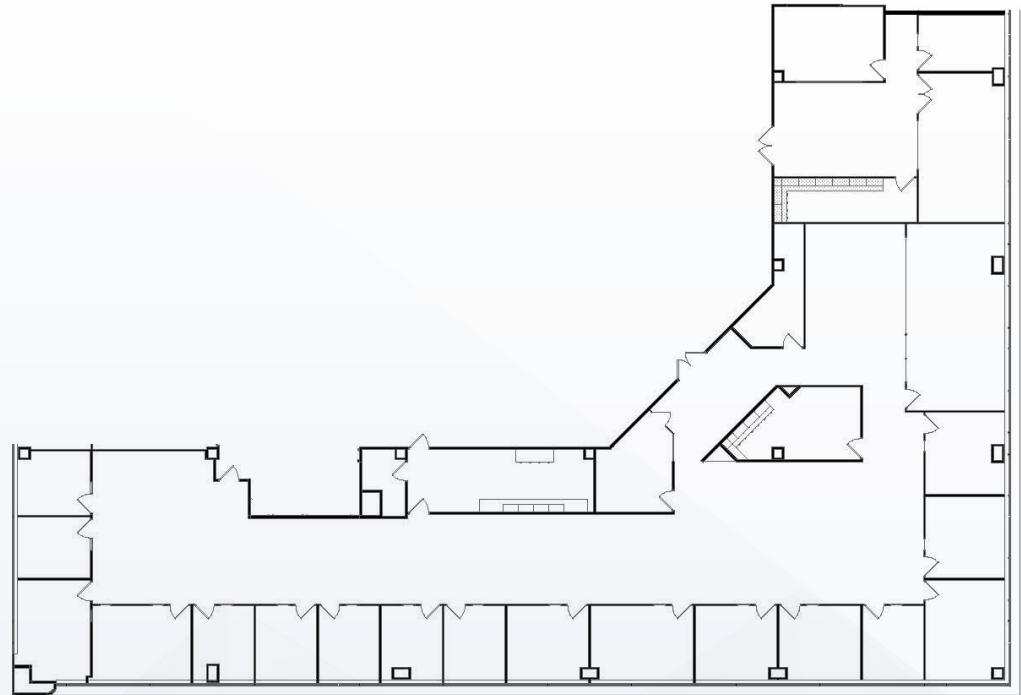
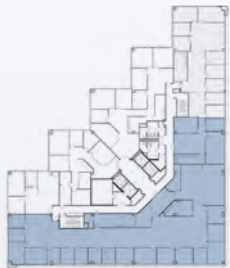


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OFFICE SPACE

SUITE 1030 & 1050 / 10,466 SF

- / Rent: Negotiable
- / Available: Immediate
- / Parking: \$75.00
Per unreserved stall, per month
in the structure parking area.
4:1,000 Usable square feet
- / Double door entry off the
lobby, 27 window offices, 1
small, conference room, 2 large
conference rooms, 2 kitchens,
copy area and open area



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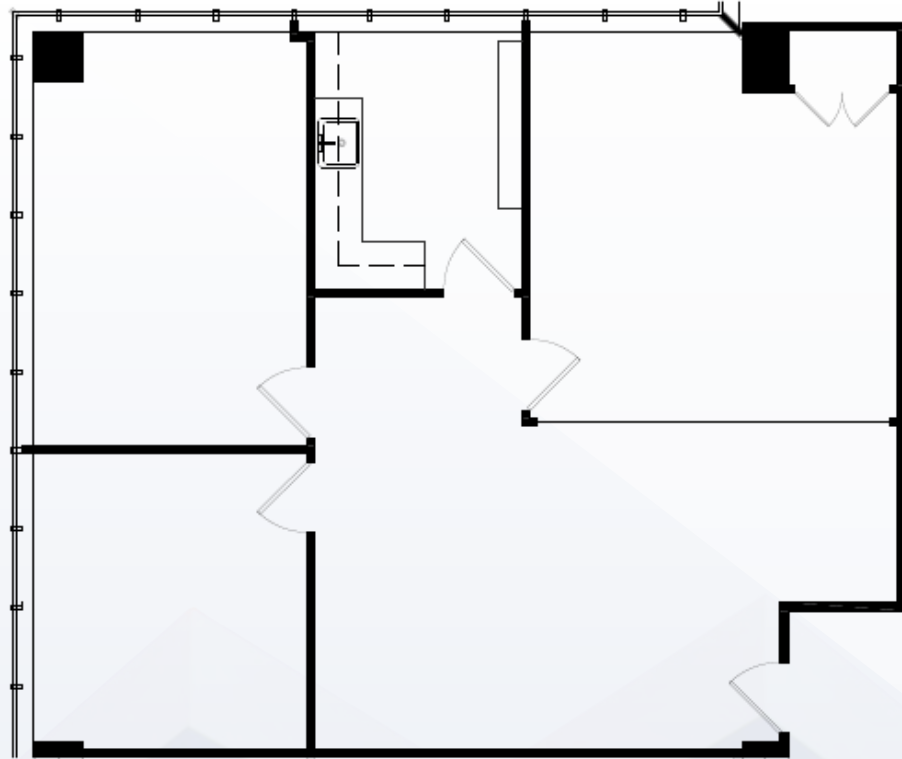


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V O N K A R M A N T O W E R S

OFFICE SPACE

SUITE 1080 / 1,373 SF

- / Rent: Negotiable
- / Available: Immediate
- / Parking: \$75.00
Per unreserved stall, per month
in the structure parking area.
4:1,000 Usable square feet
- / 3 window offices, kitchen and
open area



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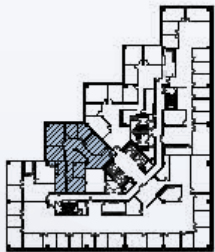


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VON KARMAN TOWERS

OFFICE SPACE

SUITE 1090 / 2,431 SF

- / Rent: Negotiable
- / Available: Immediate
- / Parking: \$75.00
Per unreserved stall, per month
in the structure parking area.
4:1,000 Usable square feet
- / Double door entry off the lobby,
4 window offices, 2 Interior
offices, conference room,
kitchen and cubicle area



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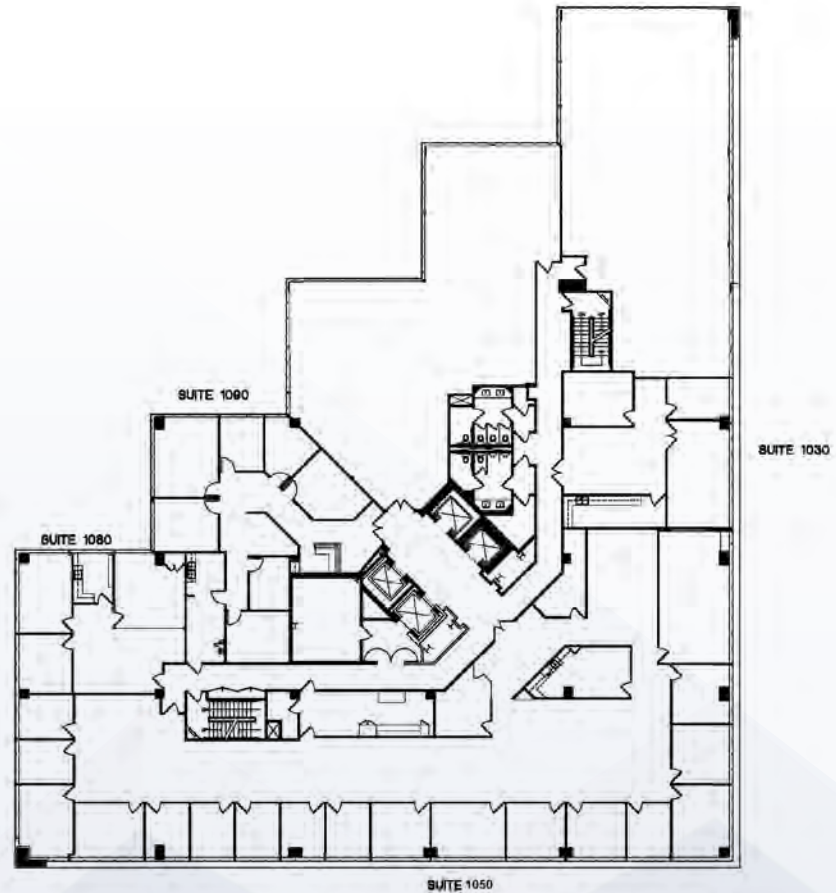
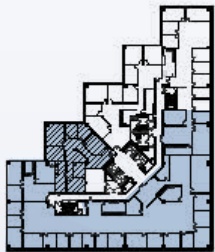


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VON KARMAN TOWERS

OFFICE SPACE

1030, 1050, 1080 & 1090 / 14,270 SF

- / Rent: Negotiable
- / Available: Immediate
- / Parking: \$75.00
Per unreserved stall, per month
in the structure parking area.
4:1,000 Usable square feet
- / 25 window offices, 3 interior offices, 1 small conference room, 3 large conference rooms, 4 kitchens, copy room and open area



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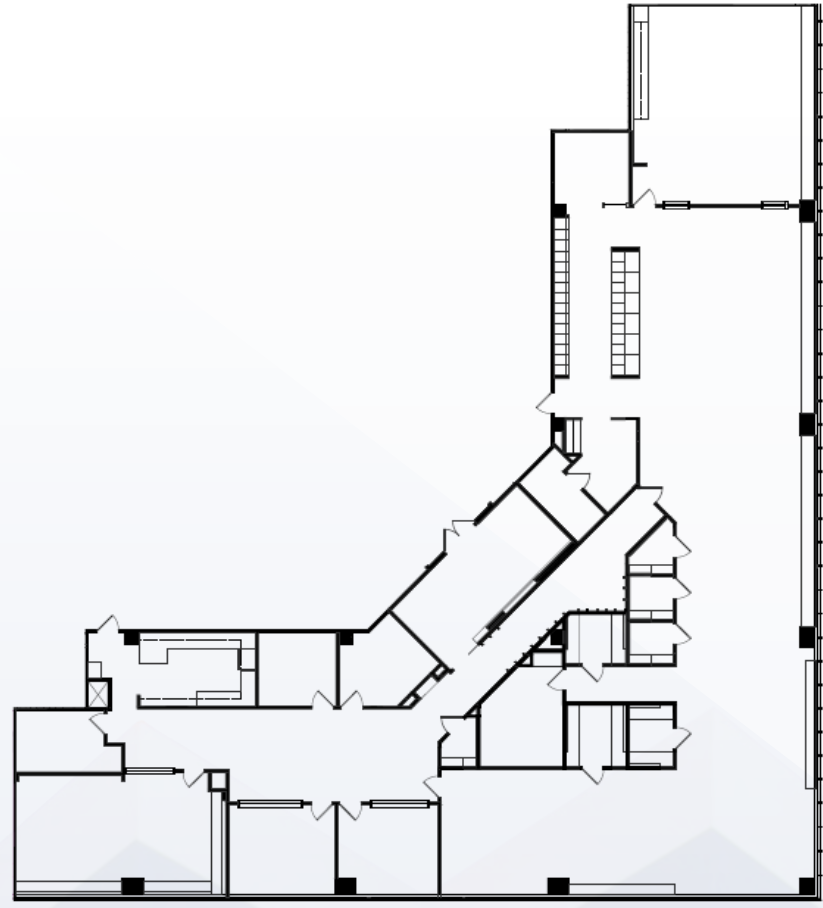
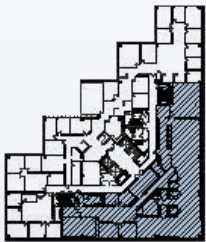


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OFFICE SPACE

SUITE 1170 /9,110 SF

- / Rent: Negotiable
- / Available: 5/1/23
- / Parking: \$75.00
Per unreserved stall, per month
in the structure parking area.
4:1,000 Usable square feet
- / Double door entry, 3 window conference rooms, 2 interior conference rooms, 6 phone rooms, storage area, copy room, open area and large kitchen and lounge on the glass



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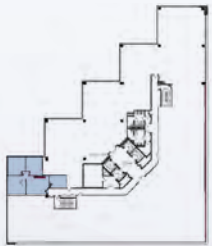
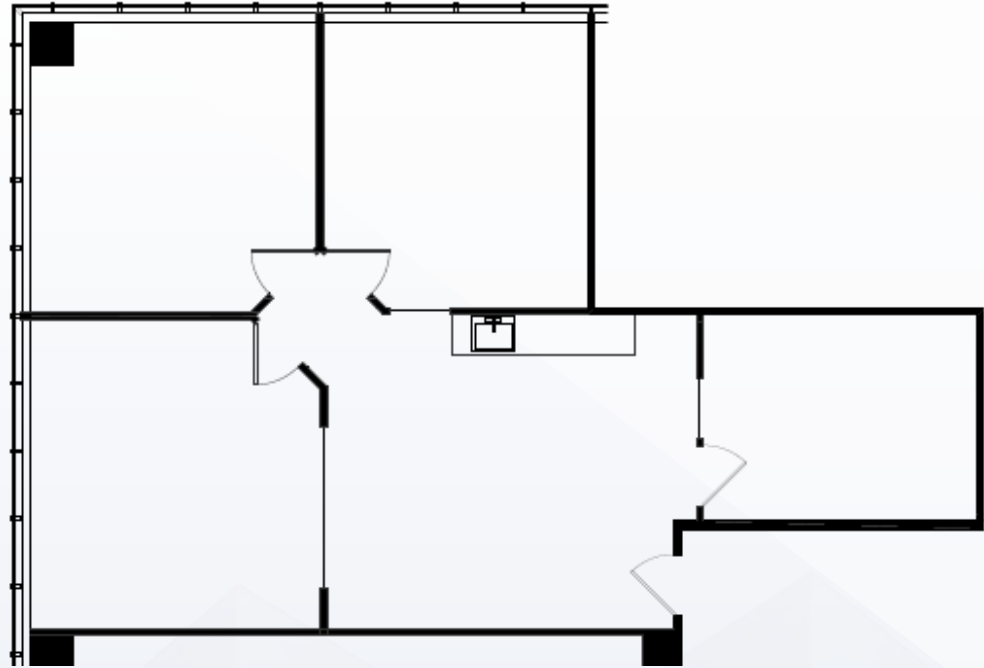


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OFFICE SPACE

SUITE 1190 / 1,334 SF

- / Rent: Negotiable
- / Available: 10/1/22
- / Parking: \$75.00
Per unreserved stall, per month
in the structure parking area.
4:1,000 Usable square feet
- / 3 Window offices, 1 interior office and
kitchen area



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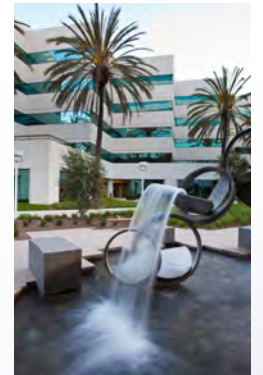
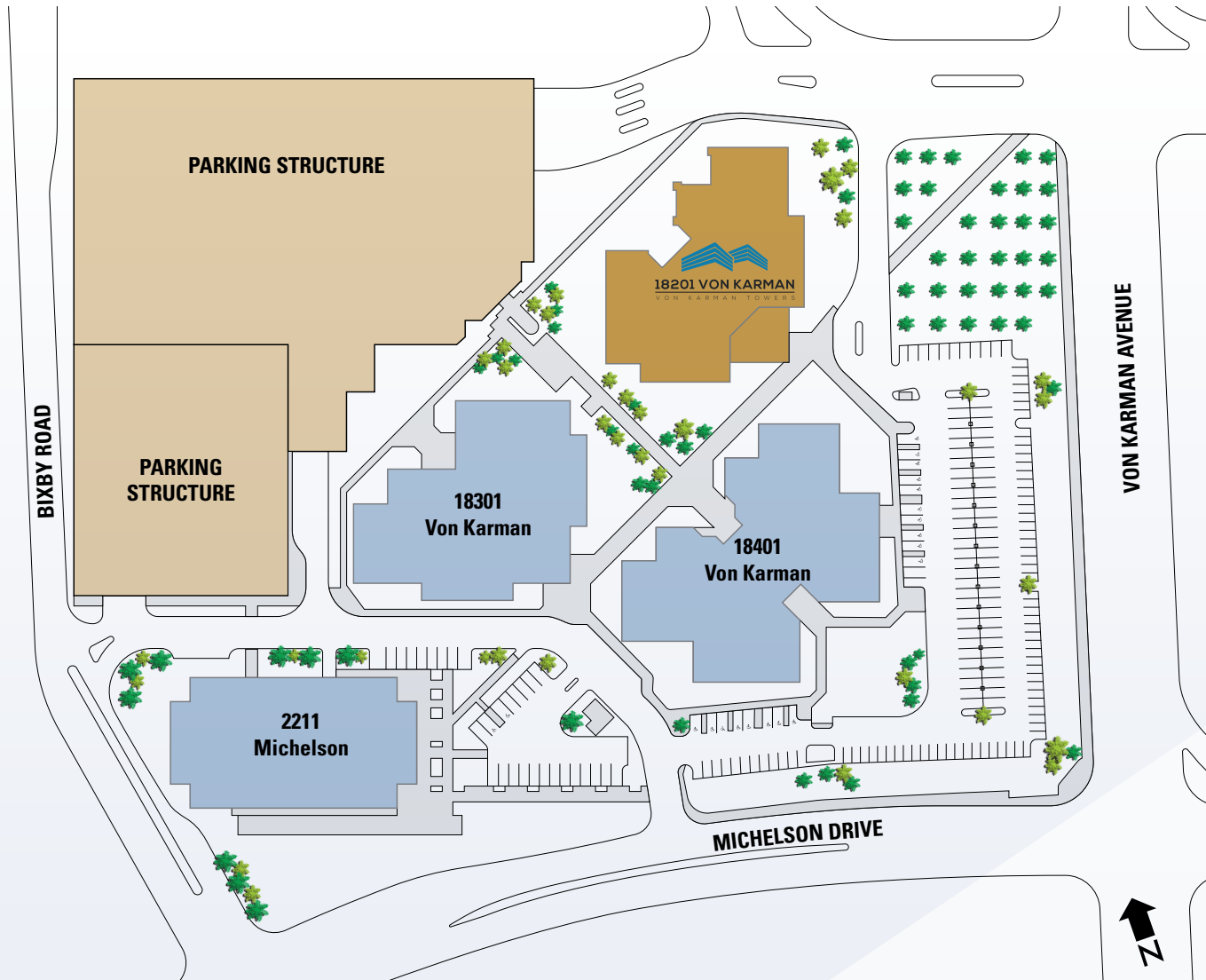
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SITE PLAN



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VON KARMAN TOWERS





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