

LIVE / WORK / PLAY / EAT!



18201 VON KARMAN

VON KARMAN TOWERS



CBRE

www.CBRE.US/18201VONKARMAN

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:

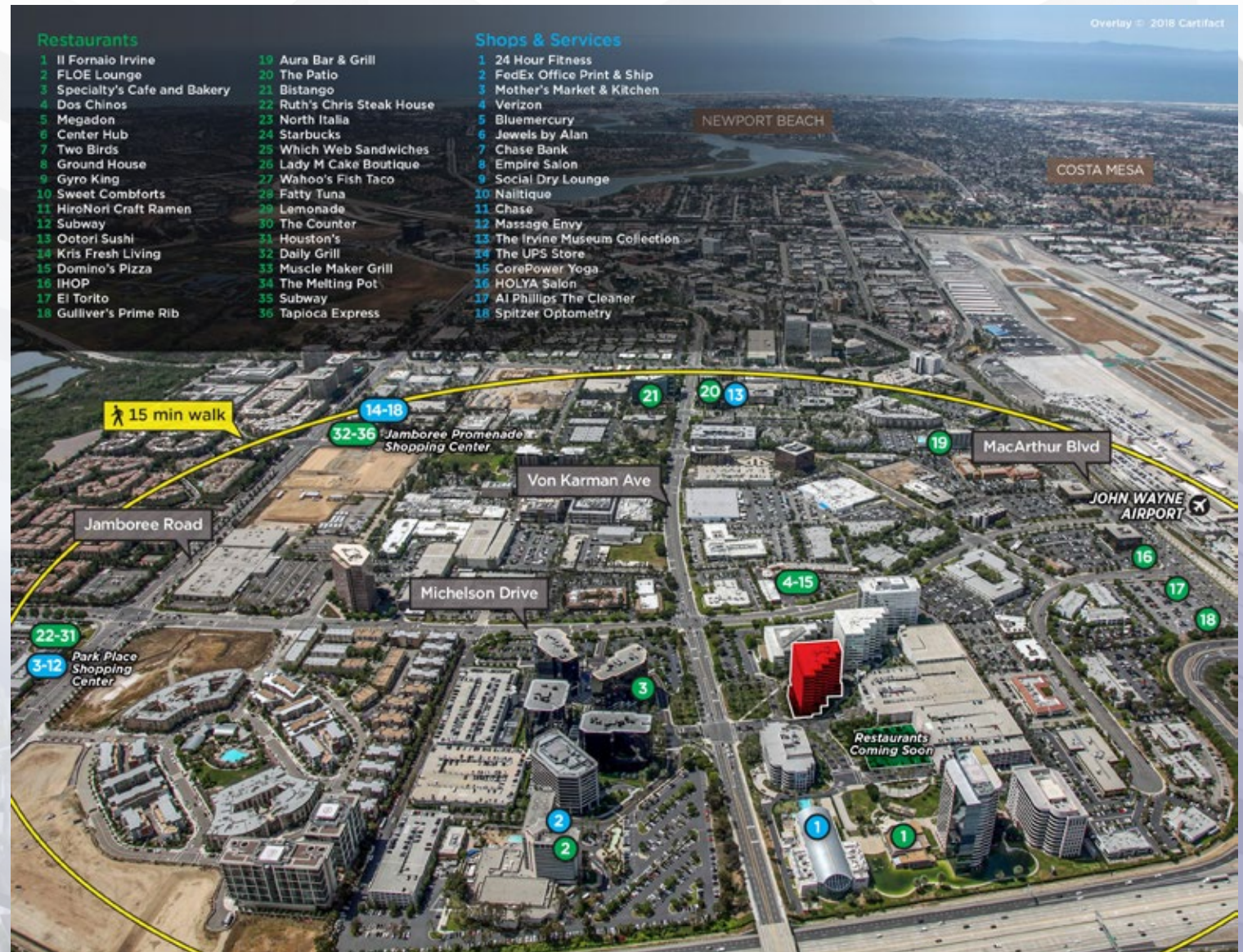
- / Dramatic pass through lobby
- / Large central plaza with water features and beautiful landscaping between the buildings
- / Highly functional floor plates
- / Electric auto charging stations



AMENITY RICH ENVIRONMENT

18201 Von Karman

benefits from an amenity rich environment. Within walking distance to an abundance of service and retail amenities including **Il Fornaio**, **Davio's Northern Italian Steakhouse**, **Starbucks**, **Specialty's Café**, **Café Terrace** (located on the ground floor of the building), **24 Hour Fitness Ultra-Sport**, **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 120 / 7,181 SF

- / Rent: Negotiable
- / Available: 5/1/19
- / Parking: \$75.00
Per unreserved stall, per month
in the structure parking area.
4:1,000 Usable square feet
- / Open area, 2 conference rooms,
kitchen, 1 interior office and
private restrooms.



CREATIVE SPEC SUITE

SUITE 150 / 6,630 SF

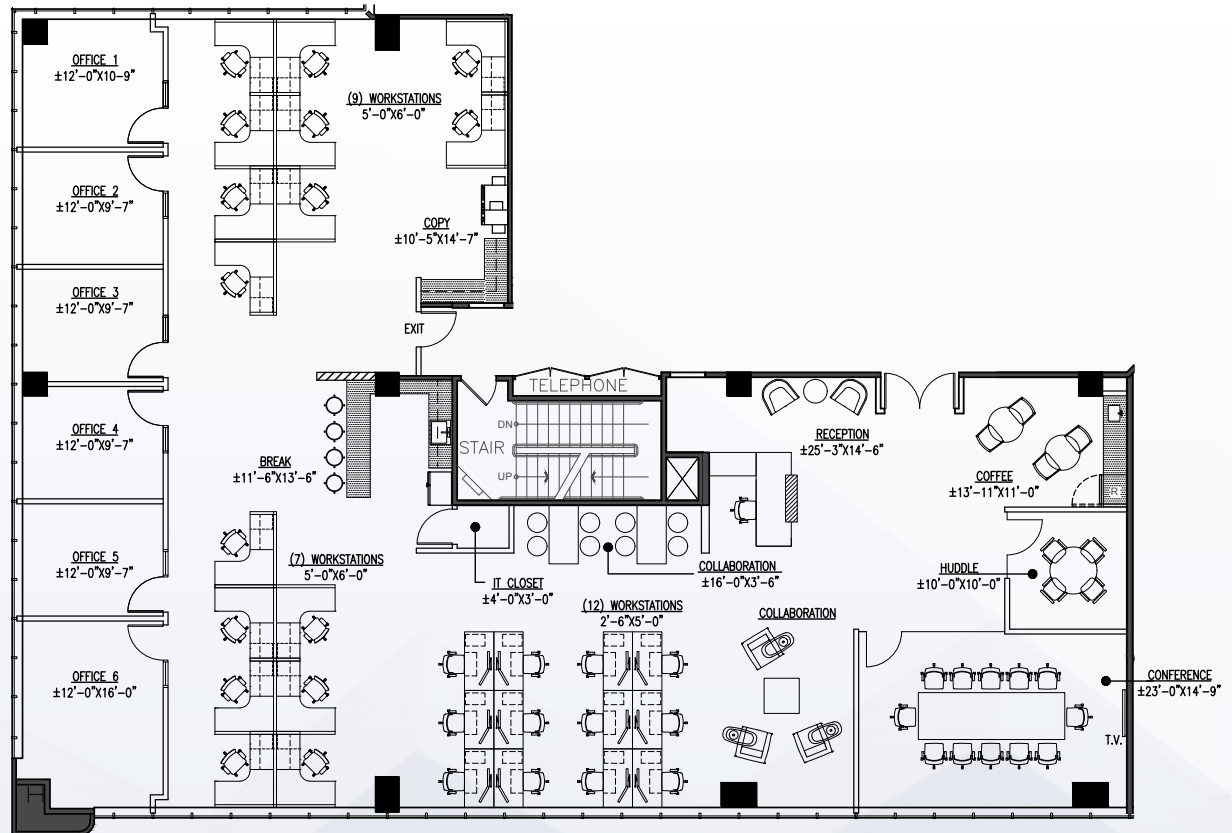
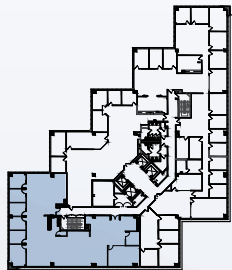
- / Rent: Negotiable
- / Available: Call to Show
- / Parking: \$75.00
Per unreserved stall, per month
in the structure parking area.
4:1,000 Usable square feet
- / New creative spec suite, 6
window offices, conference
room, private restrooms, copy
room, 2 private phone rooms,
reception area and open area.



CREATIVE SPEC SUITE

SUITE 330 / 5,577 SF

- / Rent: Negotiable
- / Available: 9/1/18
- / Parking: \$75.00
Per unreserved stall, per month
in the structure parking area.
4:1,000 Usable square feet
- / 5 Window offices, 2 interior
offices, 4 cubicles, kitchen and
open area.



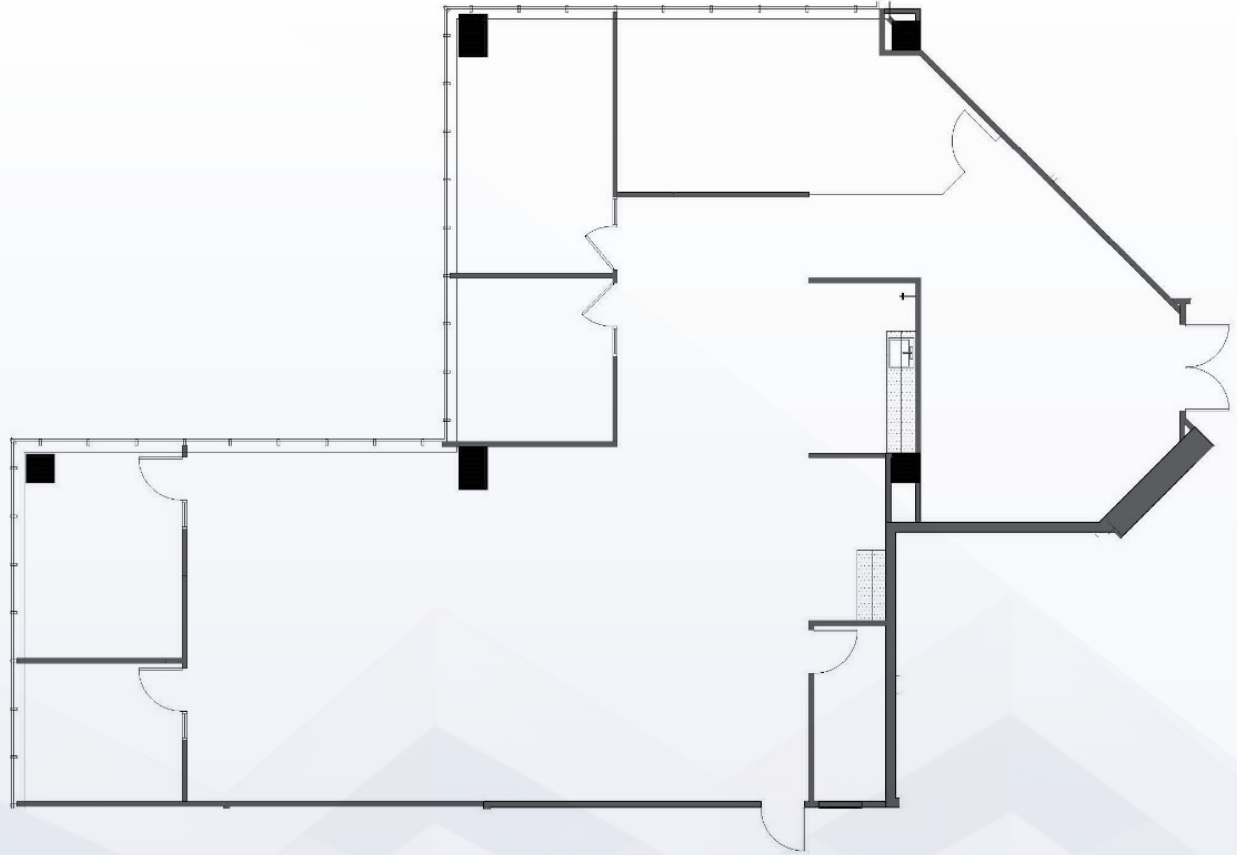


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OFFICE SPEC SUITE

SUITE 470 / 3,560 SF

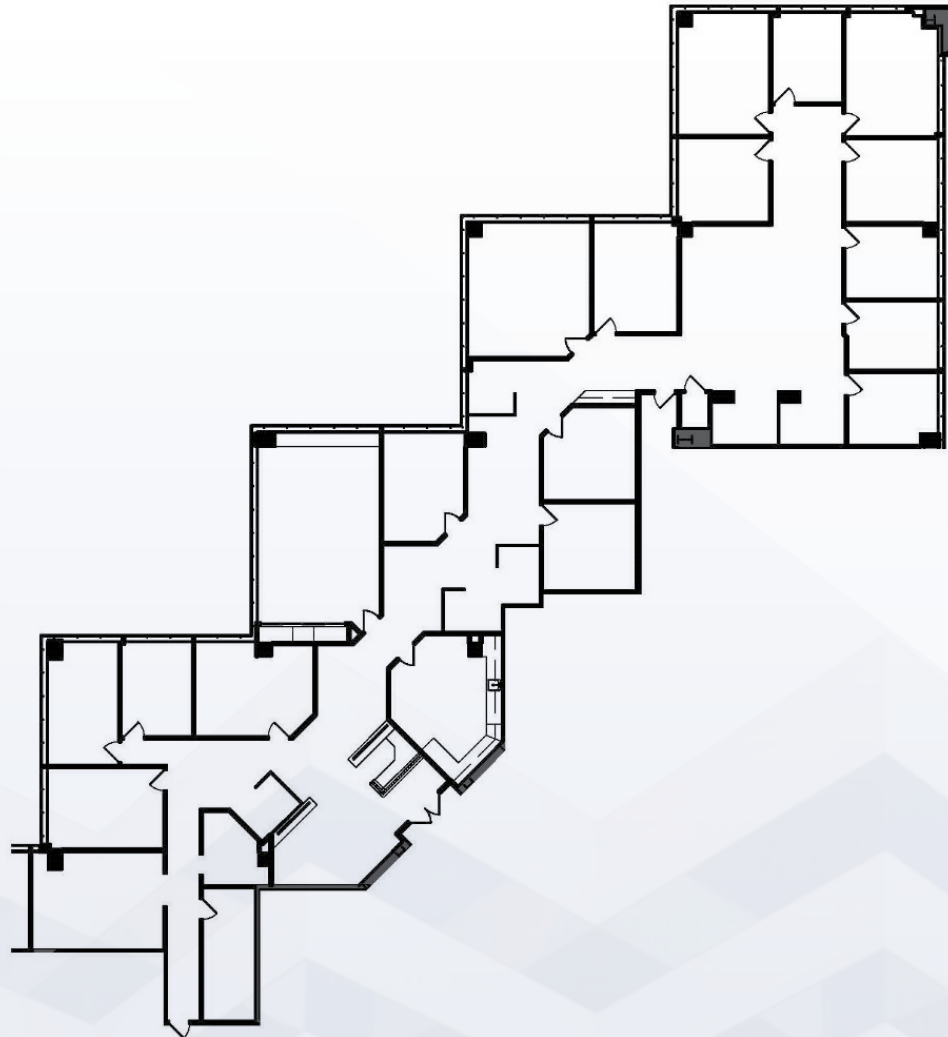
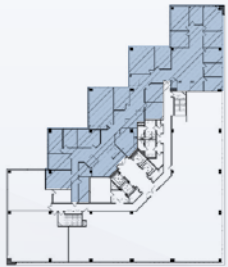
- / Rent: Negotiable
- / Available: Immediately
- / Parking: \$75.00
Per unreserved stall, per month
in the structure parking area.
4:1,000 Usable square feet
- / New spect suite under
construction. 4 Window offices,
1 interior office, reception area,
conference room, open area.



OFFICE SPACE

SUITE 1100 / 8,943 SF

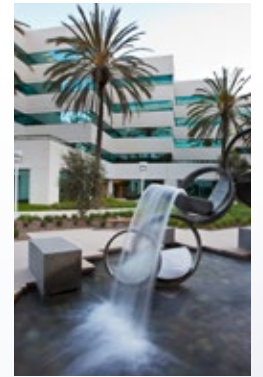
- / Rent: Negotiable
- / Available: 7/1/18
- / Parking: \$75.00
Per unreserved stall, per month
in the structure parking area.
4:1,000 Usable square feet
- / Double door entry, reception
area, 13 window offices,
conference room, work room,
kitchen, open area.



SITE PLAN



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AVENUE



VON KARMAN





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

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