LIVE / WORK / PLAY / EAT!





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.

WWW.CBRE.US/18201VONKARMAN

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 1-405, 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 II 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.

1222

		Shops & Services		
1 Il Fornaio Irvine	19 Aura Bar & Grill	1 24 Hour Fitness		
2 FLOE Lounge	20 The Patio	2 FedEx Office Print & Ship		
Specialty's Cafe and Bakery	21 Bistango	3 Mother's Market & Kitchen		
4 Dos Chinos	22 Ruth's Chris Steak House	4 Verizon	the second s	AND DESCRIPTION OF THE OWNER
5 Megadon	23 North Italia	5 Bluemercury	NEWPORT BEACH	and the second se
6 Center Hub	24 Starbucks	6 Jewels by Alan		
7 Two Birds	25 Which Web Sandwiches	7 Chase Bank		
B Ground House	26 Lady M Cake Boutique	8 Empire Salon	and the second sec	
9 Gyro King	27 Wahoo's Fish Taco	9 Social Dry Lounge	The state of the state of the state of	COSTA MESA
10 Sweet Combforts	28 Fatty Tuna	10 Nailtique	PA. Charles Mile 12 Parts and a state	AND DESCRIPTION OF A DE
11 HiroNori Craft Ramen	29 Lemonade	11 Chase		THE REAL PROPERTY OF THE PARTY
12 Subway	30 The Counter	12 Massage Envy		
13 Ootori Sushi	31 Houston's	13 The Irvine Museum Collection	Charles and Charles and Anna	
14 Kris Fresh Living	32 Daily Grill	14 The UPS Store		the second se
15 Domino's Pizza	33 Muscle Maker Grill	15 CorePower Yoga	ALL DE LE DE	A Company and the second
16 IHOP	34 The Melting Pot	16 HOLYA Salon	Alternation and the second statement	and the second s
17 El Torito	35 Subway	17 Al Phillips The Cleaner		and - Color
18 Gulliver's Prime Rib		18 Spitzer Optometry	Service State of the State of t	and the second s
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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.





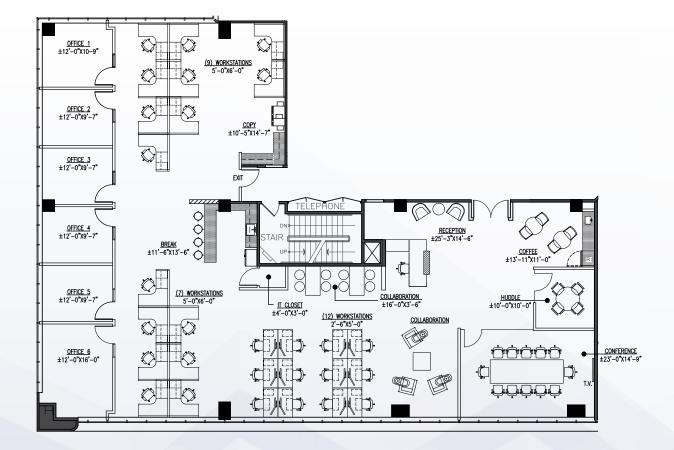


CREATIVE SPEC SUITE

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.



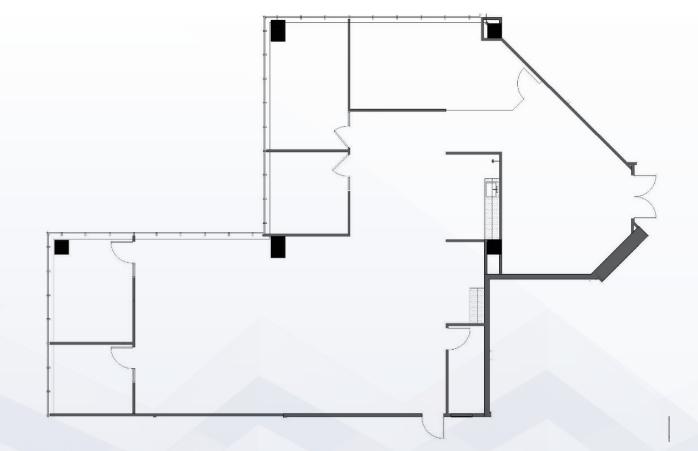




OFFICE SPEC SUITE

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.





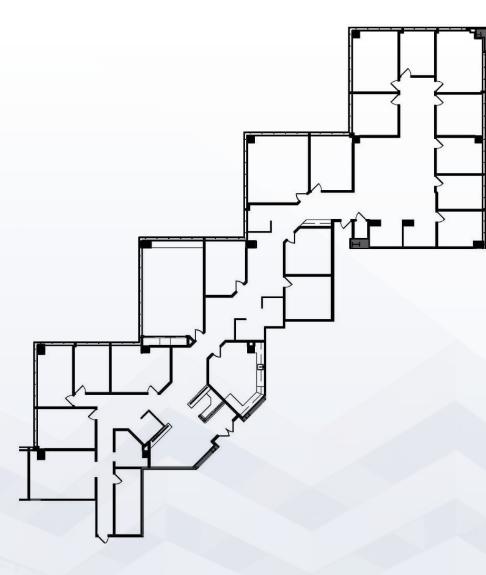


OFFICE SPACE

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







18201 VON KARMAN

VON KARMAN TOWERS

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