

The background of the page is a photograph of a modern office building with a glass and concrete facade. A semi-transparent blue rectangular overlay covers the lower two-thirds of the image, serving as a background for the text.

# LOCALLY OWNED RELATIONSHIP FOCUSED

**18301** | Von Karman

# ELEGANTLY EFFICIENT

18301 Von Karman is an 11-story, BOMA award winning, Class A office building located within the prestigious Von Karman Towers office campus in Orange County. Von Karman Towers is a sprawling 75-acre master planned business campus that encompasses award-winning landscaping, tranquil stream, reflecting pond and signature water sculptures.

A premier location within the OC Airport area, 18301 Von Karman is easily accessible to the area's major freeways including the 405, 55 and 73, within close proximity to John Wayne Airport and convenient to the beach communities throughout Southern California.



# Prime Location



## BEST-IN-CLASS

227,842 SF, 11-story,  
Class-A Office

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## ACCESSIBLE

Immediate access to John Wayne  
Airport, I-405, SR-55 and SR-73

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## PROMINENT

Located in the prestigious  
Von Karman Towers Office Campus

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## AWARD WINNING

BOMA

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## MODERN AMENITIES

Includes top onsite amenities and  
adjacent fitness and food options

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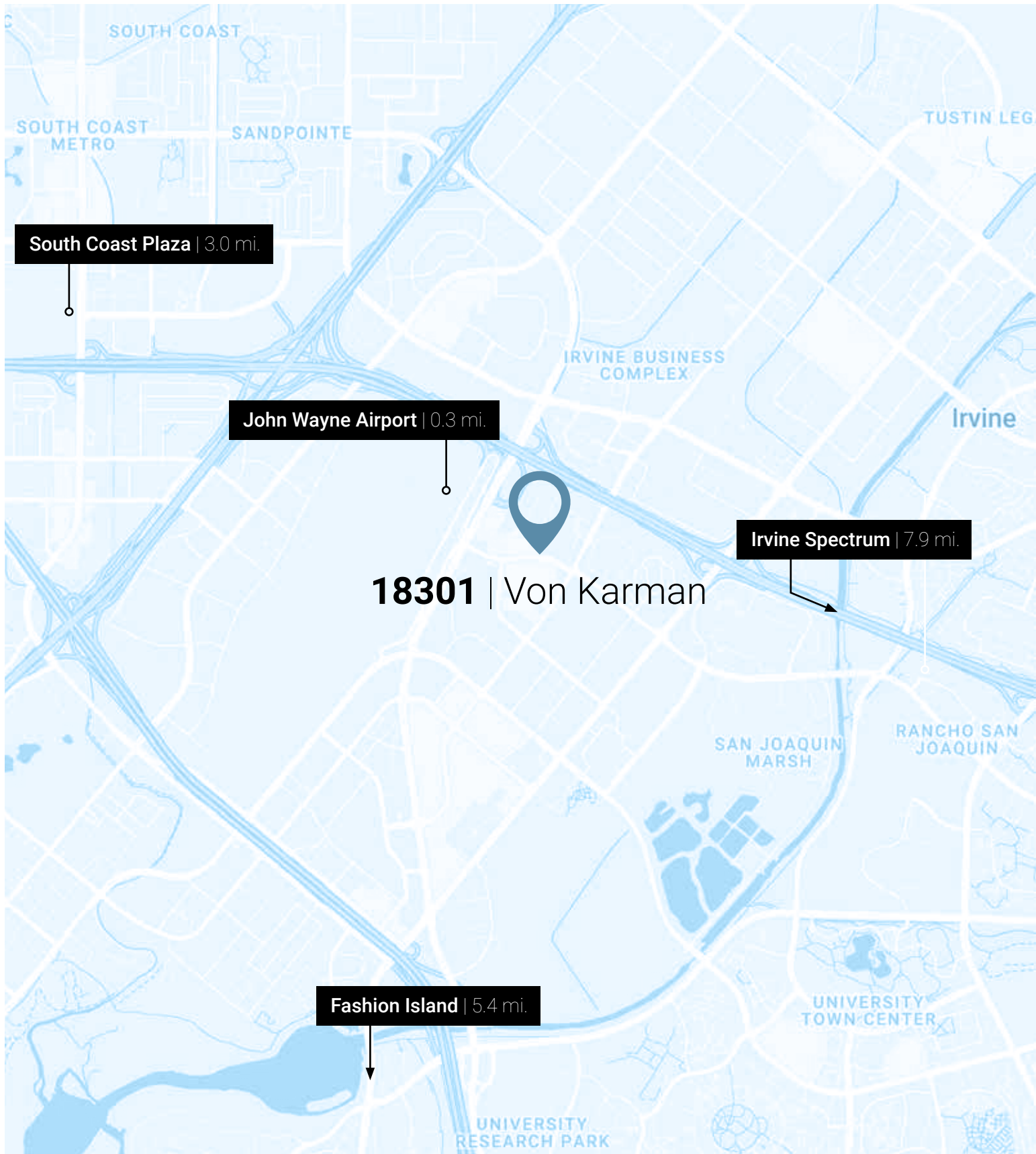
## AMPLE PARKING

4.00 : 1,000 USF

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South Coast Plaza | 3.0 mi.

John Wayne Airport | 0.3 mi.

**18301** | Von Karman

Irvine Spectrum | 7.9 mi.

Fashion Island | 5.4 mi.





South Coast Plaza



# CENTRALLY LOCATED

18301 Von Karman offers excellent visibility and immediate access to San Diego via the I-405 Freeway. Convenient connections to Newport Beach and Costa Mesa via the SR-55 Freeway and San Joaquin Hills via the SR-73 Freeway make the commute a breeze. It's only a half-mile away from John Wayne Airport.









# NEARBY AMENITIES

18301 Von Karman is ideally positioned within the Von Karman Towers office campus with many attractive amenities including a new conference center arriving Q1 2024.

## FITNESS FACILITIES

- ① Equinox Sports Club
- ② LA Fitness
- ③ Life Time - Irvine

## SALON/SPAS

- ⑬ Glyph Salon
- ⑭ LifeSpa
- ⑮ Social Dry Lounge
- ⑯ T5 Hair

## HOTELS

- ④ AC Hotel
- ⑤ Hilton
- ⑥ Marriott

## TRANSPORTATION

- ⑰ John Wayne Airport

## FOOD & DRINKS

- ⑦ Bosscat Kitchen & Libations
- ⑧ Il Fornaio
- ⑨ Duck Donuts
- ⑩ Krisp Fresh Living Café  
Pandor Artisan Bakery & Café  
(Coming Soon)
- ⑪ North Italia
- ⑫ Otoro Sushi
- ⑬ Ruth's Chris
- ⑭ Ten Asian Bistro (Sushi)
- ⑮ Trade Market Place  
& Food Hall







# AVAILABLE SPACE

Suite	Size (RSF)	Space Details
120	5,214	Spec suite available end of 2024. 4 offices, conference room and open area.
330	7,282	12 offices, 1 conference room and a kitchen.
450	4,668	Spec suite - 5 offices, 2 conference rooms, break room.
550	1,822	Spec suite available February 2025. 2 offices, kitchenette, reception and open area.
600	21,602	Creative full floor build-out, fully furnished.
760	3,356	Spec suite available November 2024. 6 exterior offices and 1 conference room.
770	2,058	Spec suite available November 2024. 6 exterior offices and 1 conference room.
760, 770	5,414	Contiguous potential for suites.
810	2,770	Spec Suite available November 2024. 2 offices, conference room and open space.
820	2,936	Spec Suite available November 2024. 3 offices, and open space for a bullpen.
810, 820	5,706	Contiguous potential for suites.
830	1,964	Spec Suite available November 2024. 3 offices, 1 meeting room and open space.
900	7,173	<b>Available March 2025.</b>











# QUALITY FIT & FINISH

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Our class-A work environments elevate your company's image and game. Giving you an edge with recruitment, culture and retention.





GREENLAW  
LEASING

Orange  
County

**18301** | Von Karman

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