

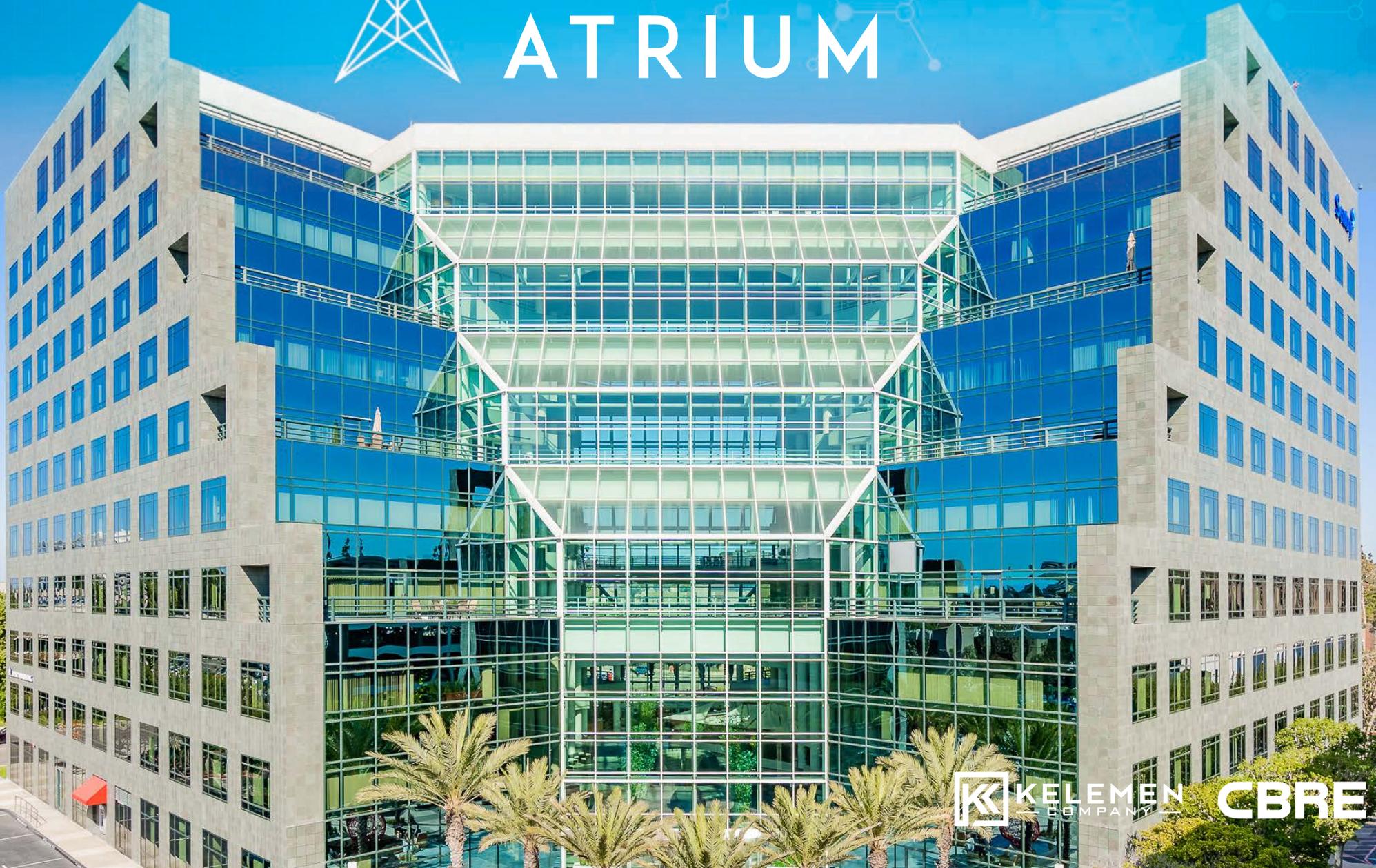
MEDICAL SPACES AVAILABLE FOR LEASE

19100 & 19200 VON KARMAN, IRVINE CA



— THE —

ATRIUM





Ten-Story twin towers within a dramatic glass enclosed atrium



Adjacent to Orange County Airport and close to all major freeways, hotels, restaurants and services



On site amenities include a four star restaurant, Bistango, in addition to casual dining, financial services, car wash and basement storage



## PROPERTY FEATURES



Building Fitness Center



Building Conference Room



On-Site Property Management Office



24 Super Charging Stations (coming soon)



Barbershop



Dry Cleaning Service



On site building café Checkers, coffee shop Cassel Earth Coffee, and four star restaurant Bistango

# PROPERTY HIGHLIGHTS



**Year Built**  
1984



**Structure**  
Steel, Rigid Frame and  
Type 1 Reinforced Concrete



**Ceiling Heights**  
Ground: 12' average  
Floors: 9' average



**Typical Floor Size**  
11,000 – 16,000



Minutes away from UCI  
Health Irvine Medical Center



Convenient access to  
405 Freeway and 73 Toll Road



# AVAILABILITIES

## 19100 VON KARMAN

SUITE	SF AVAILABLE	CONTIG.	SUITE DESCRIPTION
180 	3,159	—	Lobby space with glass fronts, 2 offices, large conference room, kitchen, and large open area.
250 	3,713	8,752	Double door entry, 7 window offices, conference room, kitchen and reception area.
280  	2,864	8,752	4 Window offices, 1 interior office, conference room, kitchen and open area.
350  	2,065	—	3 offices, conference room, Kitchen, and large open efficient space.
370 	2,025	—	Corner suite – one office, kitchen, large conference room, and open area. Available May.
400 	4,591	—	Double door entry, 7 window offices, reception area, kitchen, copy area, cubicle space
570	3,235	—	Corner suite – two offices, kitchen, conference room, and open area.
610 	2,533	8,438	Hypothetical Medical plan
650 	5,905	8,438	Double door entry, 4 private offices, conference room, kitchen, storage, and large open area. Available August.

 [Click to view floor plans](#)

 [Click to view virtual tours](#)



# AVAILABILITIES

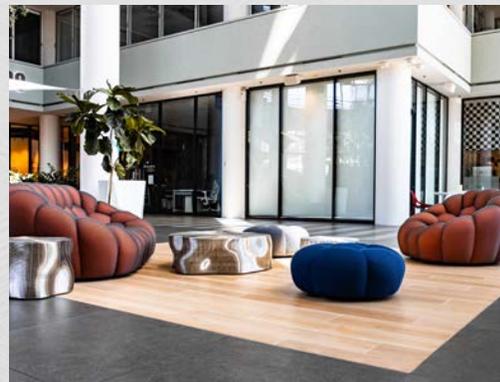
## 19200 VON KARMAN

SF

SUITE	AVAILABLE	CONTIG.	SUITE DESCRIPTION
200 	7,183	—	Double door entry, 7 interior offices, window lined conference room, kitchen, open area and balcony.
300 	2,267	—	Double door entry, 3 window offices, kitchen and copy room.
360 	2,624	—	Double door entry, 6 window offices, 2 interior offices, kitchen, storage room and copy room.
510 	7,454	—	Double door entry, 1 window office, 2 interior conference rooms, 8 interior offices and open area.
900 	3,652	—	Double door entry, 4 window offices, 2 interior offices, kitchen, conference room & storage room. Bridge access.
940  	3,681	—	8 Window offices, kitchen and open area.

 [Click to view floor plans](#)

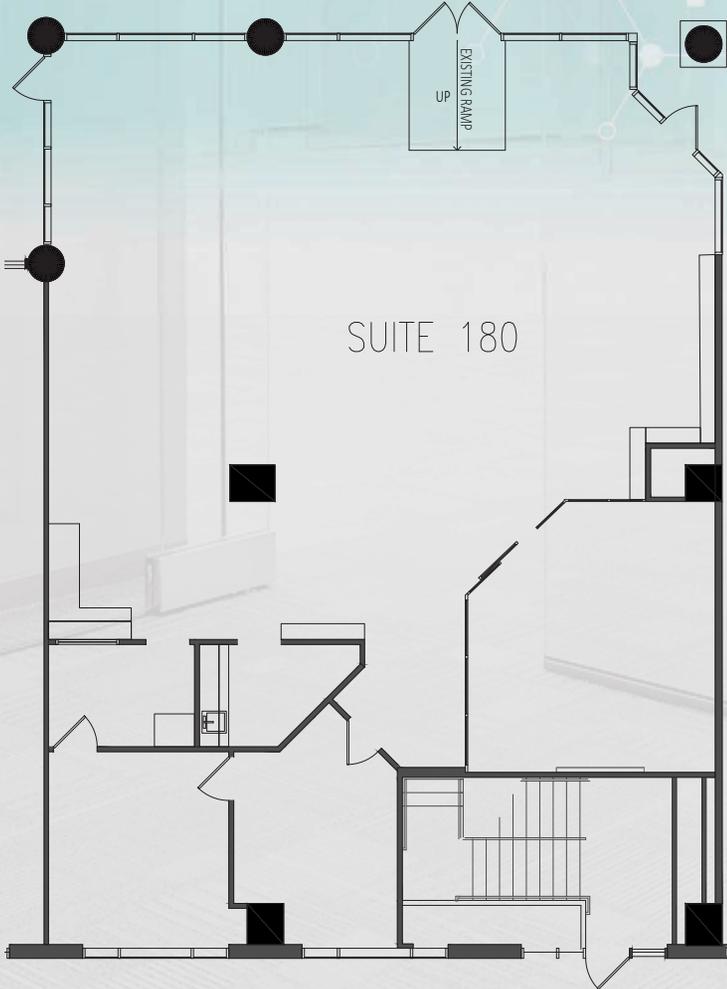
 [Click to view virtual tours](#)



# AVAILABILITIES

19100 | SUITE 180

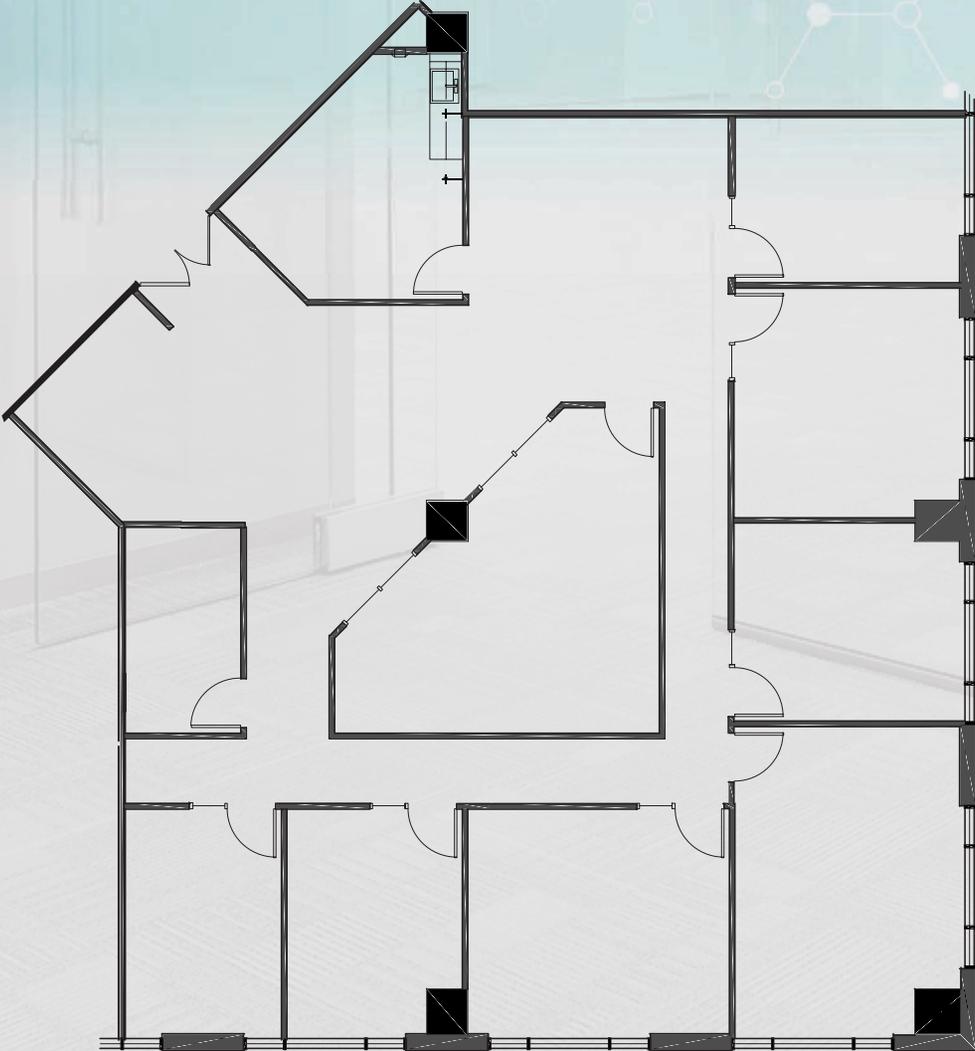
±3,159 SF



# AVAILABILITIES

19100 | SUITE 250

±3,713 SF

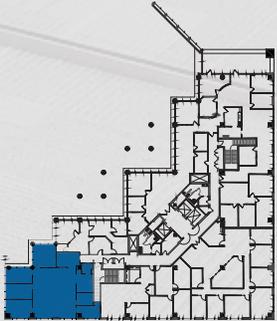
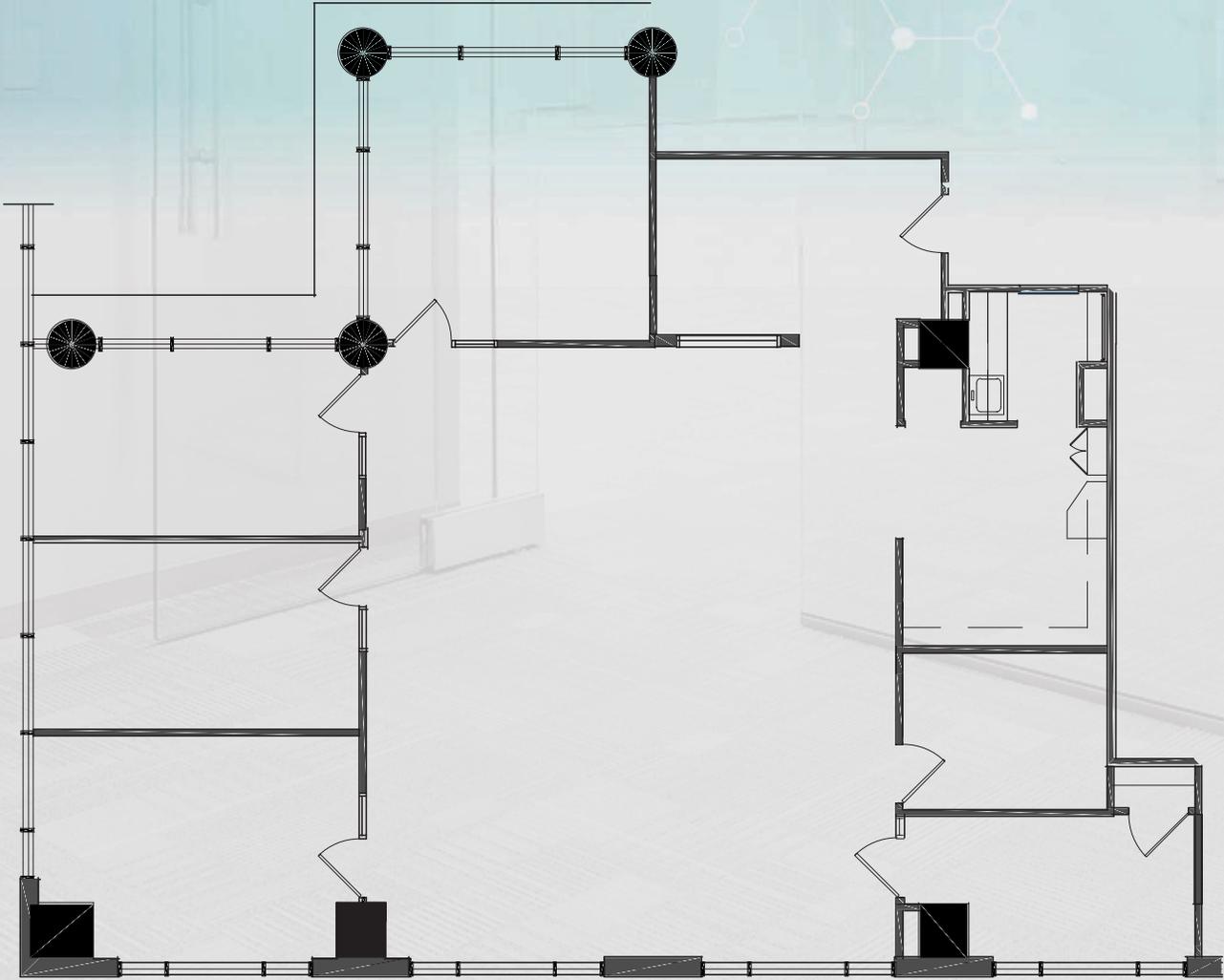


# AVAILABILITIES

19100 | SUITE 280

±2,864 SF

360°

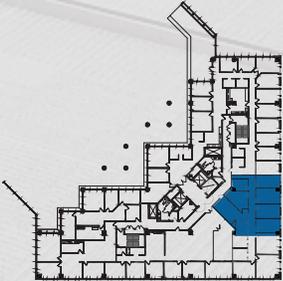
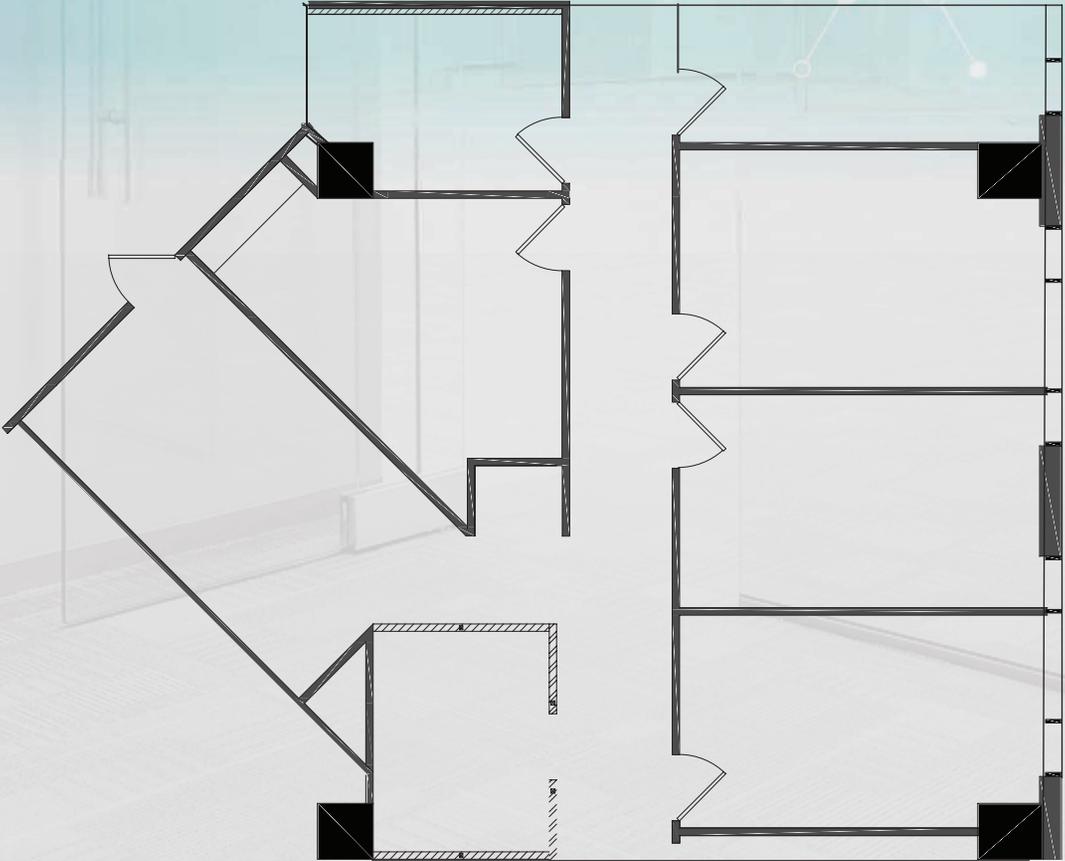


# AVAILABILITIES

19100 | SUITE 350

±2,065 SF

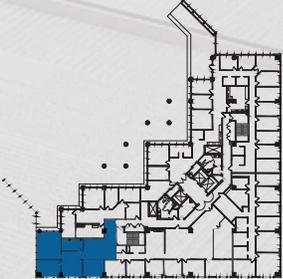
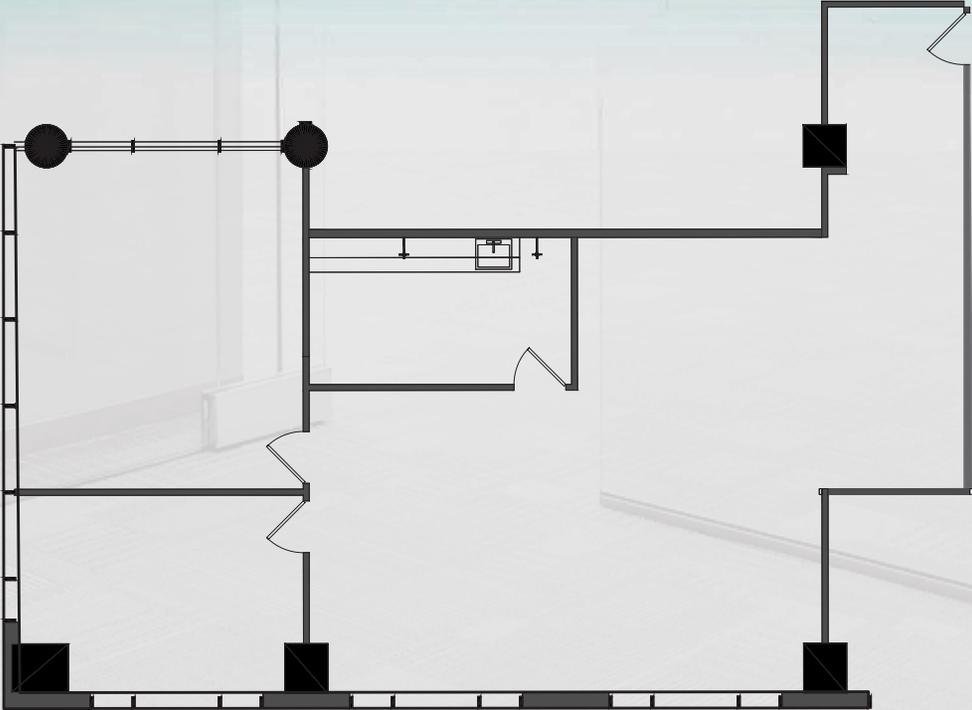
360°  

# AVAILABILITIES

19100 | SUITE 370

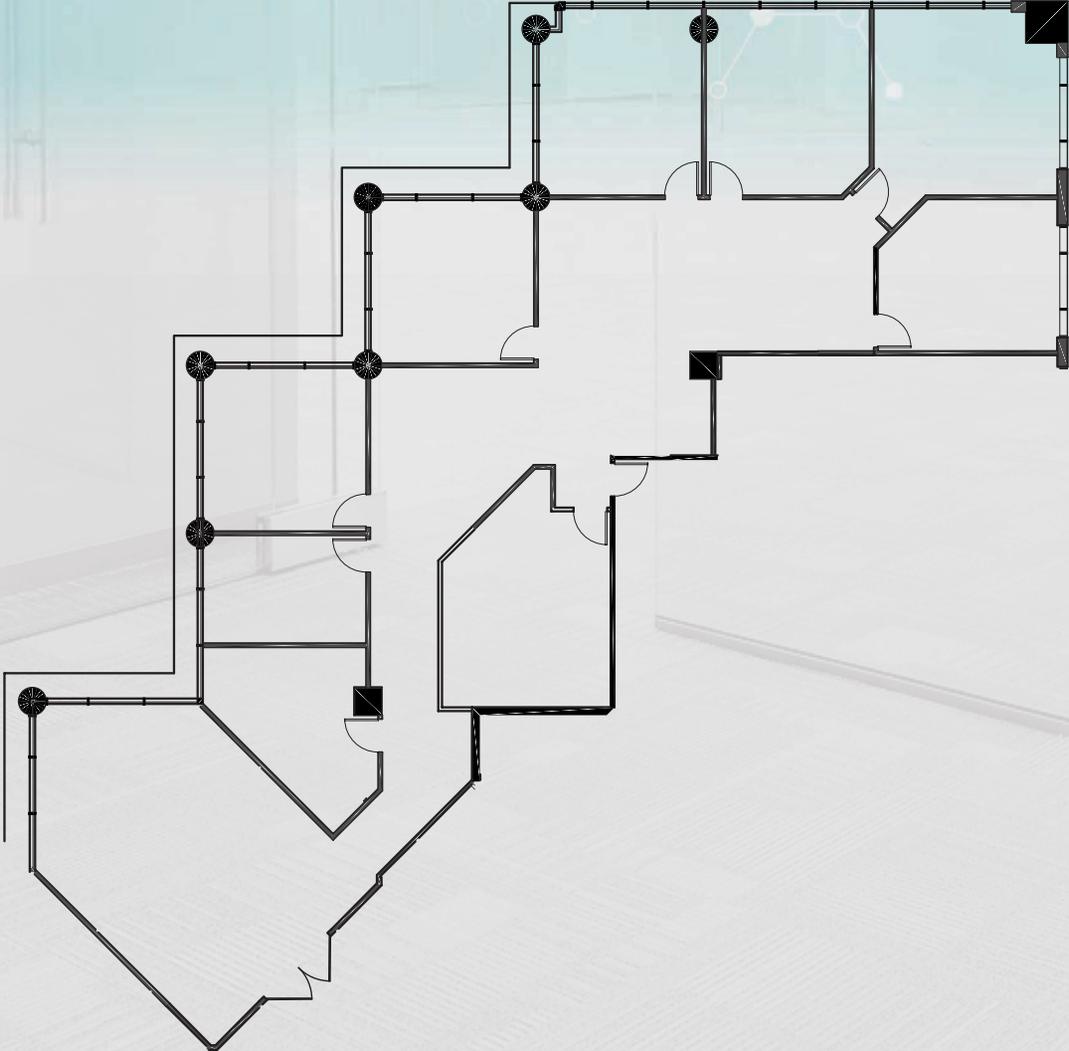
±2,025 SF



# AVAILABILITIES

19100 | SUITE 400

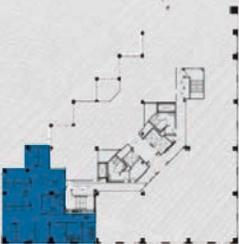
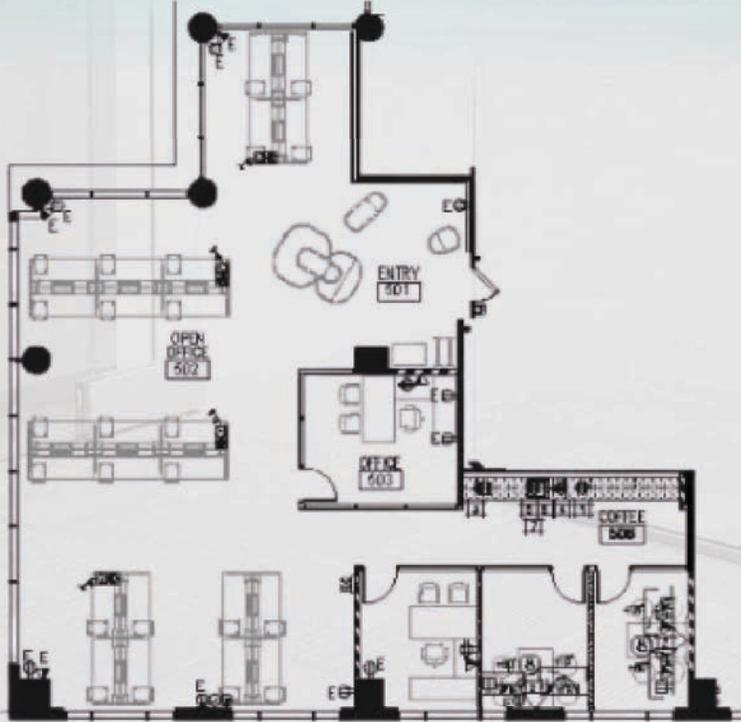
±4,591 SF



# AVAILABILITIES

19100 | SUITE 570

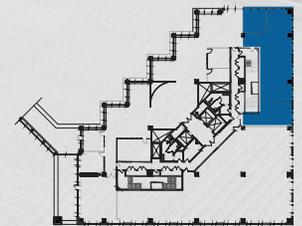
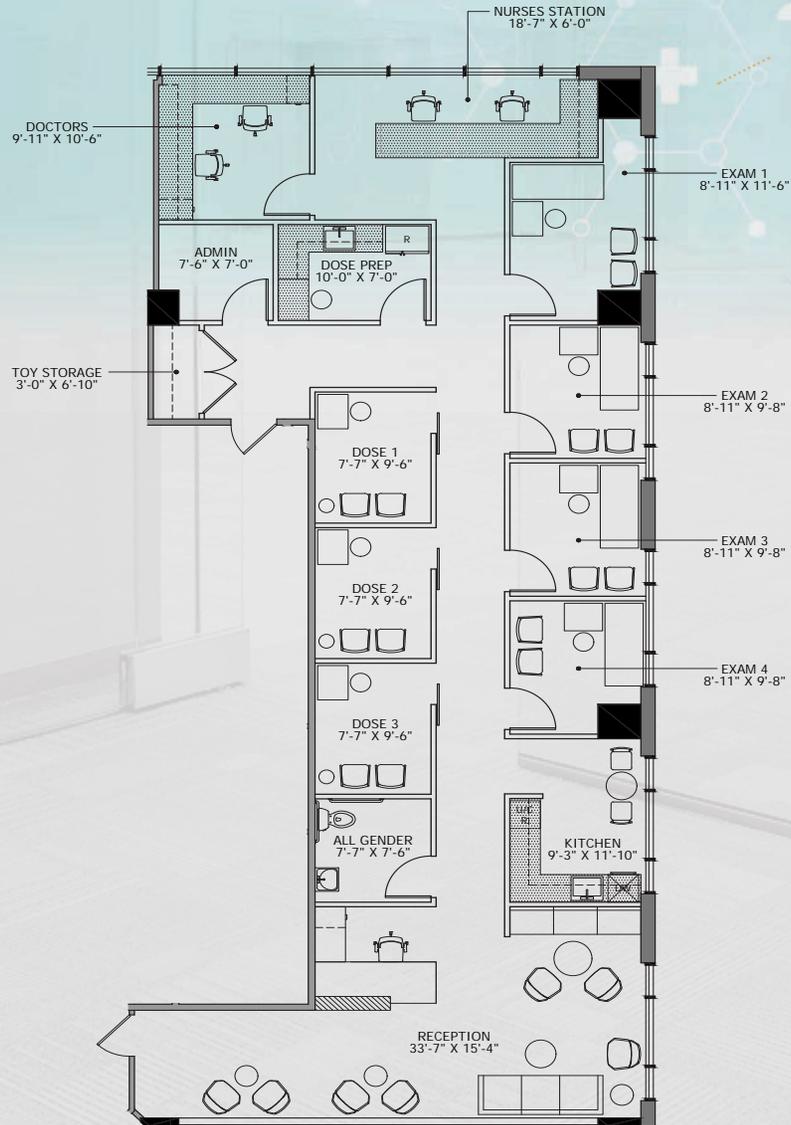
±3,235 SF



# AVAILABILITIES

19100 | SUITE 610

±2,533 SF

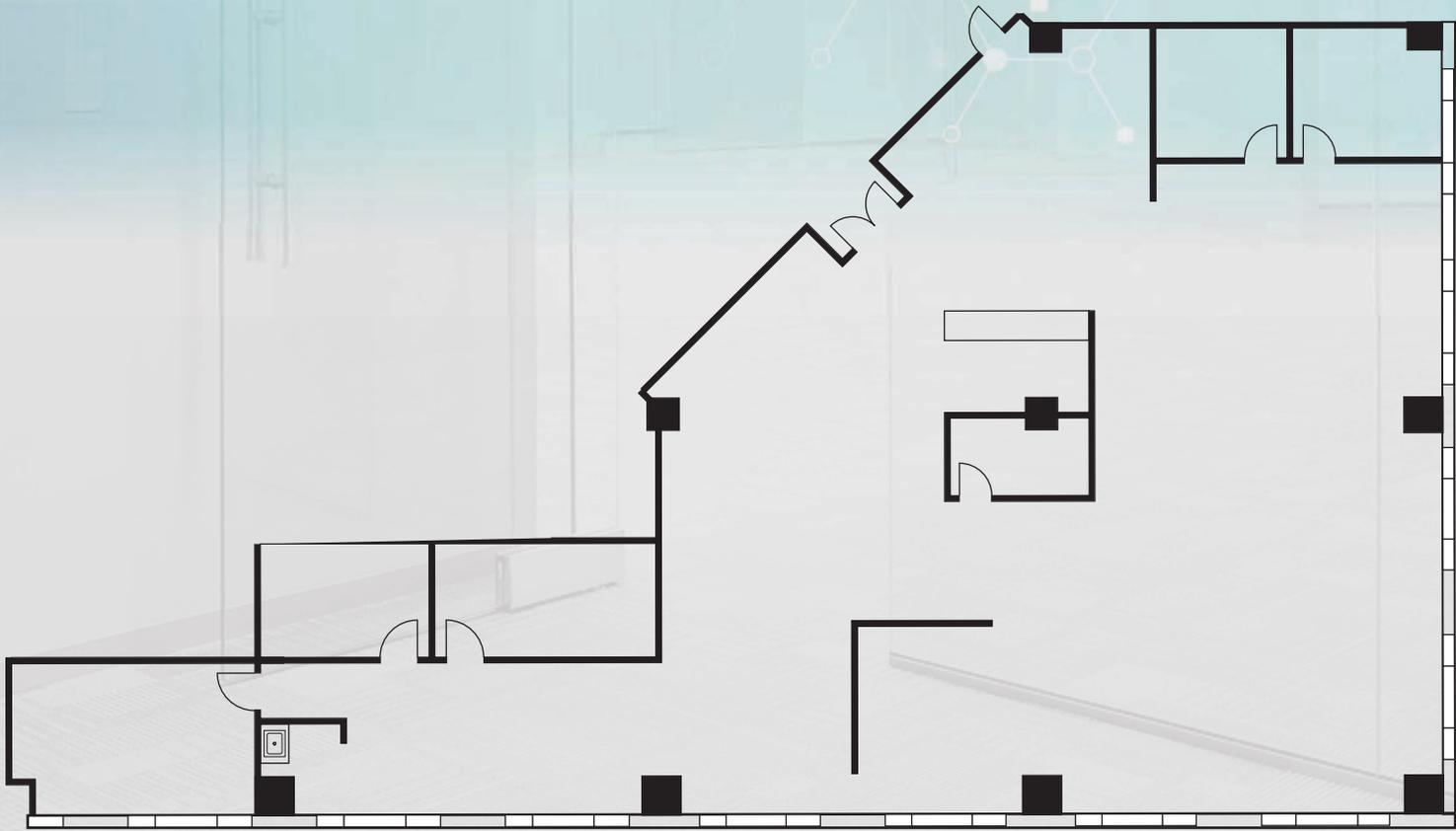


Overview

# AVAILABILITIES

19100 | SUITE 650

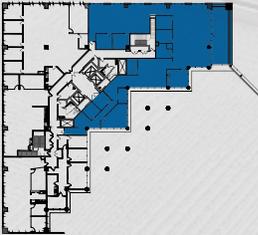
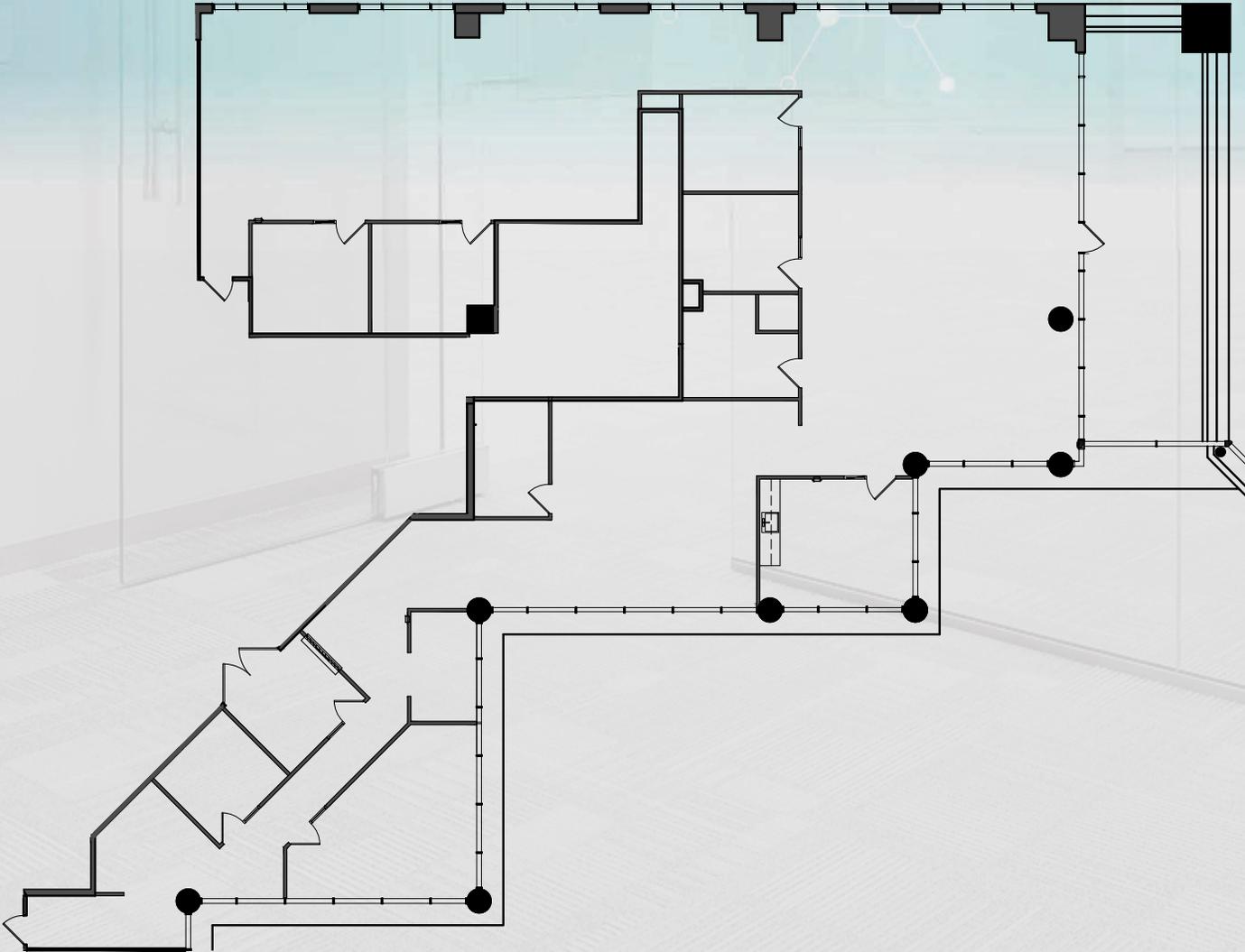
±5,905 SF



# AVAILABILITIES

19200 | SUITE 200

±7,183 SF



# AVAILABILITIES

19200 | SUITE 300

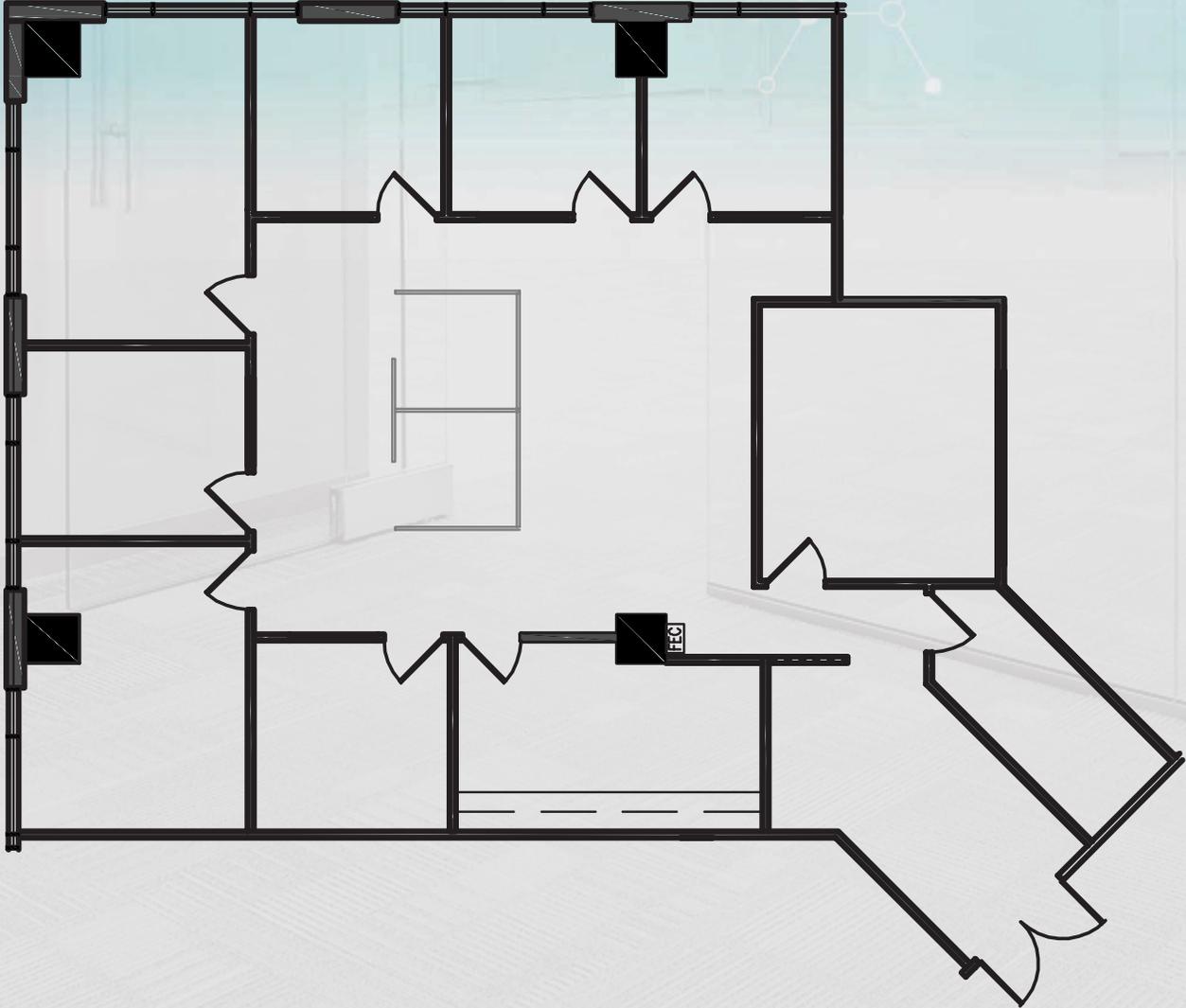
±2,267 SF



# AVAILABILITIES

19200 | SUITE 360

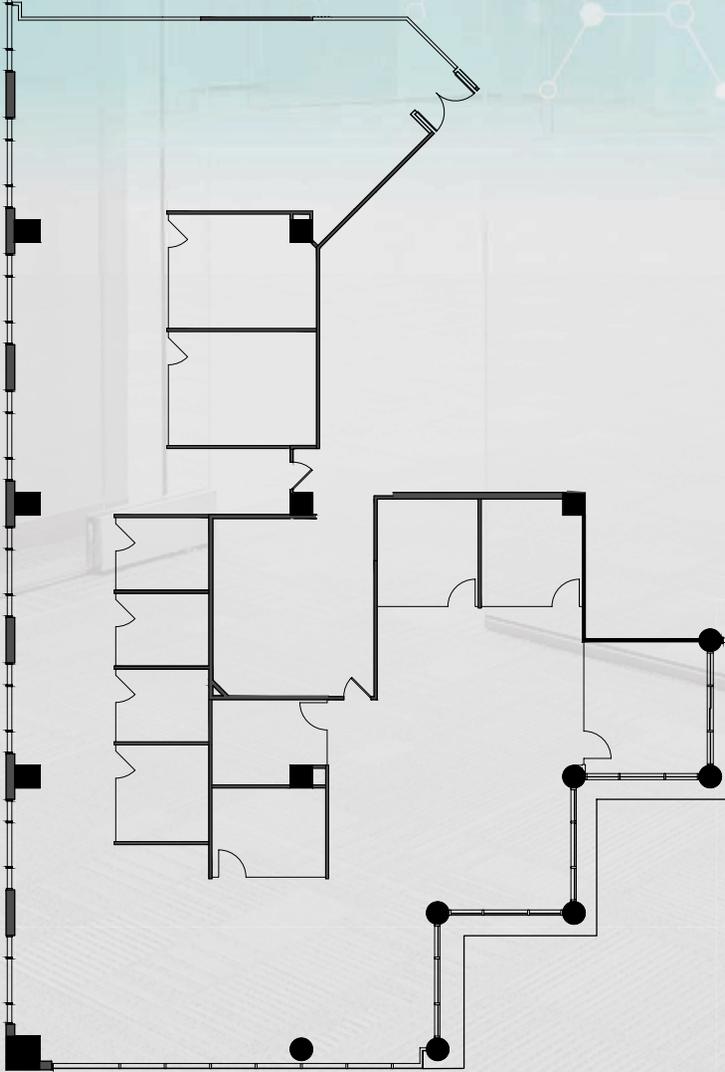
±2,624 SF



# AVAILABILITIES

19200 | SUITE 510

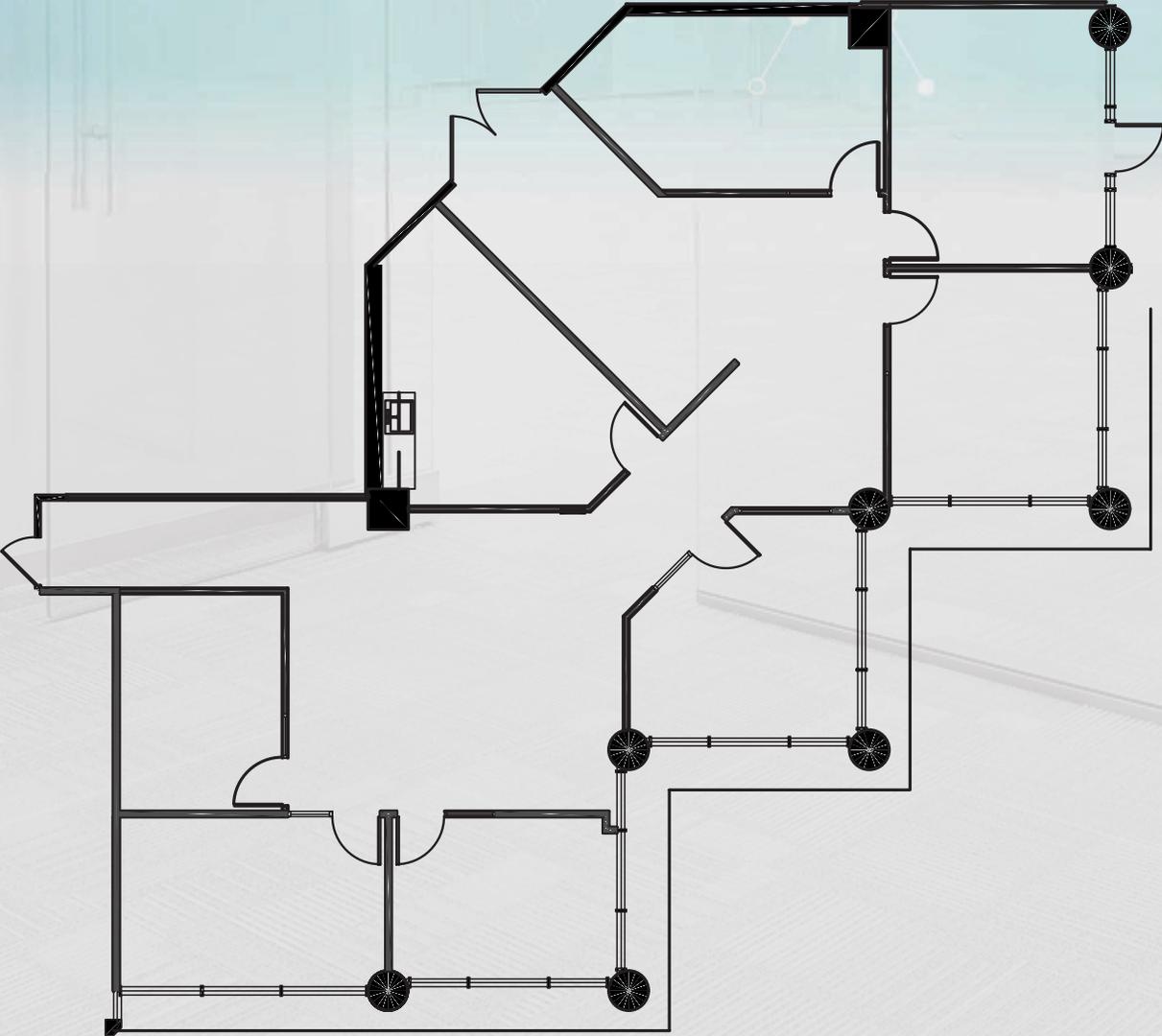
±7,454 SF



# AVAILABILITIES

19200 | SUITE 900

±3,652 SF

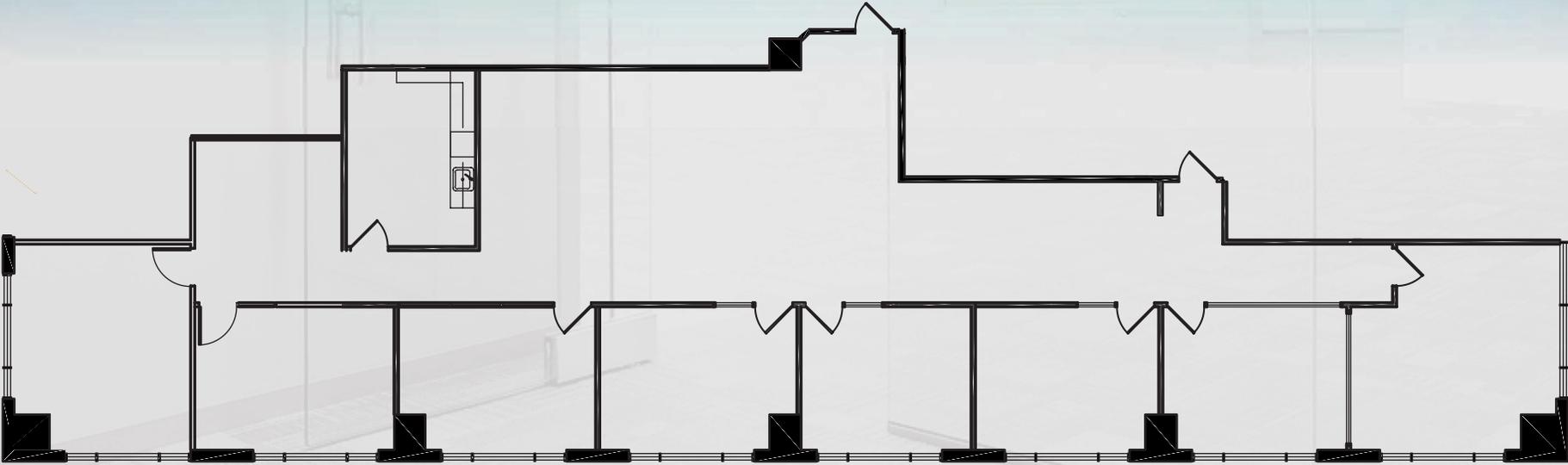


# AVAILABILITIES

19200 | SUITE 940

±3,681 SF

360°



Overview

# DEMOGRAPHICS



	3 MILES	5 MILES	7 MILES
<b>DAYTIME POPULATION</b>	320,423	167,185	1,086,225
<b>POPULATION</b>	166,183	507,513	936,896



	3 MILES	5 MILES	7 MILES
<b>2023 AVERAGE HOUSEHOLD INCOME</b>	\$140,309	\$149,983	\$149,388
<b>HOUSEHOLDS</b>	62,806	172,975	314,766



	3 MILES	5 MILES	7 MILES
<b>MEDIAN AGE</b>	32.2	34.2	35.5
<b>55+ POPULATION</b>	21.2%	23.3%	24.8%



## RESTAURANT/FOOD CENTERS AND FAST FOOD

- 1 Newport Place
- 2 Back Bay Center
- 3 Plaza Newport
- 4 Bristol Village Plaza
- 5 Bayview Cafe
- 6 Kitayama
- 7 El Pollo Loco
- 8 Del Taco
- 9 Zuzu & Coco
- 10 Twenty Eight Restaurant & Lounge
- 11 Cafe Artys
- 12 Bistango and Checkers Cafe

## SERVICES/RETAIL

- 1 Newport Lexus
- 2 Fletcher Jones Mercedes
- 3 Jaguar Land Rover Newport Beach
- 4 Fashion Island
- 5 Newport Place Retail

## FITNESS/ENTERTAINMENT

- 1 Newport Beach Golf Course
- 2 Santa Ana Country Club
- 3 Newport Beach Tennis Club
- 4 Equinox
- 5 Premier Fitness
- 6 The Pacific Club

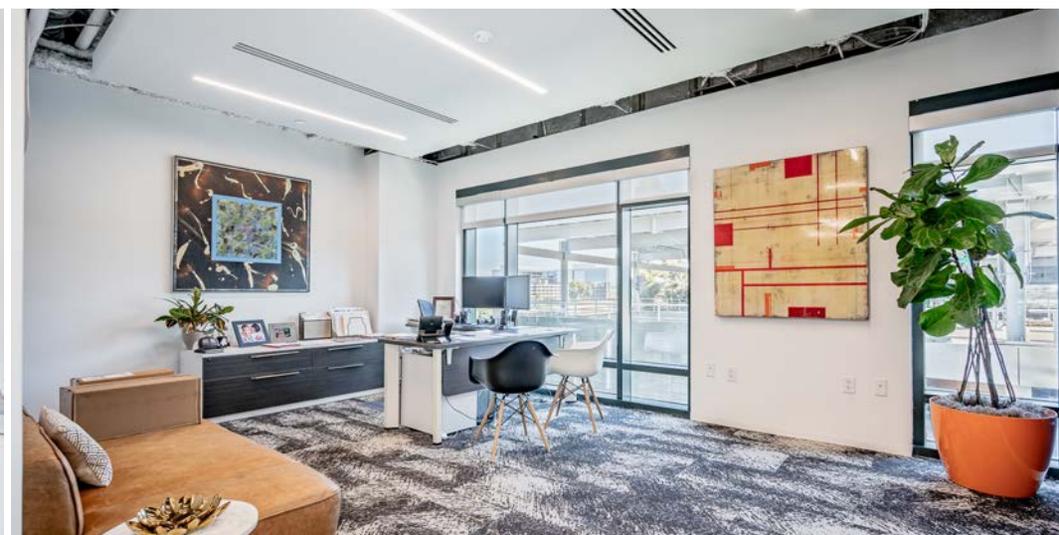
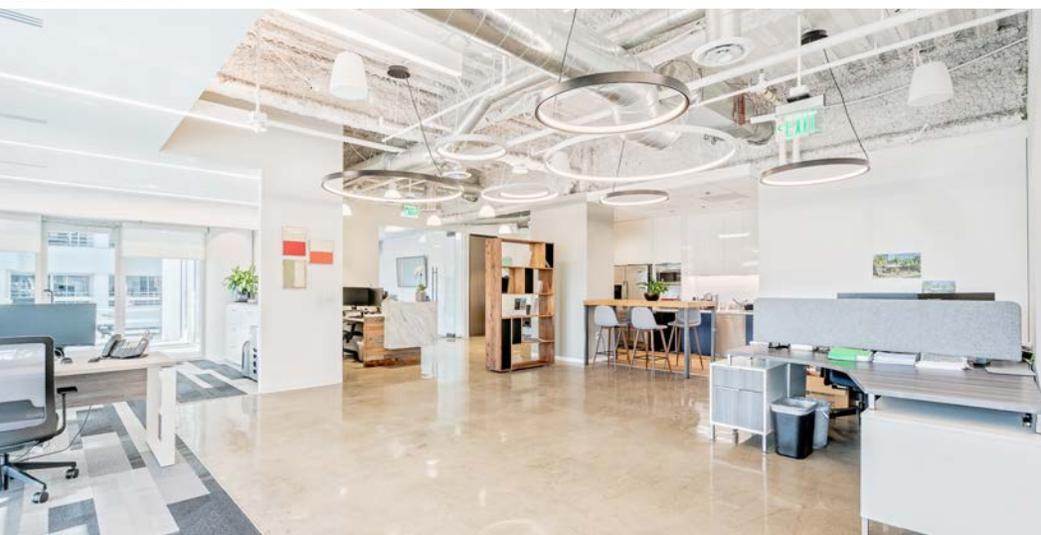
## HOTELS

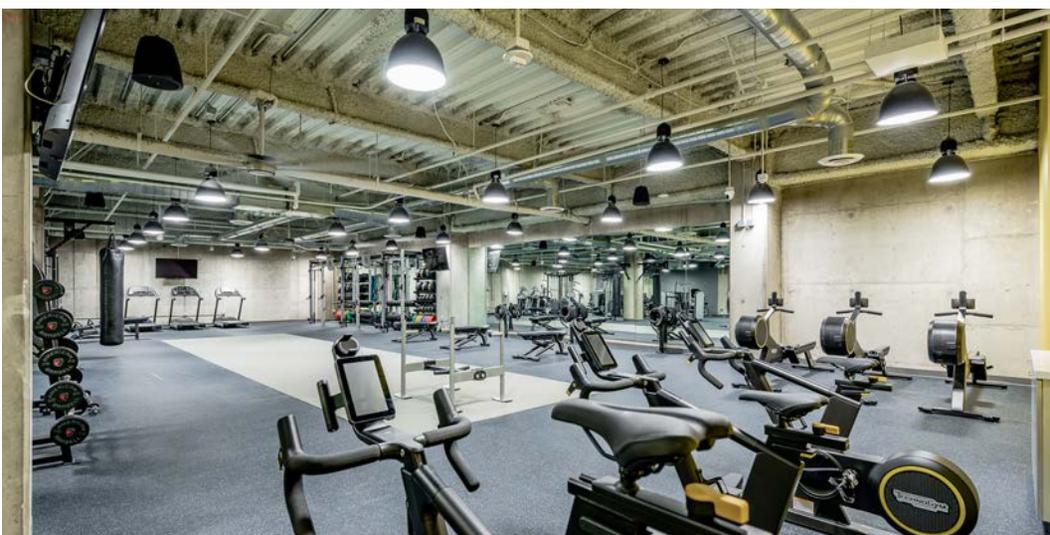
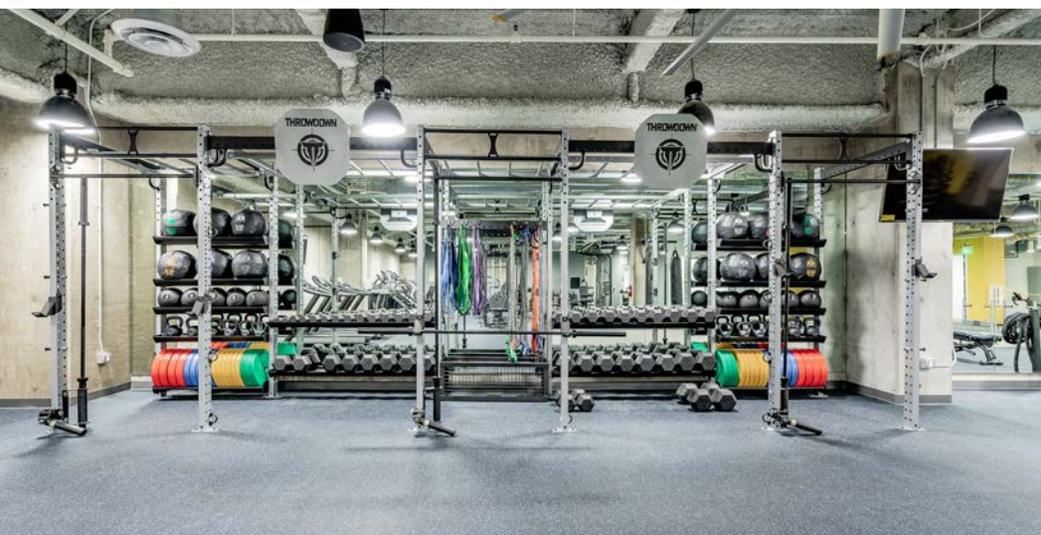
- 1 Radisson Hotel Newport Beach
- 2 Newport Beach Marriot Bayview
- 3 Ayres Hotel & Suites
- 4 Hilton/Atrium Hotel
- 5 Hyatt Regency Newport Beach
- 6 The Fairmont Hotel

## BANKS

- 1 Bank of America
- 2 LBS Financial Credit Union
- 3 US Bank
- 4 Bank of the West
- 5 Pacific Premier Bank
- 6 Manufacturers Bank
- 7 California United Bank

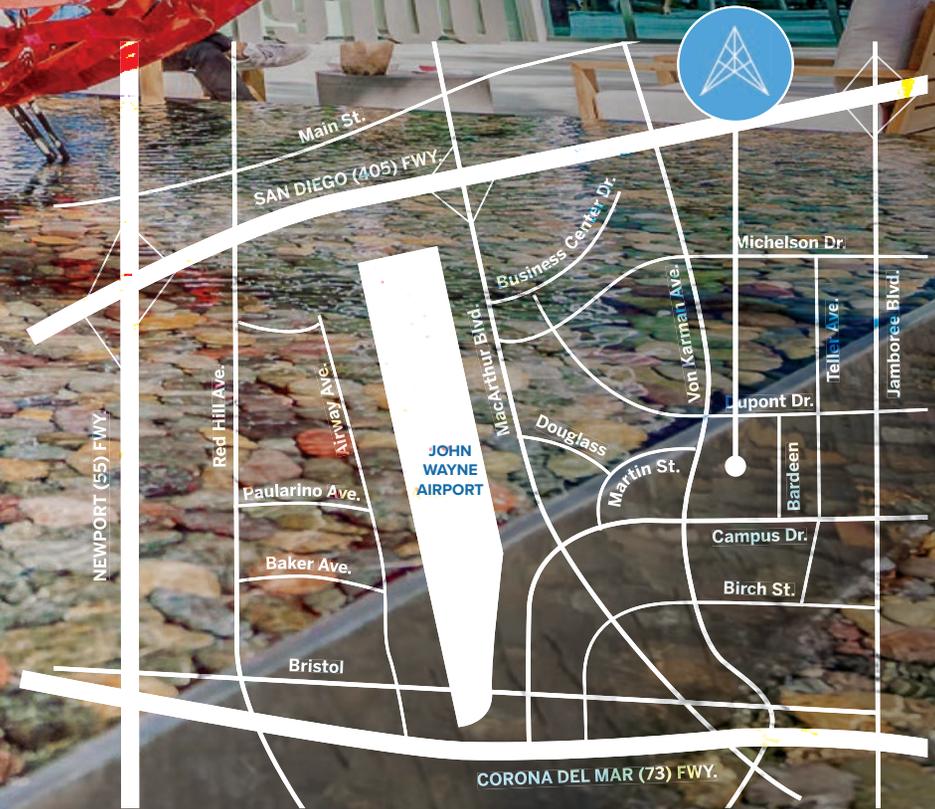






19100 & 19200 Von Karman  
Irvine, CA

# THE ATRIUM



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19100 & 19200 VON KARMAN, IRVINE CA

**KELEMEN**  
COMPANY

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