



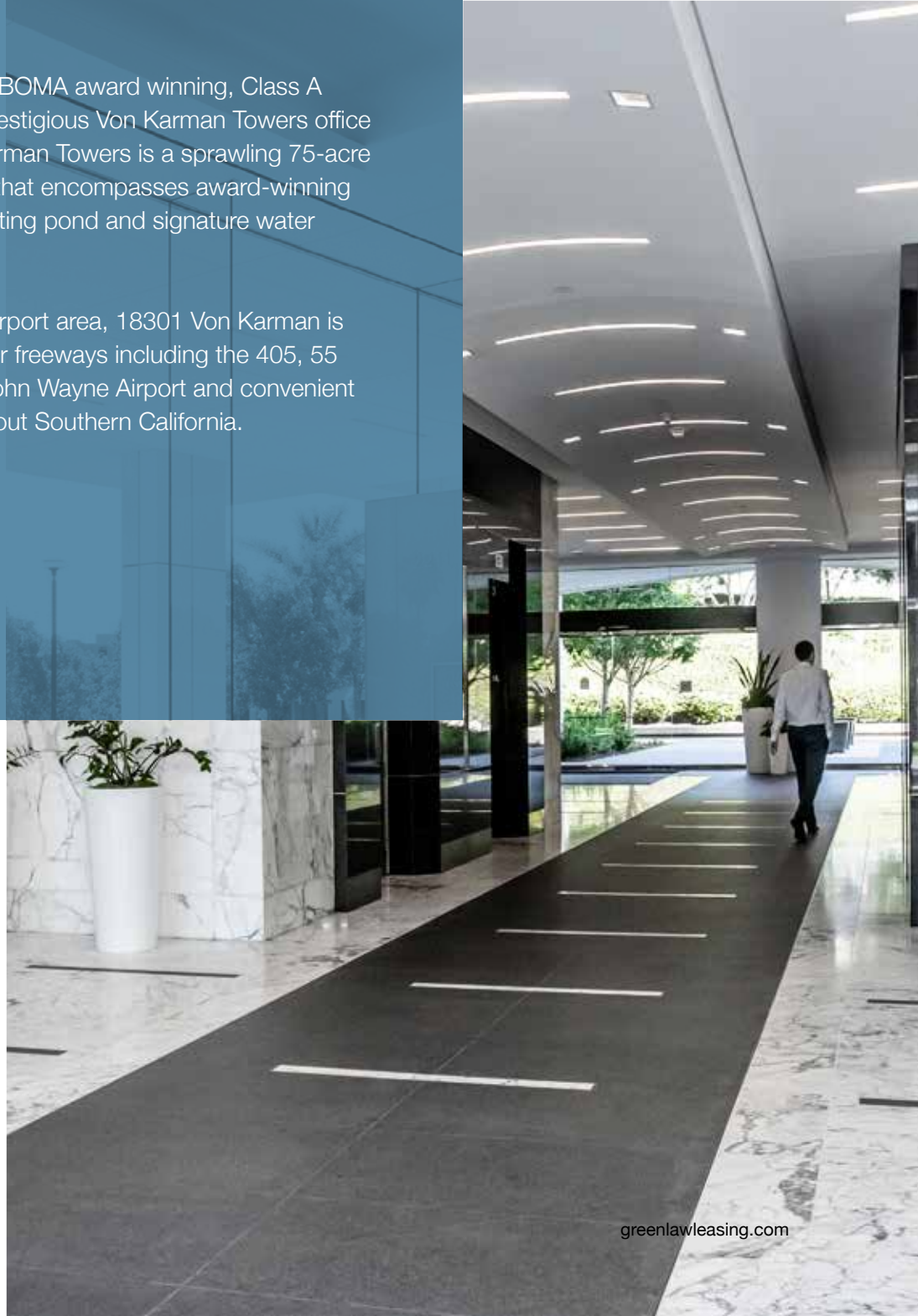
LOCALLY OWNED RELATIONSHIP FOCUSED

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



ACCESSIBLE

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



PROMINENT

Located in the prestigious
Von Karman Towers Office Campus



AWARD WINNING

BOMA



MODERN AMENITIES

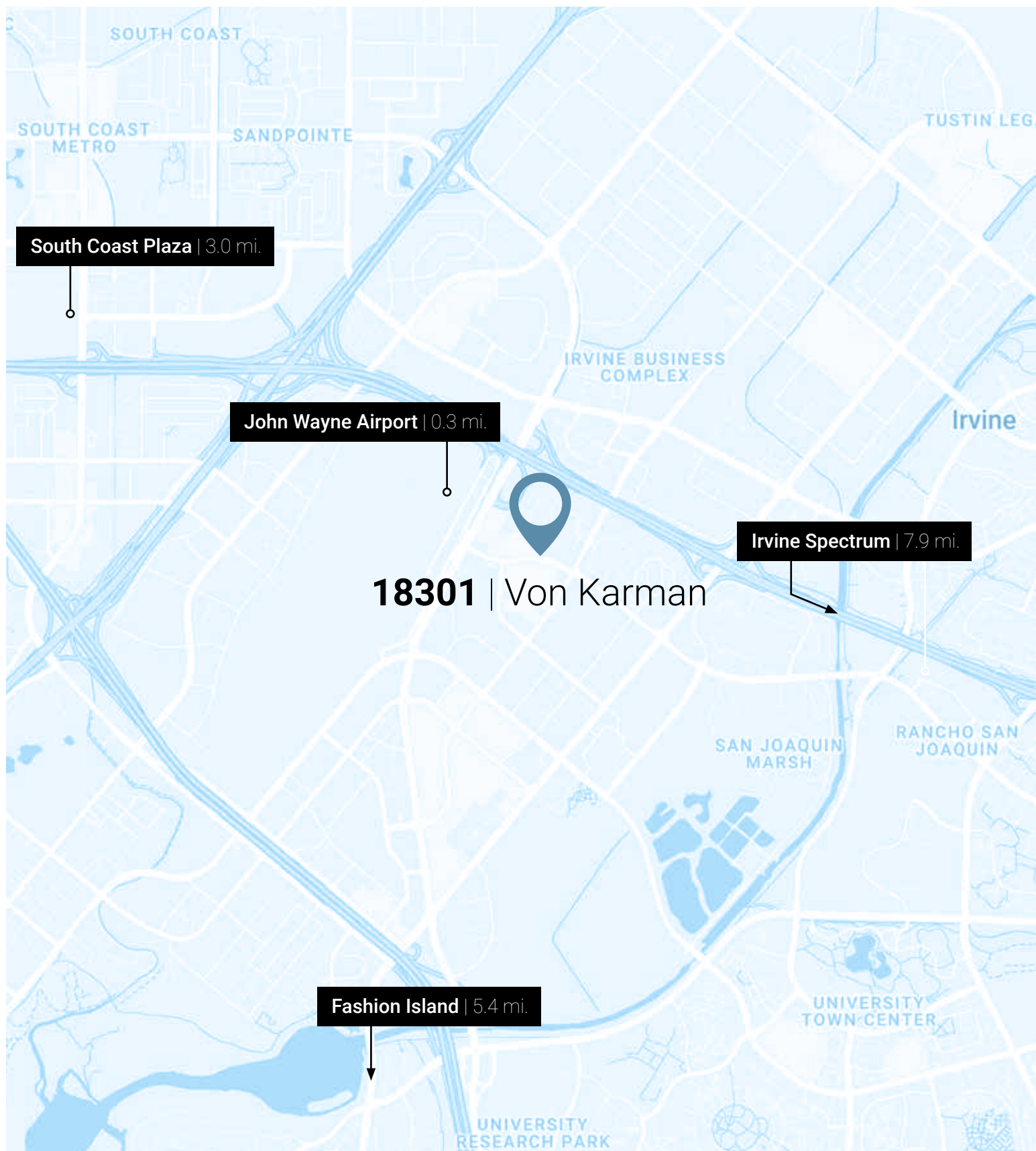
Includes top onsite amenities and
adjacent fitness and food options



AMPLE PARKING

4.00 : 1,000 USF







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

- ①⑥ Glyph Salon
- ①⑦ LifeSpa
- ①⑧ Social Dry Lounge
- ①⑨ T5 Hair

HOTELS

- ④ AC Hotel
- ⑤ Hilton
- ⑥ Marriott

TRANSPORTATION

- ②⑩ 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	5,082	4 Window offices, reception, kitchen and open area. Available 6/15/2024
200	2,139	5 offices, double door entry, open area and conference. Call to tour.
210	2,859	7 offices, conference, reception area and storage
250	10,595	Open kitchen, multiple conference rooms and open space. 17 offices, double door entry, private patios.
260	2,862	9 offices, conference room, storage, kitchen, reception and private patio.
200+210 +250+260	18,455	Full Floor Available
440	1,354	3 private offices, kitchen, open space and storage. Can be combined with Suite 450 (6,818 RSF).
450	5,464	6 window offices, double door entry, conference room, open area, kitchen and storage. Can be combined with Suite 440 (6,818 RSF).
500	8,571	11 window offices, 4 interior offices, double door entry, conference room, kitchen, open space and storage.
560	857	2 offices, conference room, reception area.
580	2,106	4 offices, conference, storage and break room.
590	3,405	3 offices, conference room, kitchen, open space.
600	20,973	Creative full floor build-out, fully furnished.
760	5,267	11 exterior offices, kitchen.
805	2,023	
810	3,475	5 exterior offices, open break area and open space
820	1,946	
905	1,650	White box space.
910	1,775	3 private offices, conference, kitchen, storage and open space.
960	1,009	2 offices, reception area, open space and conference room.







QUALITY FIT & FINISH

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





GREENLAW
LEASING

Orange
County

18301 | Von Karman Leasing

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