A photograph of a modern, multi-story building with a light-colored facade and dark, horizontal architectural details. The building is shown from a low angle, looking up at its corner. A large, semi-transparent blue rectangular overlay covers the middle portion of the building, containing 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.

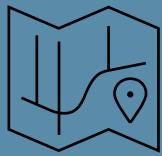


# Prime Location



## BEST-IN-CLASS

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



## 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

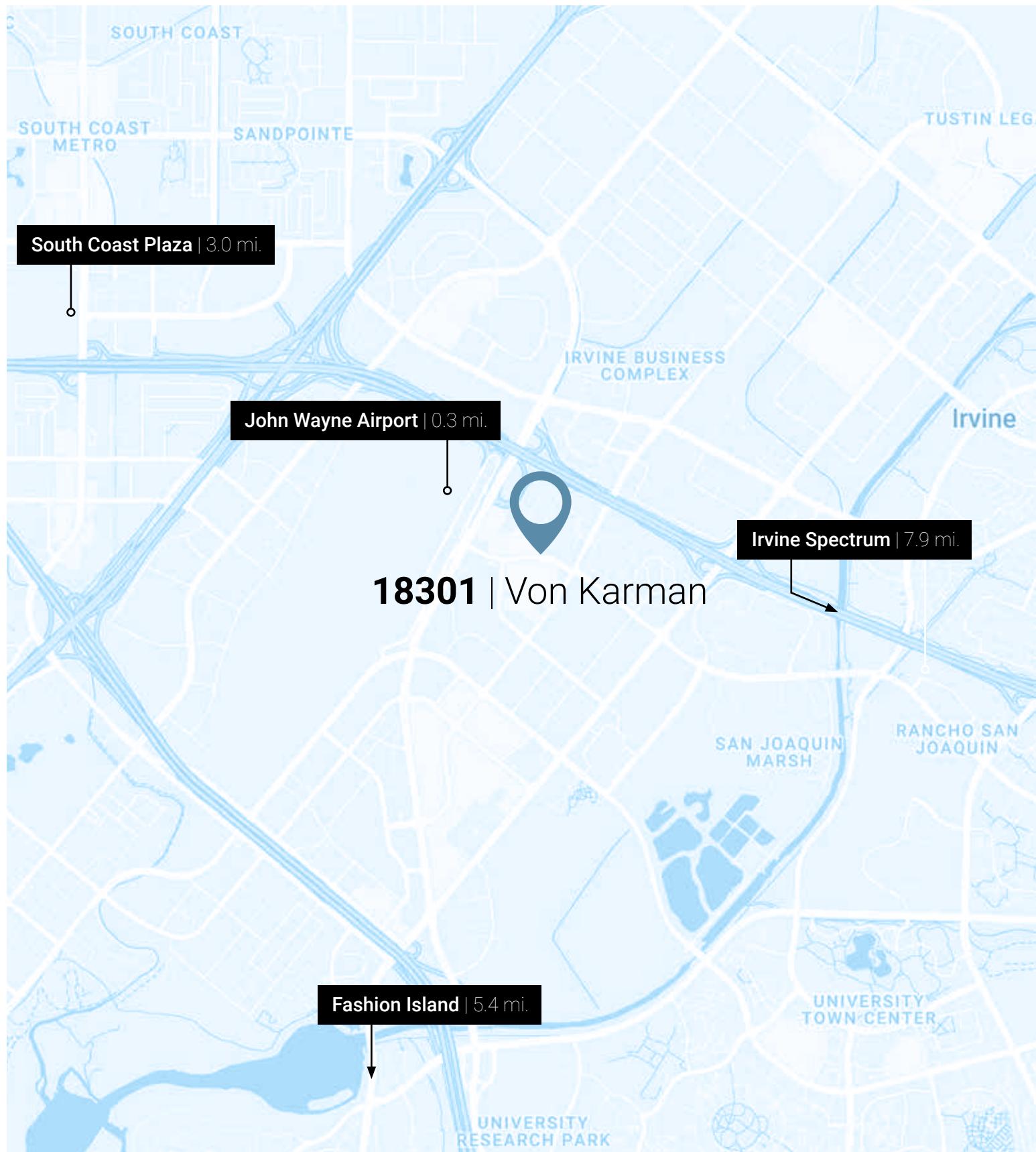
Includes top onsite amenities and  
adjacent fitness and food options



## 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

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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

- ⑳ 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



**18301 | Von Karman**



# AVAILABLE SPACE

<b>Suite</b>	<b>Size (RSF)</b>	<b>Space Details</b>
<b>120</b>	5,082	4 Window offices, reception, kitchen and open area. Available 6/15/2024
<b>200</b>	2,139	5 offices, double door entry, open area and conference. Call to tour.
<b>210</b>	2,859	7 offices, conference, reception area and storage
<b>250</b>	10,595	Open kitchen, multiple conference rooms and open space. 17 offices, double door entry, private patios.
<b>260</b>	2,862	9 offices, conference room, storage, kitchen, reception and private patio.
<b>200+210 +250+260</b>	18,455	Full Floor Available
<b>440</b>	1,354	3 private offices, kitchen, open space and storage. Can be combined with Suite 450 (6,818 RSF).
<b>450</b>	5,464	6 window offices, double door entry, conference room, open area, kitchen and storage. Can be combined with Suite 440 (6,818 RSF).
<b>500</b>	8,571	11 window offices, 4 interior offices, double door entry, conference room, kitchen, open space and storage.
<b>560</b>	857	2 offices, conference room, reception area.
<b>580</b>	2,106	4 offices, conference, storage and break room.
<b>590</b>	3,405	3 offices, conference room, kitchen, open space.
<b>600</b>	20,973	Creative full floor build-out, fully furnished.
<b>760</b>	5,267	11 exterior offices, kitchen.
<b>805</b>	2,023	
<b>810</b>	3,475	5 exterior offices, open break area and open space
<b>820</b>	1,946	
<b>905</b>	1,650	White box space.
<b>910</b>	1,775	3 private offices, conference, kitchen, storage and open space.
<b>960</b>	1,009	2 offices, reception area, open space and conference room.







## QUALITY FIT & FINISH

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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

**Greenlaw Leasing** | Orange County  
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