

A photograph of a modern, multi-story office building with a blue-tinted overlay. The building features a grid-like facade with large windows and a prominent corner structure. The text is overlaid on the lower half of the image.

# 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

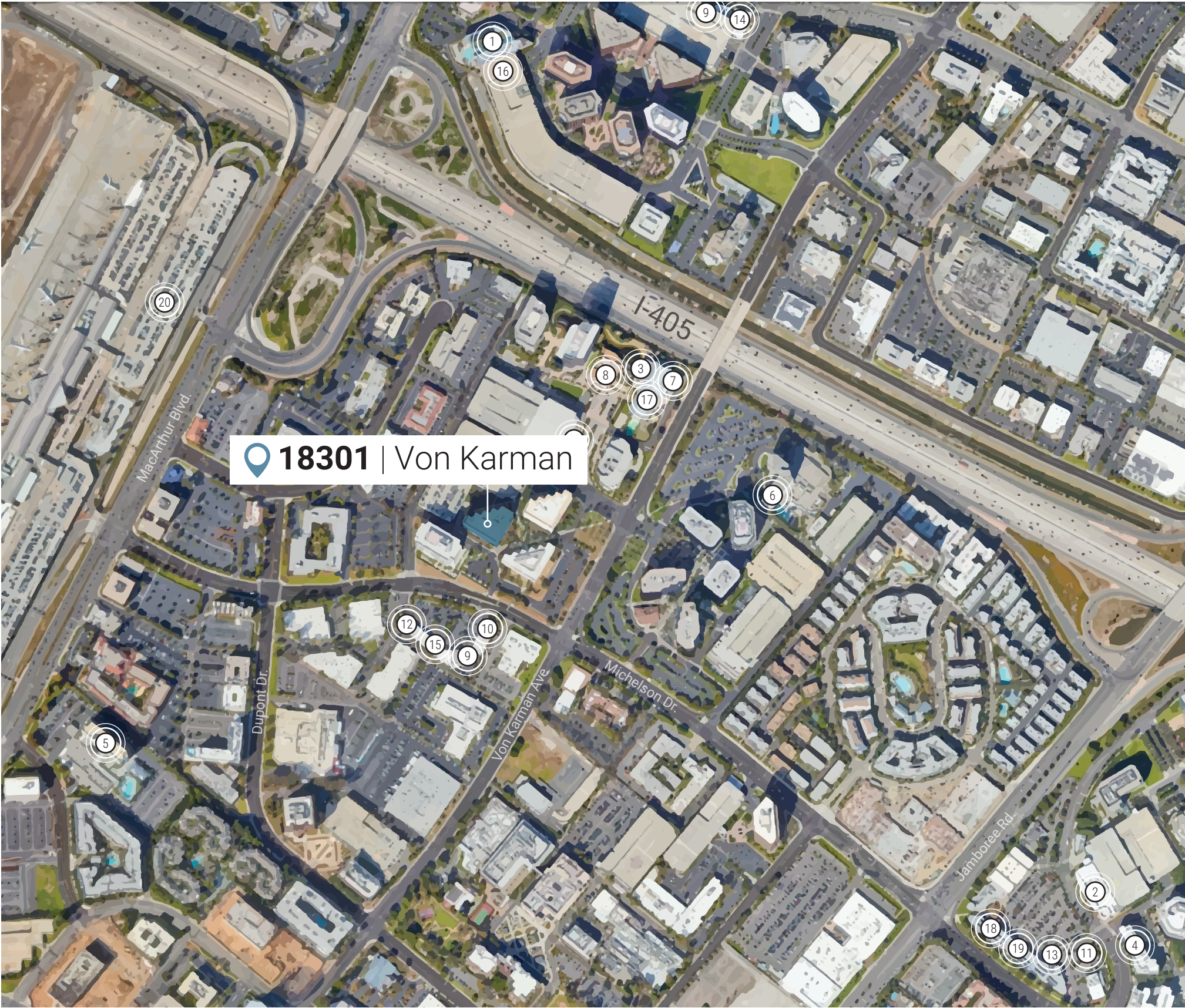


# CENTRALLY LOCATED

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

- 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
- ⑪ Pandor Artisan Bakery & Café (Coming Soon)
- ⑫ North Italia
- ⑬ Otoro Sushi
- ⑭ Ruth's Chris
- ⑮ Ten Asian Bistro (Sushi)
- ⑯ Trade Market Place & Food Hall







# AVAILABLE SPACE

| Suite   | Size (RSF) | Space Details                                                                  |
|---------|------------|--------------------------------------------------------------------------------|
| 300     | 2,615      | <b>Available June 2026.</b> 7 perimeter offices, kitchenette and storage area. |
| 430     | 2,128      | 2 offices and a conference room with a closed break room.                      |
| 510     | 4,525      | Spec suite, 8 offices, conference room, kitchenette and IT room.               |
| 550     | 1,822      | 2 offices, kitchenette, reception and open area.                               |
| 770     | 2,058      | Spec suite, 3 exterior offices, kitchenette break area and 1 conference room.  |
| 810     | 2,770      | Spec Suite, 2 offices, conference room and open space.                         |
| 820     | 2,936      | Spec Suite, 3 offices, and open space for a bullpen.                           |
| 810/820 | 5,706      | Contiguous suites                                                              |
| 920     | 5,382      | Open space, kitchenette, 2 conference rooms                                    |







# 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

**Greenlaw Leasing** | Orange County  
(949) 331-1300  
[leasing@greenlawpartners.com](mailto:leasing@greenlawpartners.com)

CA DRE License No. 01839311