

The background of the entire page is a photograph of a modern building with a glass facade, tinted in a deep blue color. The building's architecture features sharp angles and multiple levels of windows.

LOCALLY OWNED RELATIONSHIP FOCUSED

18201 | Von Karman

ELEGANTLY EFFICIENT

18201 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, 18201 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

262,758 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

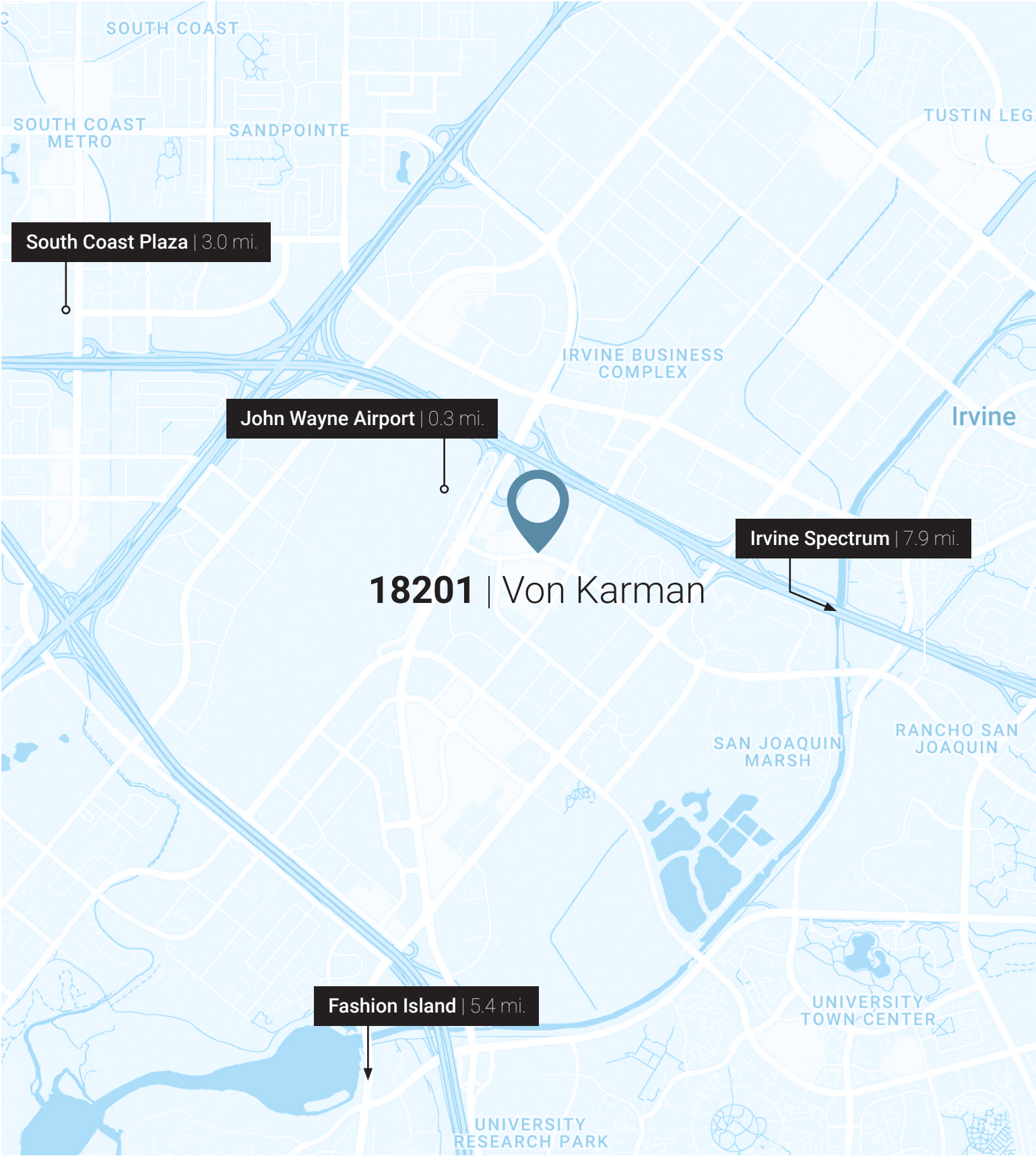
Includes top onsite amenities and
adjacent fitness and food options



AMPLE PARKING

4.00 : 1,000 USF





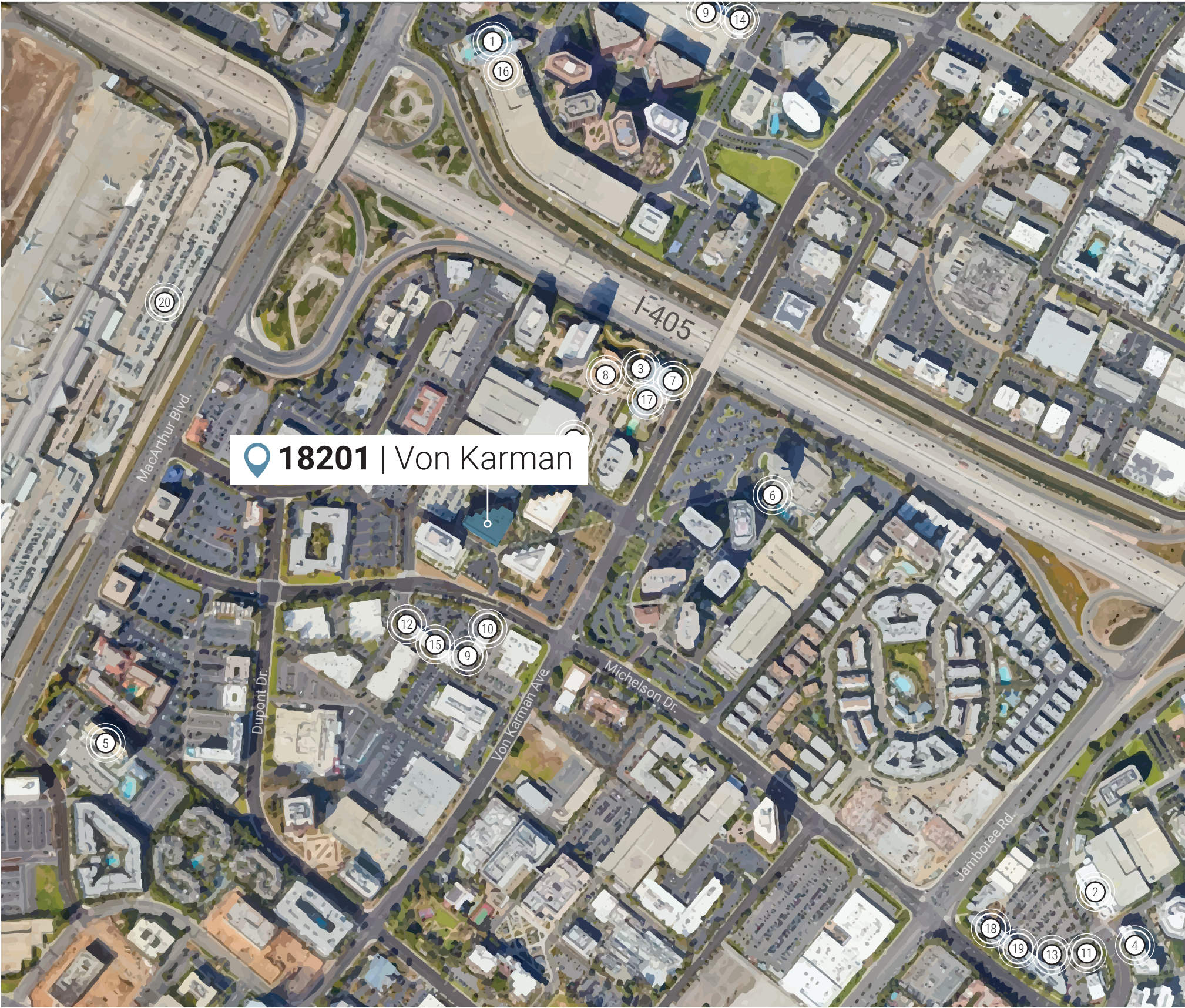
South Coast Plaza



CENTRALLY LOCATED

18201 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

18201 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
200	4,188	Spec suite available May 2026. 5 offices, conference room, kitchenette and storage closet. Balcony access.
210	2,964	Spec suite available May 2026. 4 offices, conference room, and kitchenette. Balcony access.
230	4,254	Spec suite available May 2026. 5 offices, storage closet, kitchenette and break room.
240	2,598	Spec suite available May 2026. 4 offices, conference room and kitchenette.
340	1,338	Spec suite available May 2026. 3 offices and kitchenette.
350	2,406	Spec suite available May 2026. 4 offices, conference room and kitchenette.
360	1,836	Spec suite available May 2026. 3 offices, conference room and kitchenette.
370	4,482	Spec suite available May 2026. 8 offices, conference room, kitchenette and break room.
500	16,456	Creative build out. 21 offices, 3 conference rooms, 1 kitchenette, 1 kitchen and break room.
600	21,365	33 offices, 2 break areas, 2 conference rooms.
700	21,477	17 offices, 2 kitchens, 4 conference rooms
800	21,494	32 offices, 5 conference rooms, and break room.
1050	8,983-14,033	17 offices, 2 conference rooms, break room and storage area.
1170	9,117	0 offices, conference room, 2 break areas, open space.





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

18201 | Von Karman

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