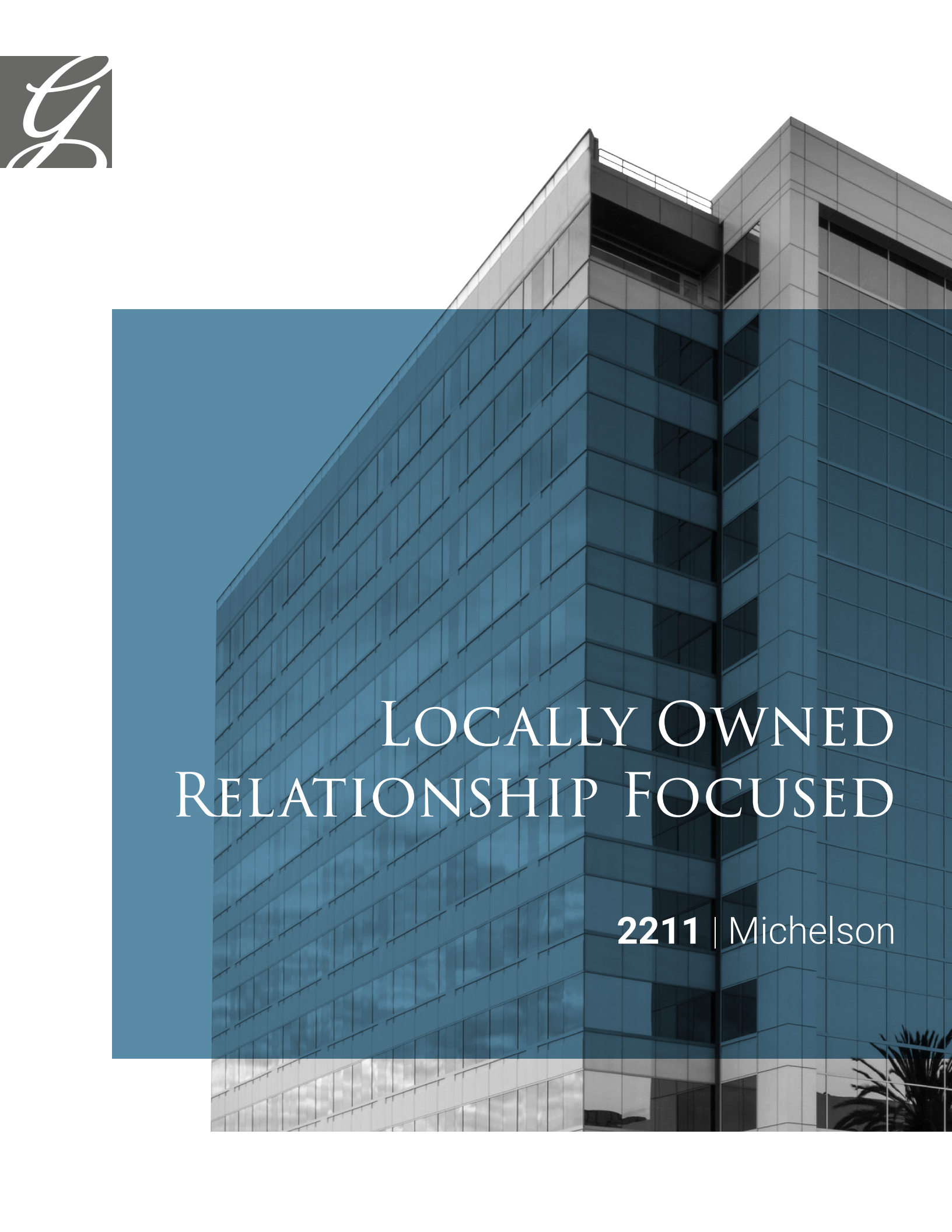


A low-angle photograph of a modern glass skyscraper with a blue-tinted overlay. The building's facade is composed of many rectangular glass panels, reflecting the sky. The top of the building is visible against a clear sky.

LOCALLY OWNED RELATIONSHIP FOCUSED

2211 | Michelson

ELEGANTLY EFFICIENT

This 12-story jewel box office building is sheathed in architectural white metal panels and high-performance silver vision glass, expressing sophistication on the skyline. The building offers unobstructed views of the Newport coast and the mountains, while being conveniently located in the Irvine Business Complex, between the I-405 and the John Wayne Airport.

2211 Michelson is a 12-story, LEED Silver Certified, Energy Star Certified, 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, 2211 Michelson 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

271,556 SF, 12-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

LEED Silver Certified
Energy Star Certified



MODERN AMENITIES

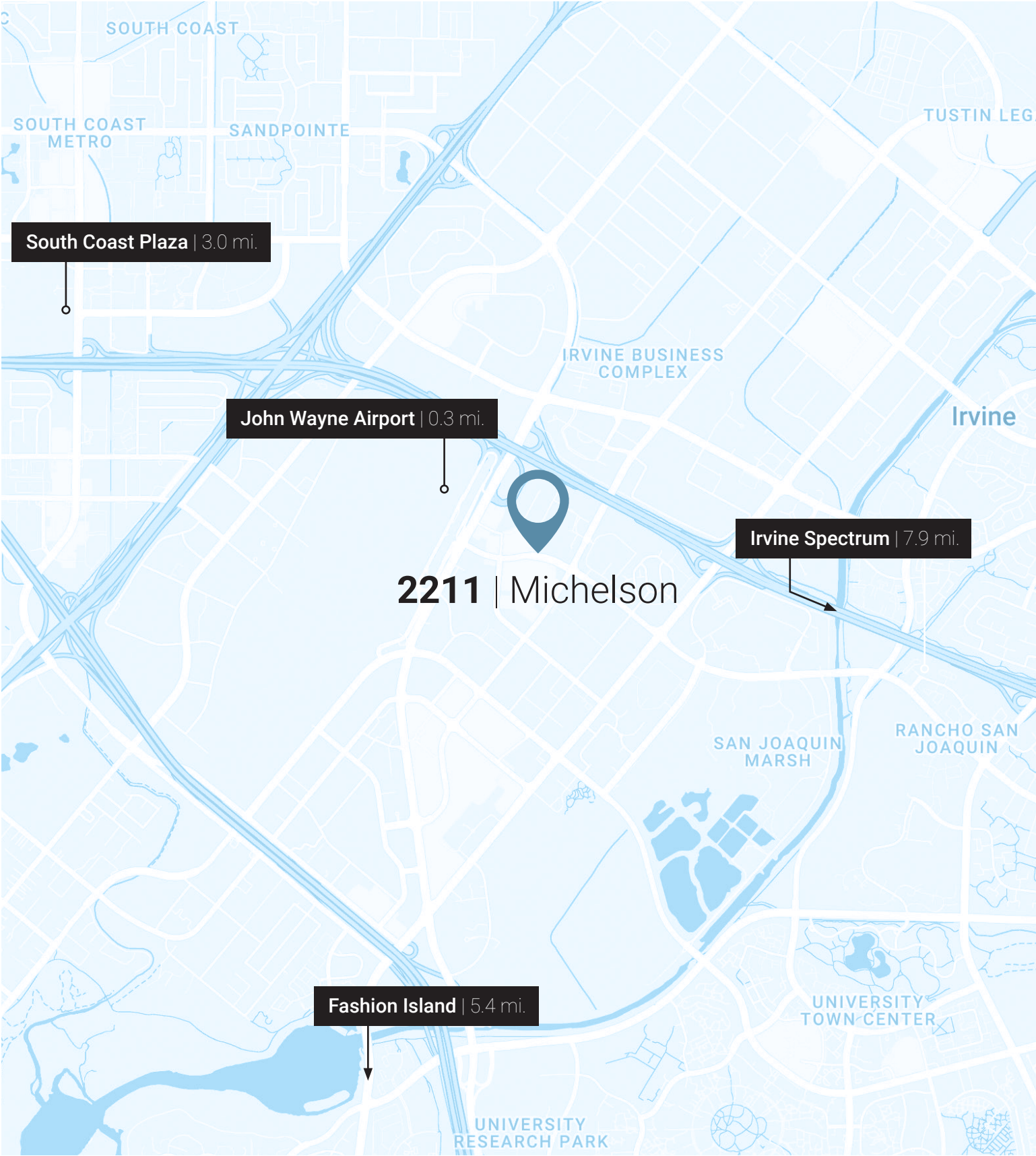
Includes top onsite amenities and
adjacent fitness and food options



AMPLE PARKING

4.00 : 1,000 USF





CENTRALLY LOCATED

10-minutes from everything, 2211 Michelson offers tenants and visitors alike a central location where fitness, food, retail, transportation and entertainment options are minutes away.





NEARBY AMENITIES

2211 Michelson is ideally positioned within the Von Karman Towers office campus with many attractive onsite and walkable amenities. With 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

- 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





AVAILABLE SPACE

Suite	Size (RSF)	Space Details
330	2,927	4 offices, conference room, and kitchen/break room.
540	13,007	12 offices, 2 conference rooms, storage closets, break room and 3 kitchenettes.
670	3,576	6 offices, conference room, kitchenette and break 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
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County

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