



— THE —  
**ATRIUM**

19100 & 19200 VON KARMAN, IRVINE CA

**FOR LEASE**

For leasing information, please contact us:

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*The Atrium in Irvine, California, offers prime office space with stunning views of the surrounding mountains and sunsets, along with a unique atrium design. Situated centrally near major highways—the 405, 73, and 55—minutes away from UCI Health Irvine Medical Center and just blocks from John Wayne Airport, it's an ideal location for business. The project recently completed an \$11M renovation of the building in 2019-2020. With amenities like onsite parking, casual and formal dining options, a barbershop, and nearby services, The Atrium provides everything a business needs for success in Irvine's thriving corporate community.*



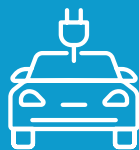




**CONFERENCE  
FACILITIES**



**FITNESS  
CENTER**



**ELECTRIC VEHICLE  
CHARGING**



**NEW LOBBY  
RENOVATIONS**



**DRY CLEANING  
SERVICE**



*Bistango*













*Checkers Grill*


**CASSEL EARTH  
COFFEE SHOP**




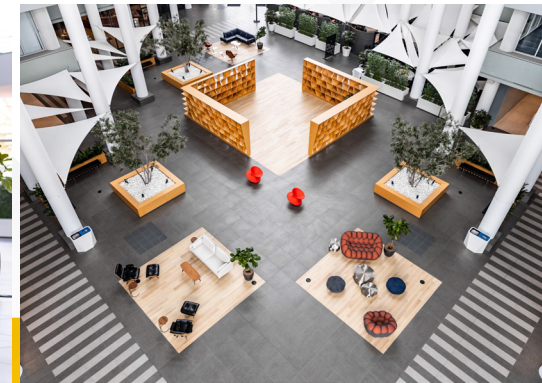
# AVAILABILITIES

## 19100 VON KARMAN

SUITE	SF AVAILABLE	CONTIG.	SUITE DESCRIPTION
180 	3,159	—	Lobby space with glass fronts, 2 offices, large conference room, kitchen, and large open area.
250 	3,713	8,752	Double door entry, 7 window offices, conference room, kitchen and reception area.
280  	2,864	8,752	4 Window offices, 1 interior office, conference room, kitchen and open area.
350  	2,065	—	3 offices, conference room, Kitchen, and large open efficient space.
370 	2,025	—	Corner suite – one office, kitchen, large conference room, and open area. Available May.
400 	4,591	—	Double door entry, 7 window offices, reception area, kitchen, copy area, cubicle space
570 	3,235	—	<b>SPEC SUITE.</b> 3 offices, kitchenette, conference room, and open area. Furniture available.
610 	2,533	8,261	Conference room and very large open space with expansive glassline.
650 	5,728	8,261	Double door entry, 4 private offices, conference room, kitchen, storage, and large open area. Available August.
800 	15,476	—	Full Floor – 27 offices, 2 conference rooms, 3 kitchens, reception, and storage/IT closets. Available February 2026.











 Click to view floor plans

 Click to view virtual tours



# AVAILABILITIES

## 19200 VON KARMAN

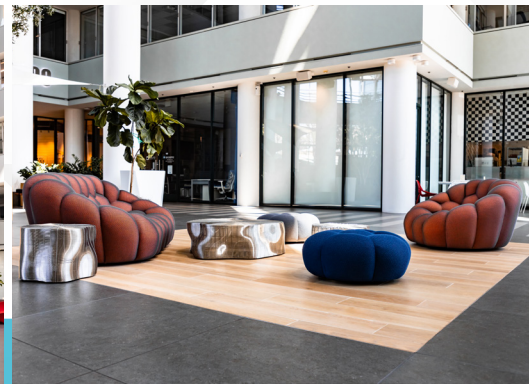
SUITE		SF AVAILABLE	CONTIG.	SUITE DESCRIPTION
200		7,183	—	Double door entry, 7 interior offices, window lined conference room, kitchen, open area and balcony.
220	 	2,313	—	SPEC SUITE. 2 Window offices, conference room and open area. Creative space with open ceiling throughout. Stained concrete, carpet tile, lighting, solid surface counter tops with mosaic back splash.
300		2,267	—	Double door entry, 3 window offices, kitchen and copy room.
360		2,624	—	Double door entry, 6 window offices, 2 interior offices, kitchen, storage room and copy room.
500		—	—	HYPOTHETICAL SPACE PLAN. Modern entry/kitchenette, conference room, 3 private offices, open office area.
510		7,454	—	Double door entry, 1 window office, 2 interior conference rooms, 8 interior offices and open area.
900		3,652	—	Double door entry, 4 window offices, 2 interior offices, kitchen, conference room & storage room. Bridge access.
940	 	3,681	—	8 Window offices, kitchen and open area.



Click to view floor plans



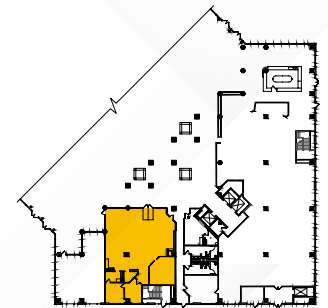
Click to view virtual tours



## AVAILABILITIES

### 19100 | Suite 180

±3,159 SF

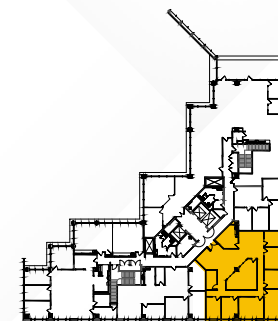
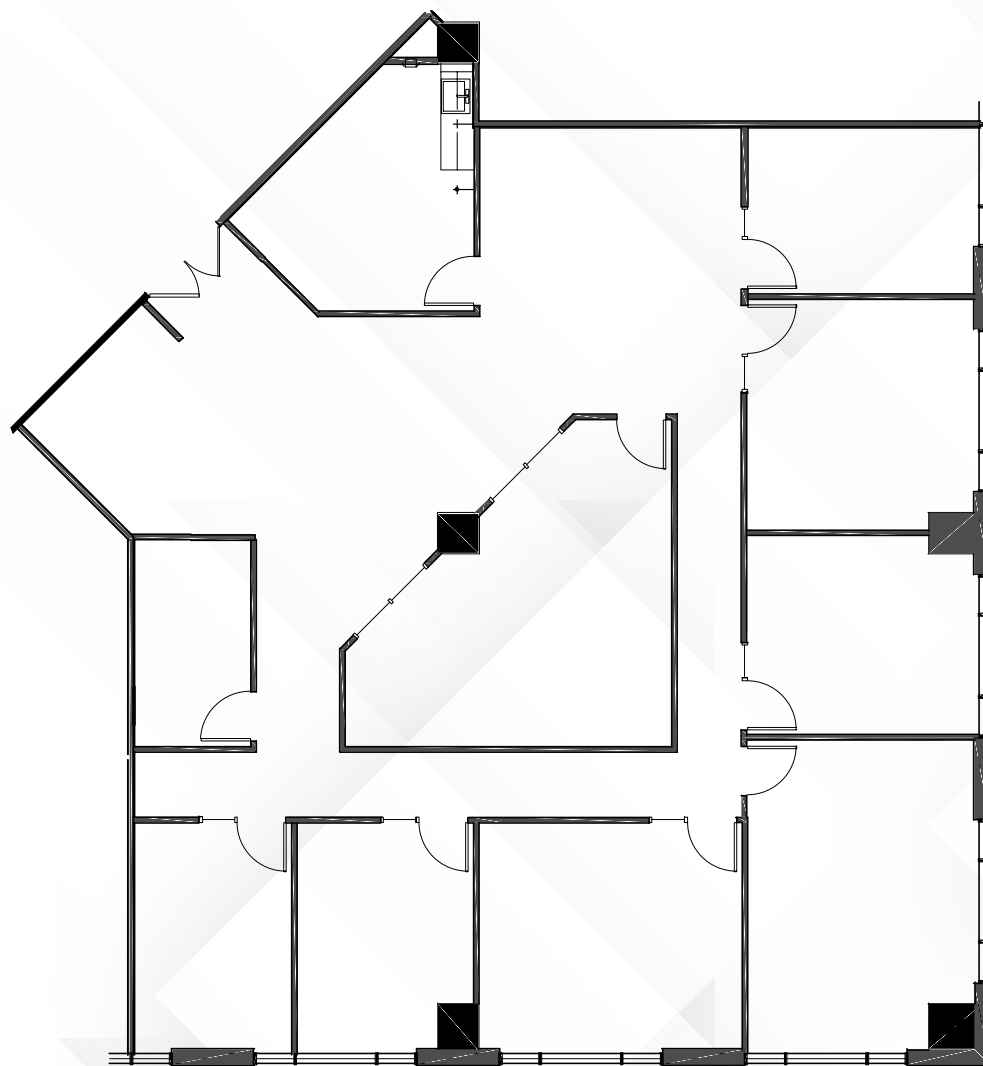


Overview

## AVAILABILITIES

### 19100 | Suite 250

±3,713 SF

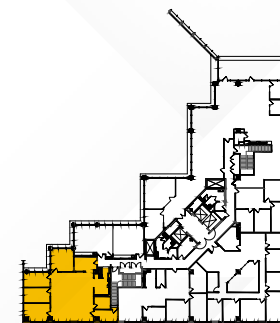
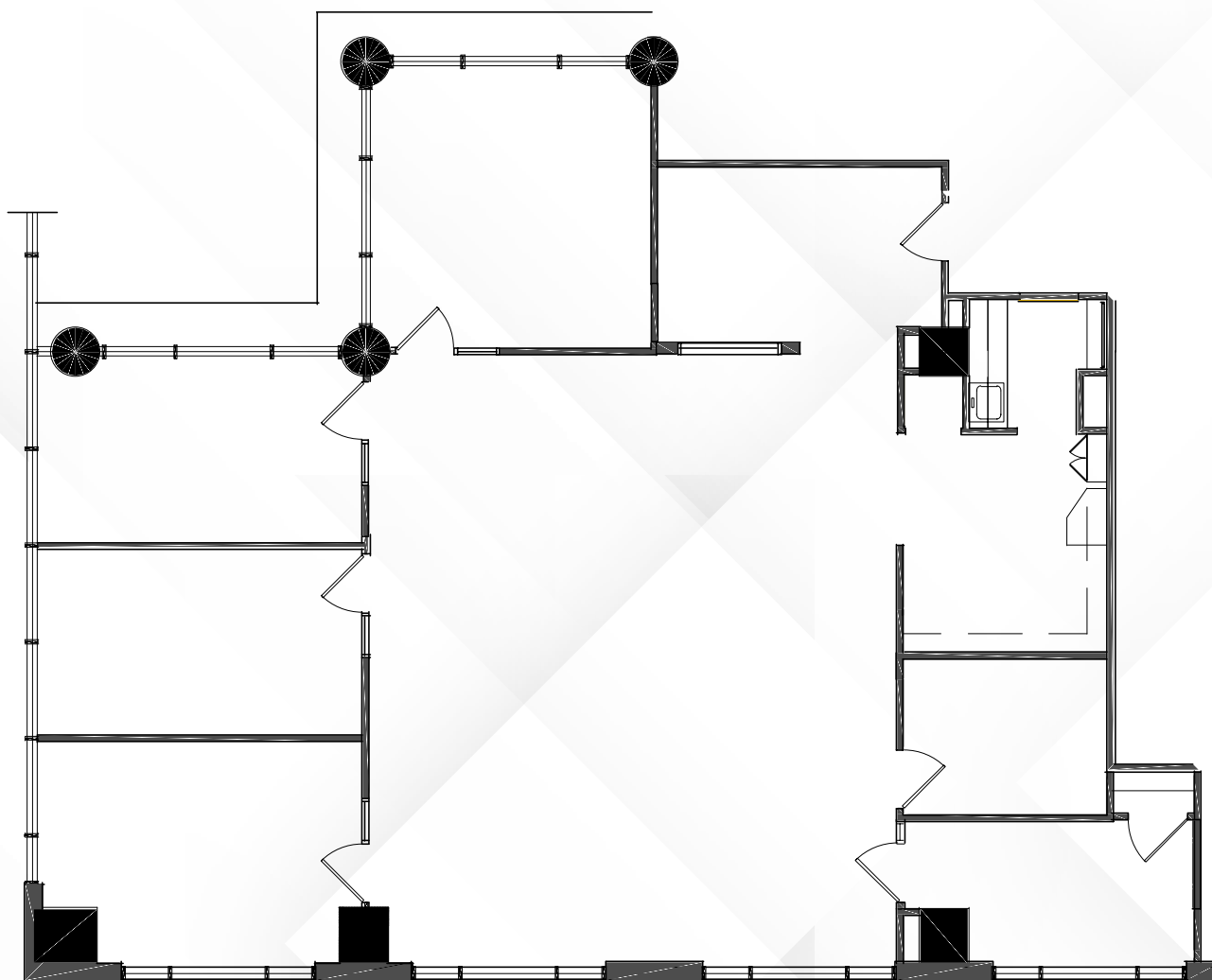


## AVAILABILITIES

### 19100 | Suite 280

±2,864 SF

360°  
→

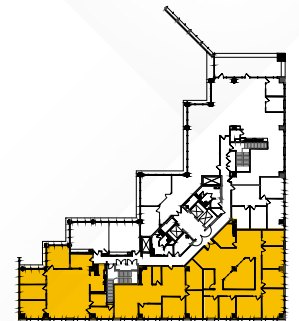
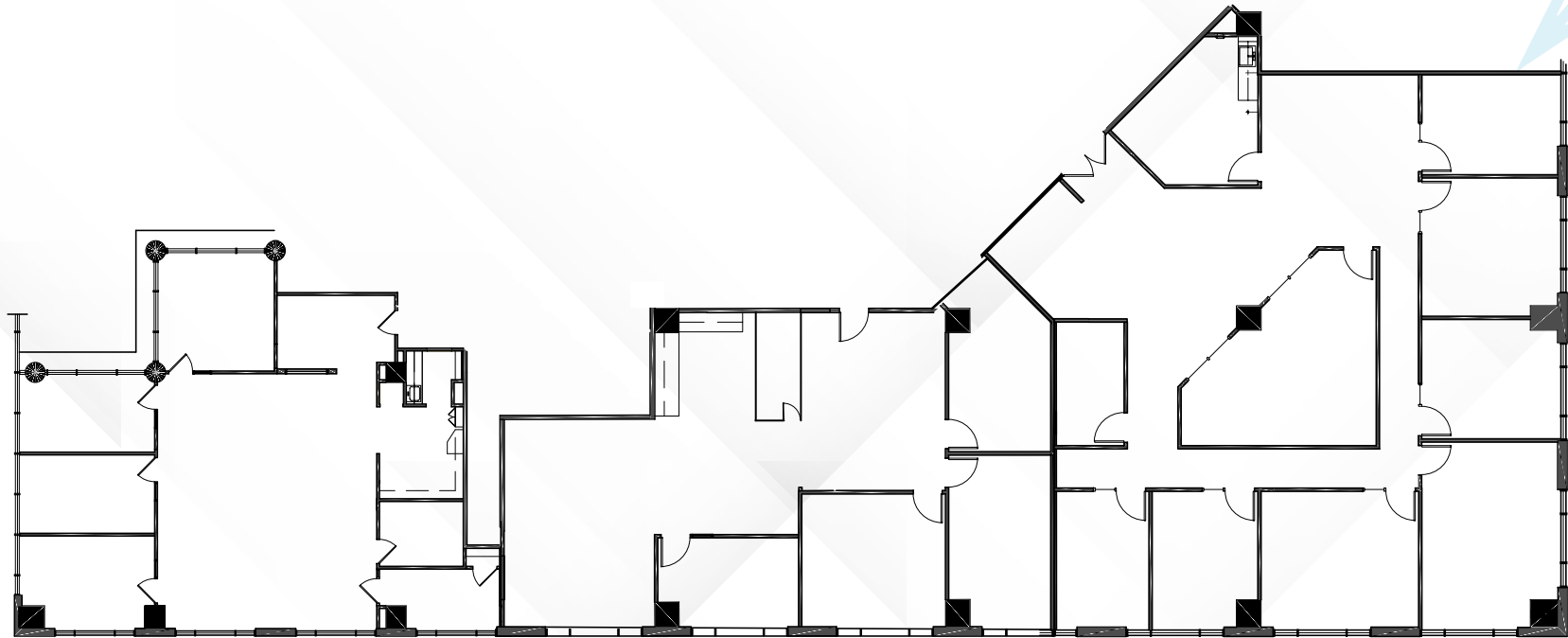




## AVAILABILITIES

### 19100 | Suite 250, 260, & 280

±8,752 SF



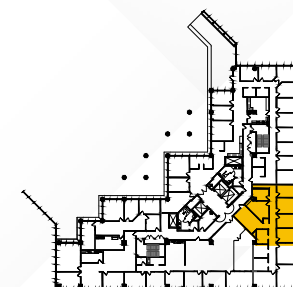
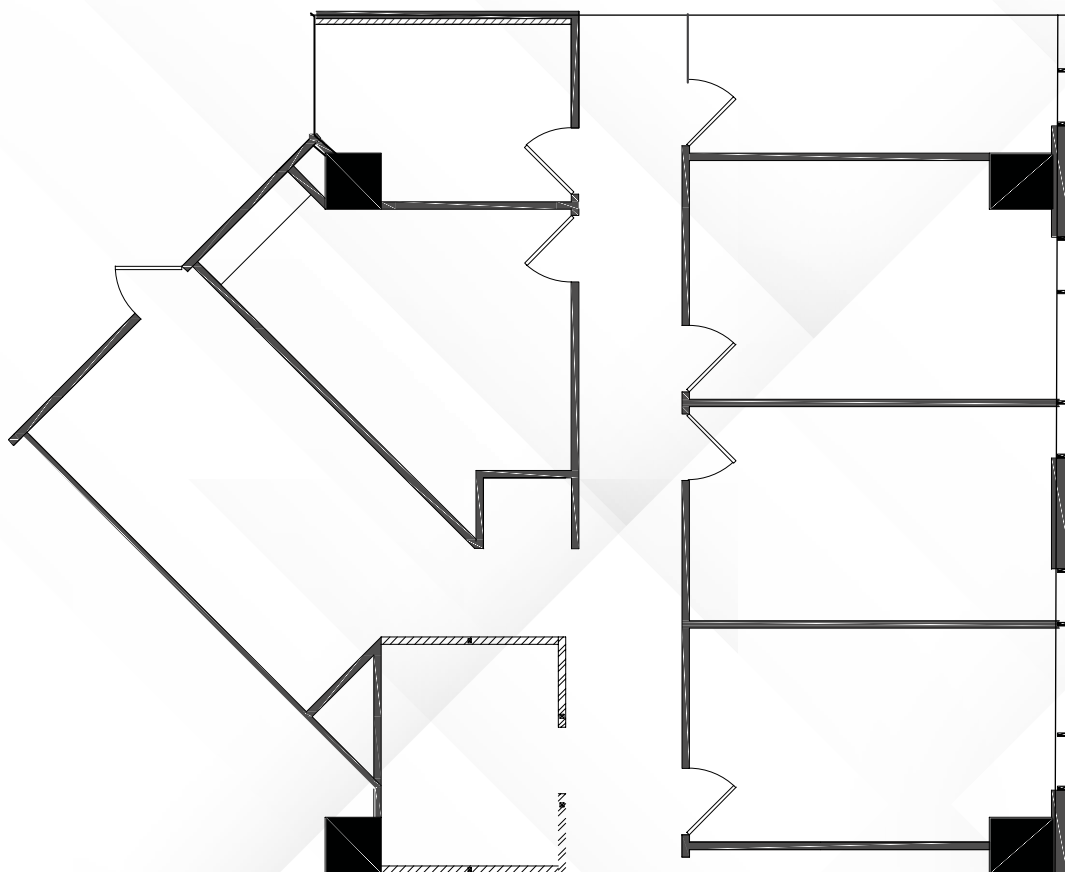
Overview

## AVAILABILITIES

### 19100 | Suite 350

±2,065 SF

360°  
→



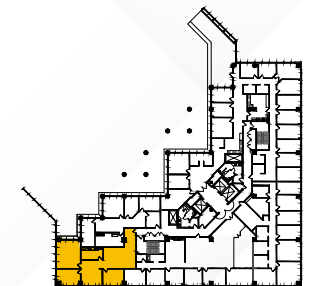
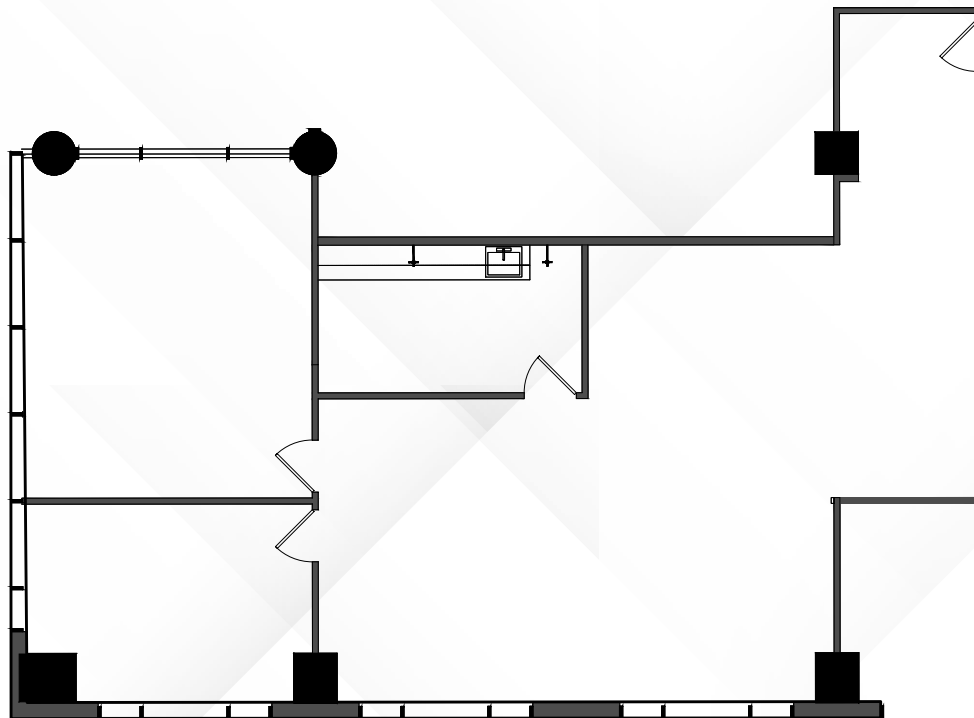
Overview



## AVAILABILITIES

### 19100 | Suite 370

±2,025 SF

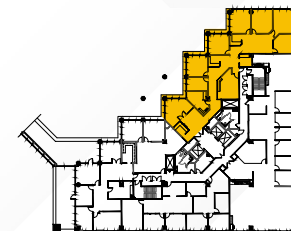
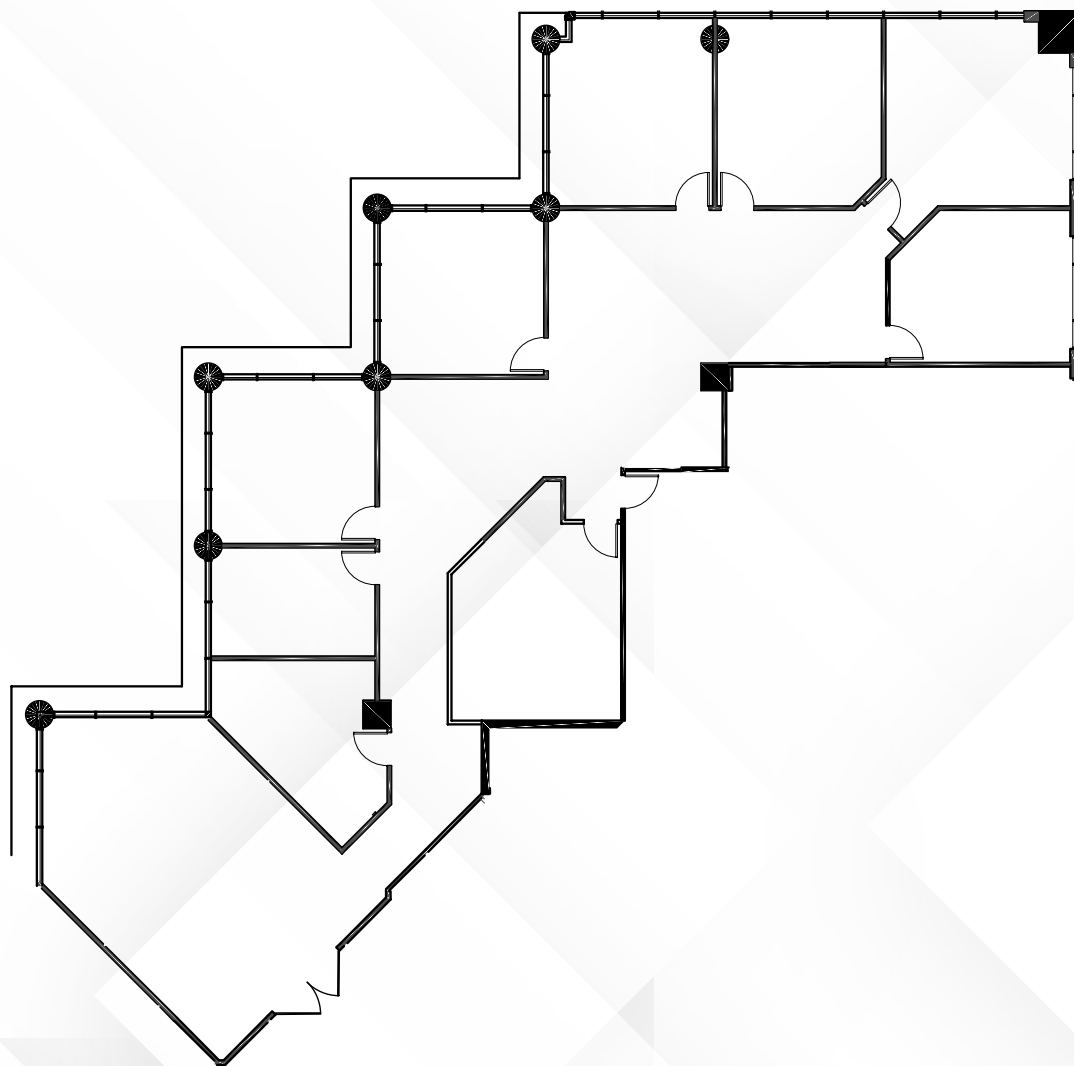


Overview

## AVAILABILITIES

### 19100 | Suite 400

±4,591 SF

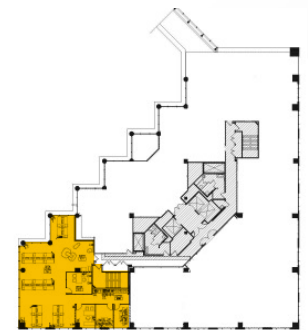
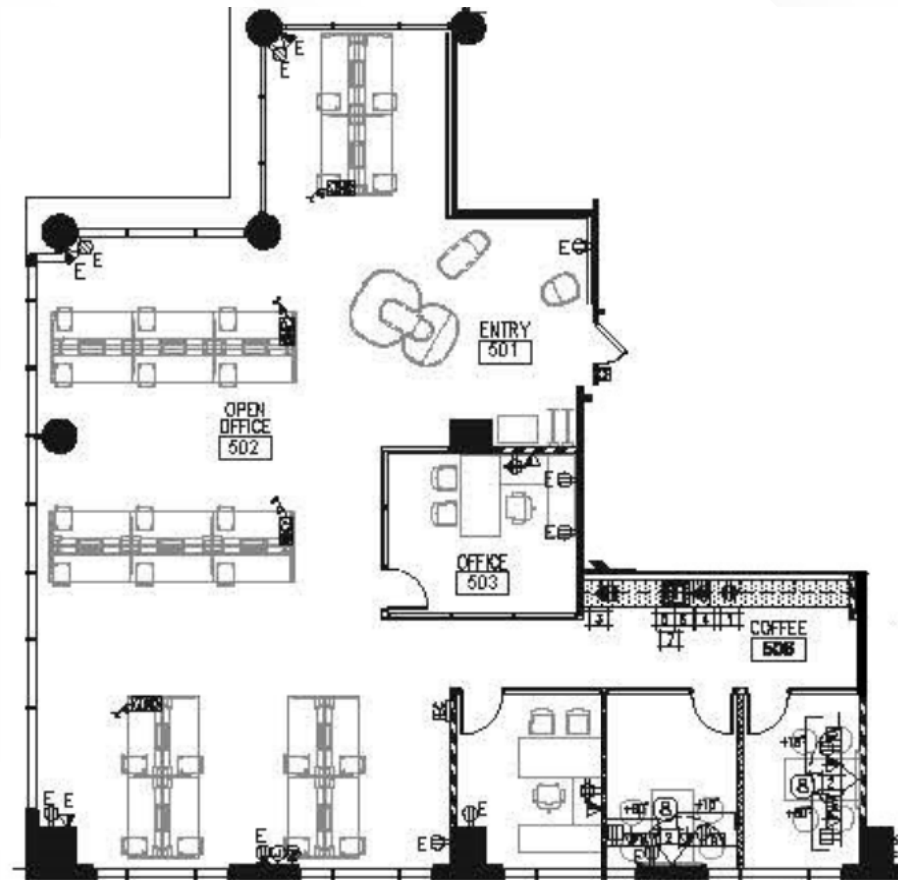




## AVAILABILITIES

### 19100 | Suite 570

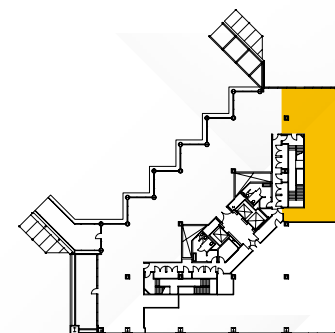
±3,235 SF



## AVAILABILITIES

### 19100 | Suite 610

±2,533 SF

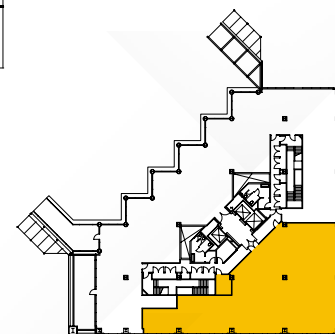
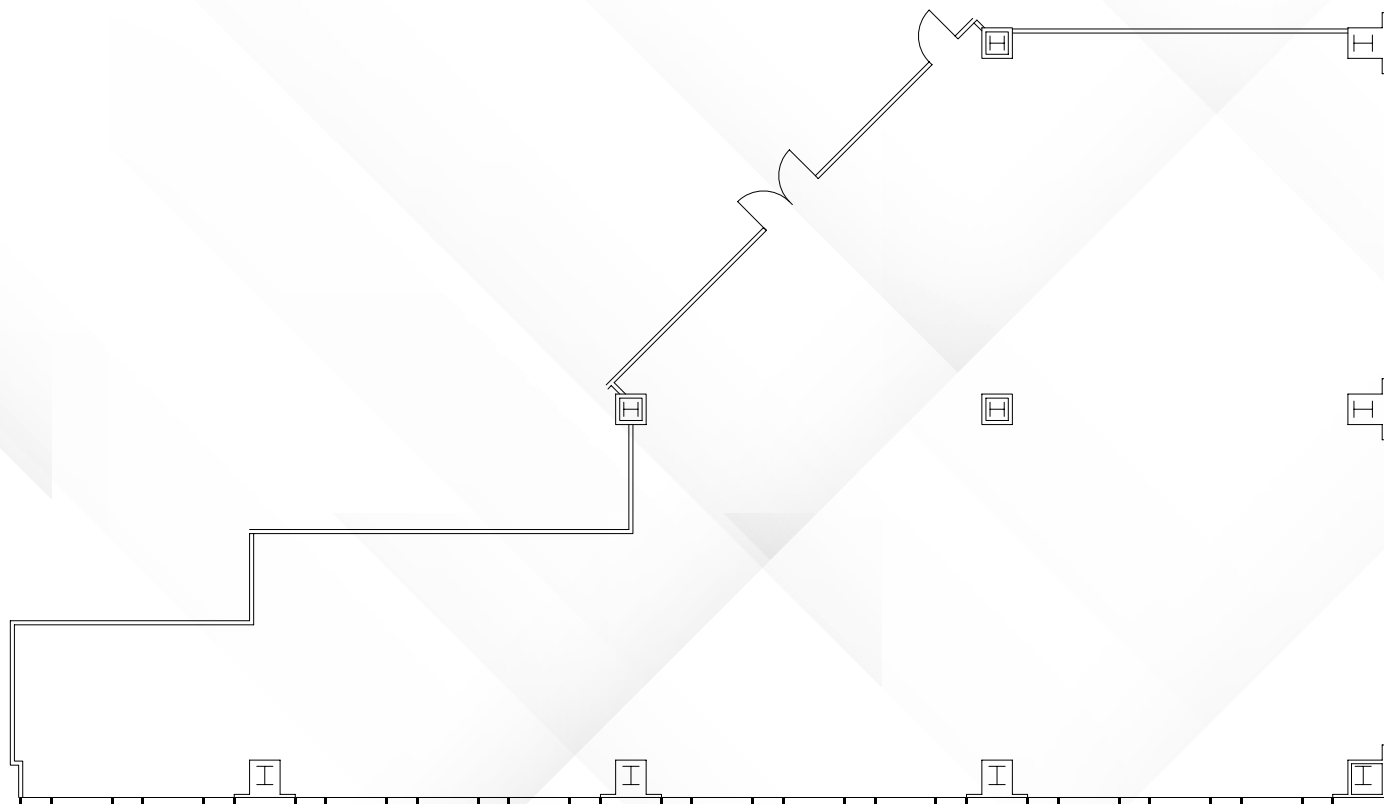




## AVAILABILITIES

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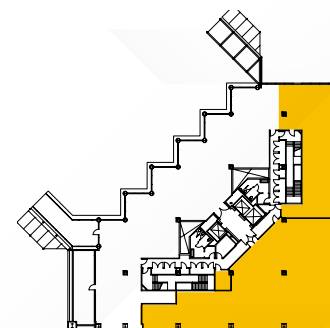
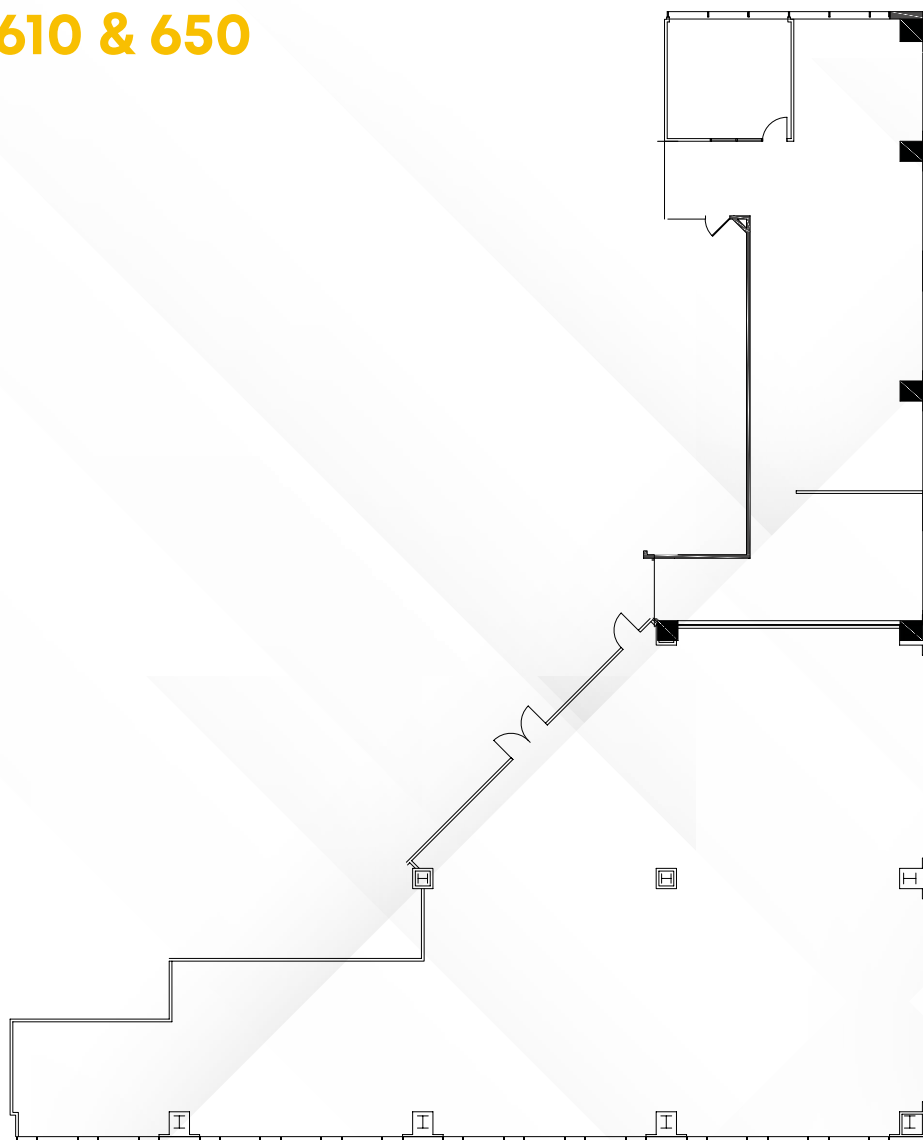
±5,728 SF



## AVAILABILITIES

### 19100 | Suite 610 & 650

±8,261 SF



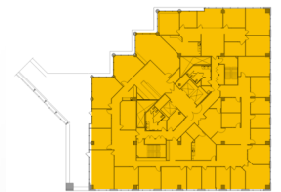
Overview



## AVAILABILITIES

### 19100 | Suite 800

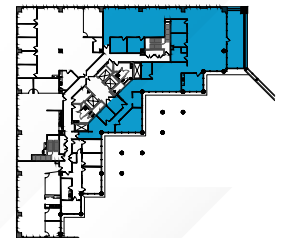
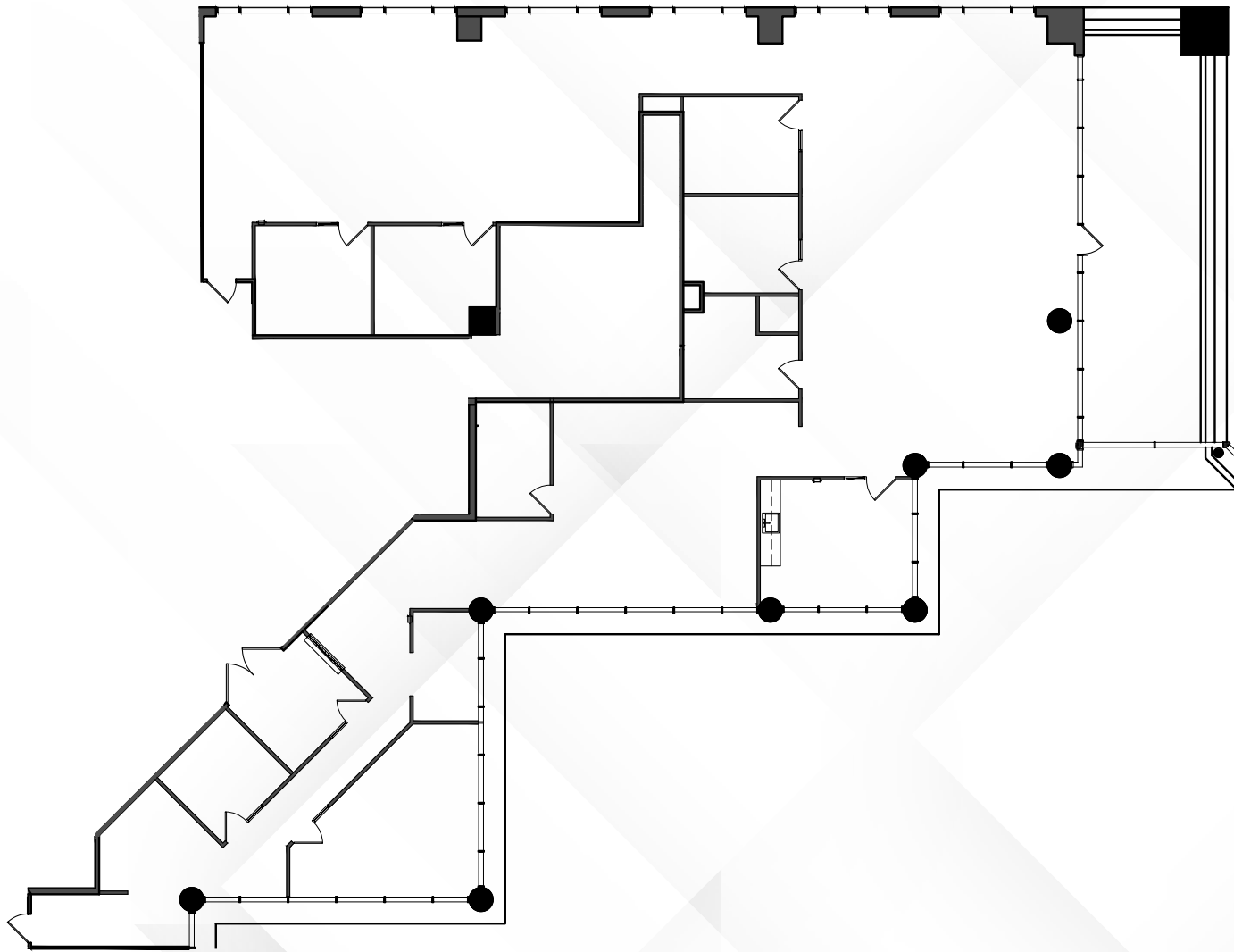
±15,476 SF



## AVAILABILITIES

### 19200 | Suite 200

±7,183 SF

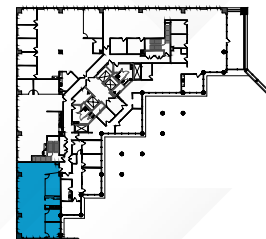
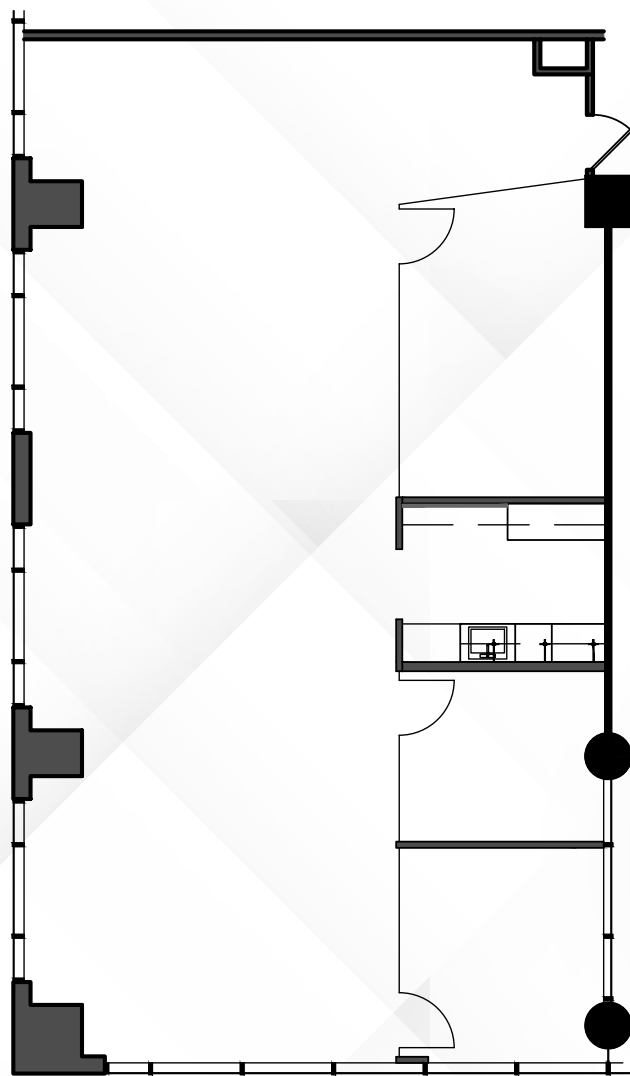


## AVAILABILITIES

### 19200 | Suite 220

±2,313 SF

360°  
↻

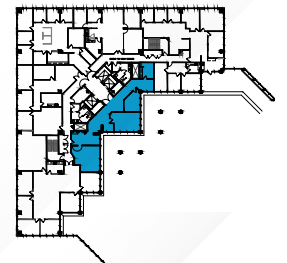
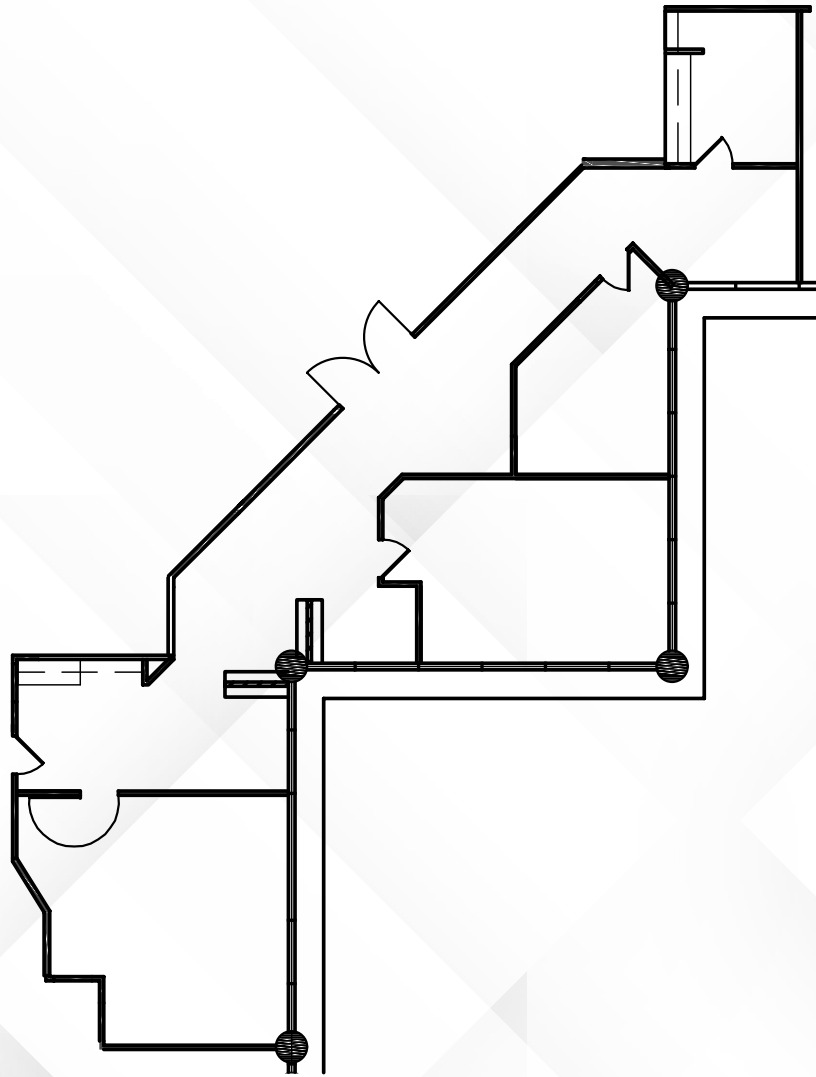




## AVAILABILITIES

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±2,267 SF

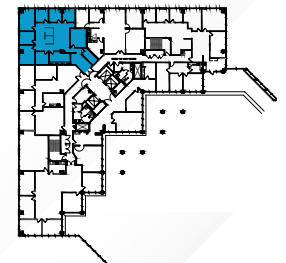
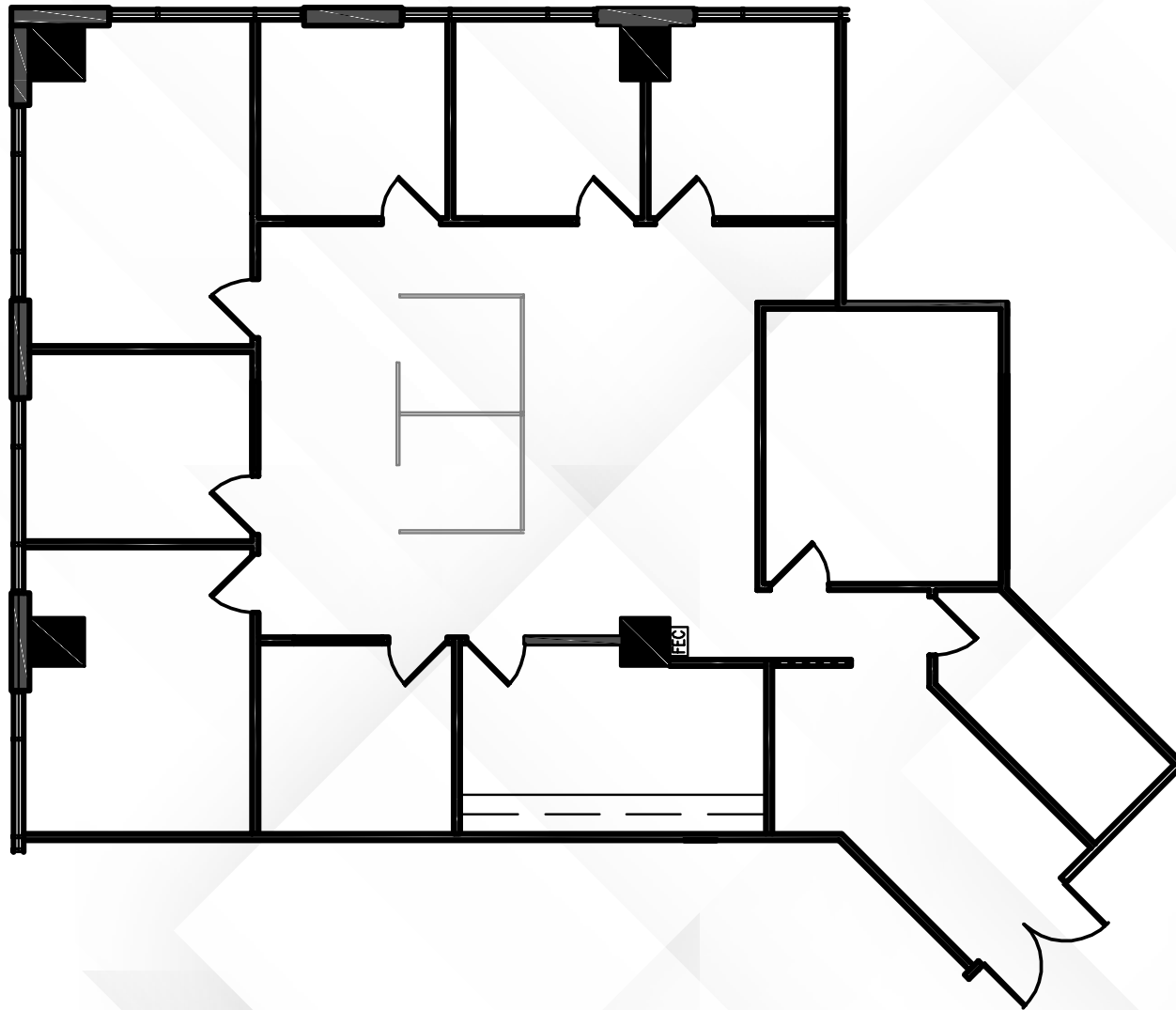


Overview

## AVAILABILITIES

### 19200 | Suite 360

±2,624 SF

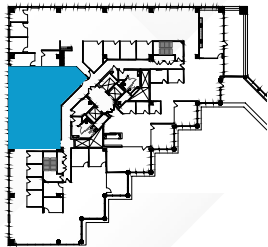
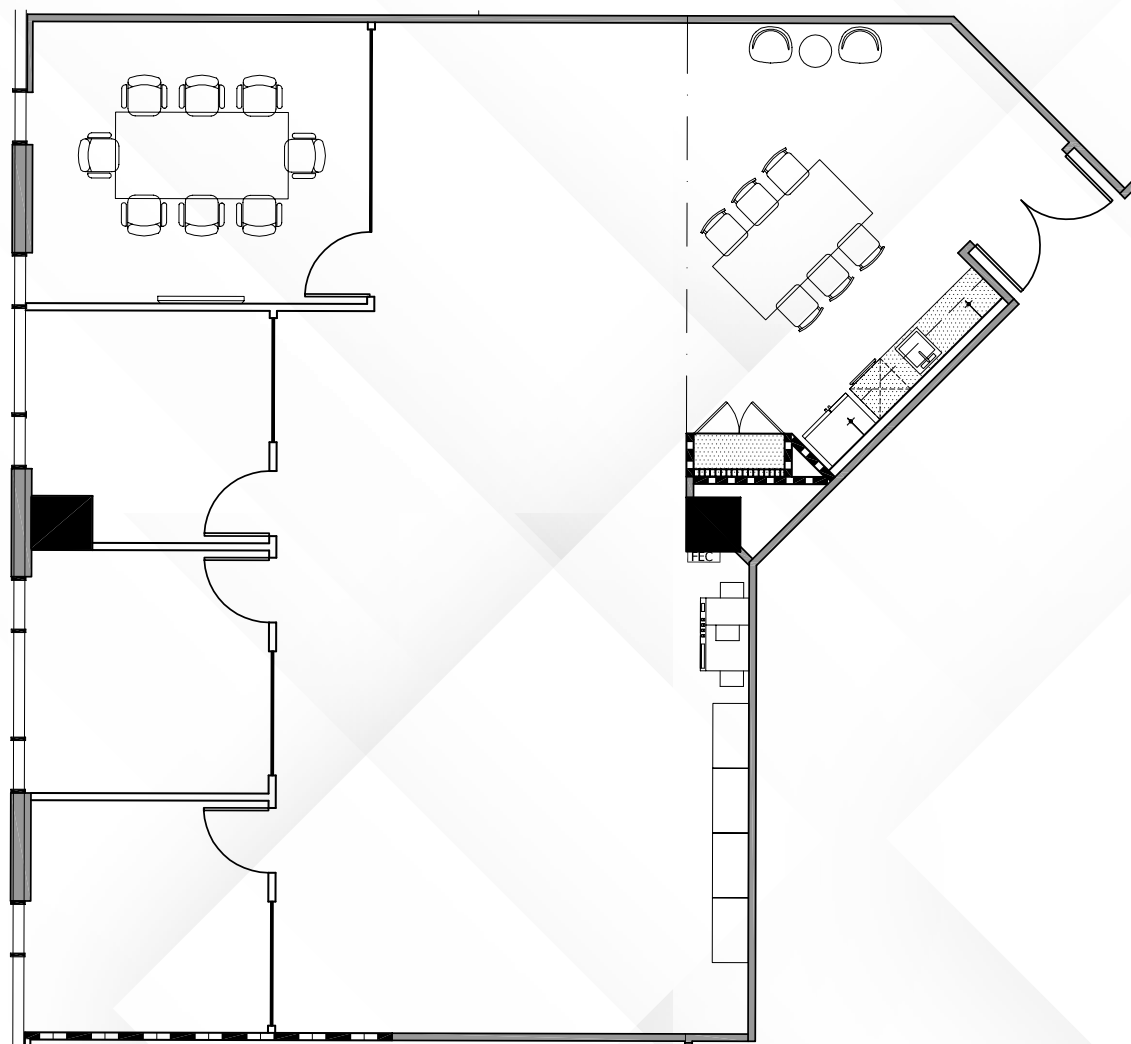


Overview

AVAILABILITIES

19200 | Suite 500

Hypothetical Spec Suite

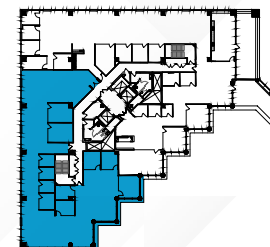
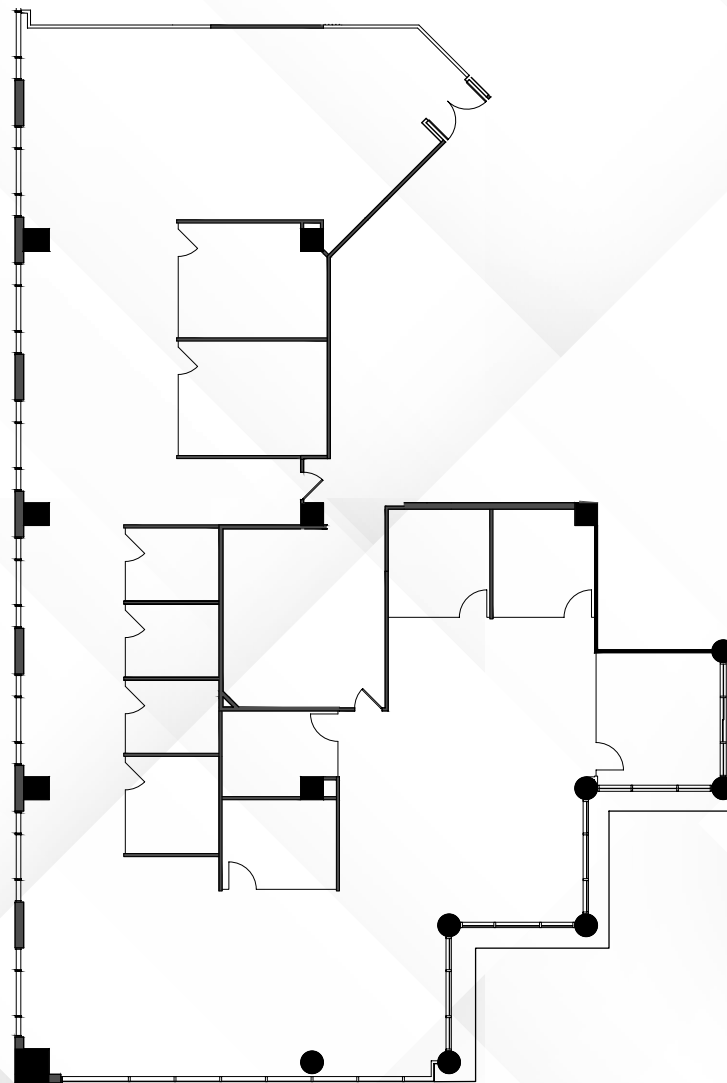




## AVAILABILITIES

### 19200 | Suite 510

±7,454 SF

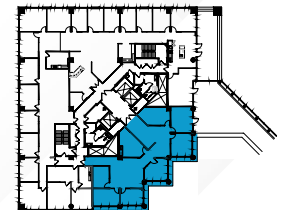
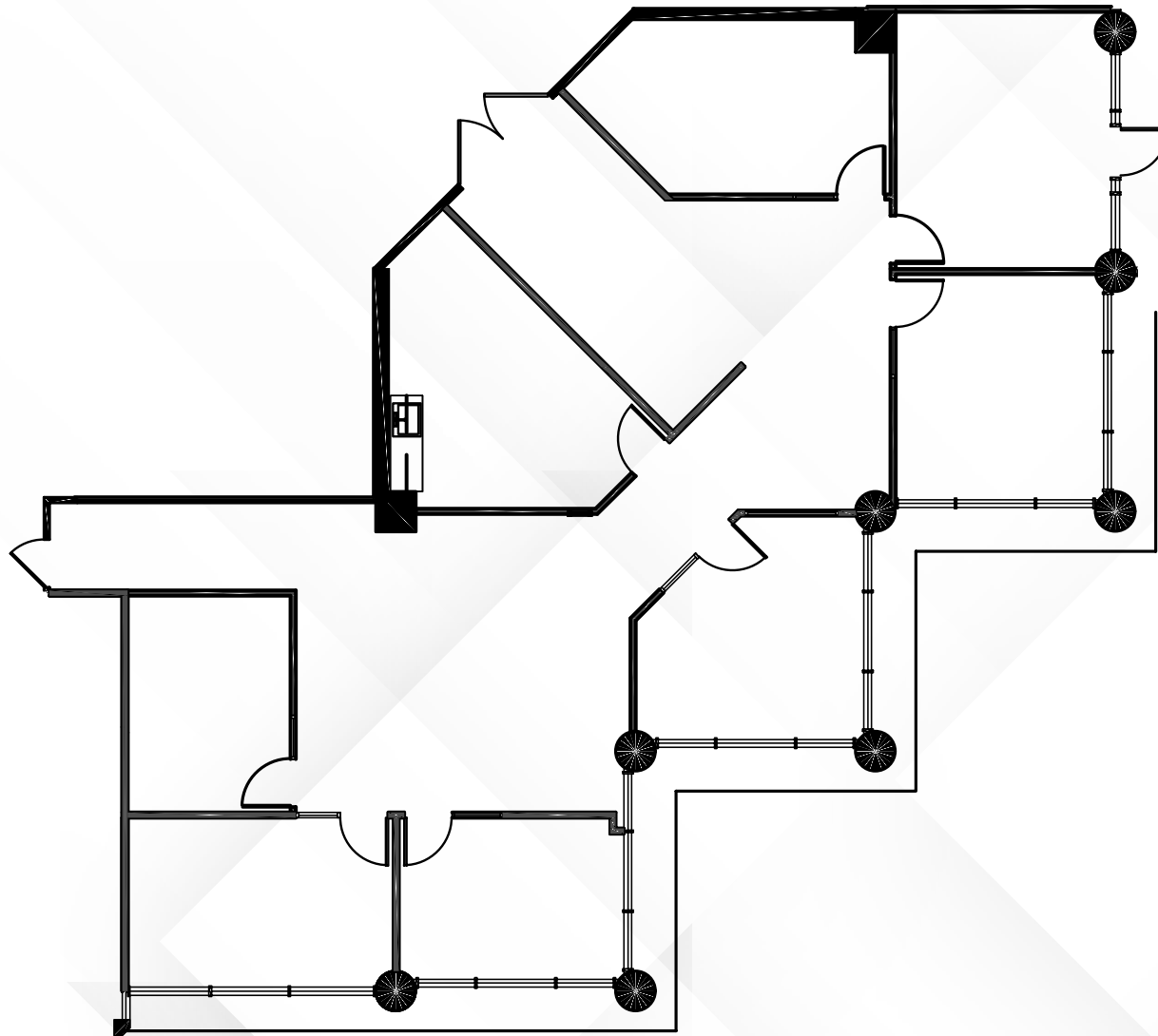


Overview

## AVAILABILITIES

### 19200 | Suite 900

±3,652 SF

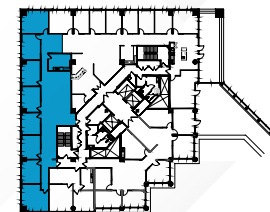
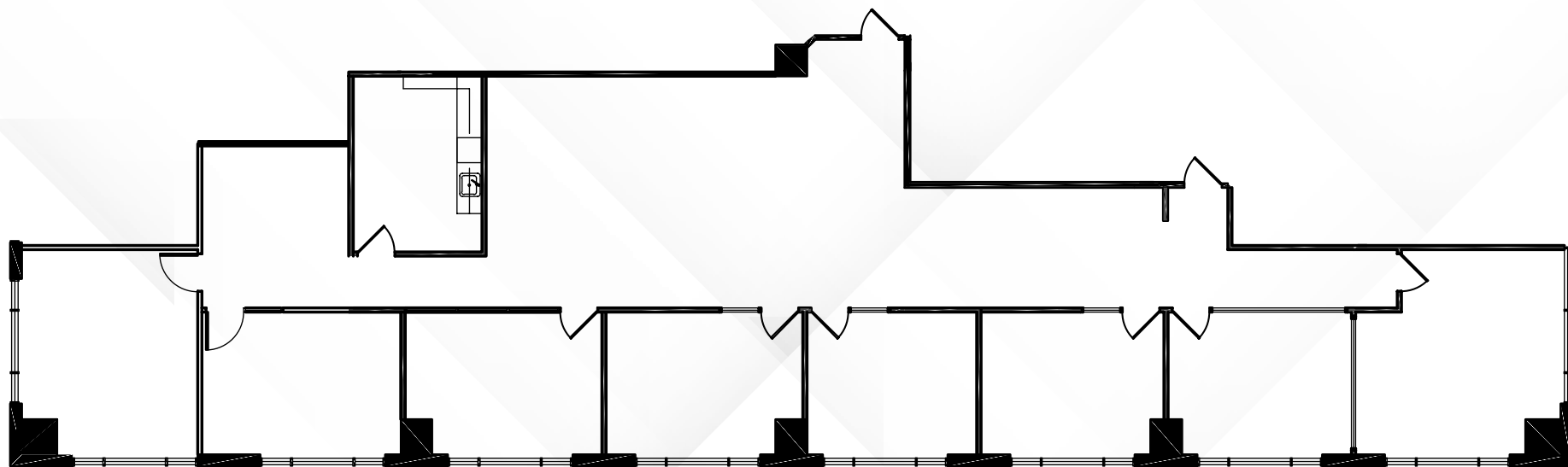


## AVAILABILITIES

### 19200 | Suite 940

±3,681 SF

360°  
→







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