



Von Karman Tech Center

16842 Von Karman Ave, Irvine, CA 92606



Ronald Channels

The Office Space Specialist
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Von Karman Tech Center

\$27.00 /SF/Yr

- Private Entry to Space.
- Plug & Play
- Lots of Natural Light
- Walking distance to amenities



Rental Rate:	\$27.00 /SF/Yr
Property Type:	Office
Building Class:	B
Rentable Building Area:	101,161 SF
Year Built:	1980
Walk Score ®:	39 (Car-Dependent)
Transit Score ®:	37 (Some Transit)
Rental Rate Mo:	\$2.25 USD/SF/Mo

2nd Floor Ste 125A

Space Available	954 SF
Rental Rate	\$27.00 /SF/Yr
Date Available	Now
Service Type	Full Service
Built Out As	Professional Services
Space Type	Sublet
Space Use	Office

954 SF Office available for sublease located on the second floor with no elevator access. The space is very quiet with lots of natural light. Includes its own private entrance, reception area, large open area with up to 2 to 4 cubicles and large conference / storage room. The space also has a storage closets that can be used as an IT room, also unit has new carpet. This space is great for a small startup company, mortgage, financial services, law firm, accounting office, etc.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Call Tools	3,800	
epiq	3,000	May 2022
Ferreira Power West, LLC	3,051	
Lee & Sakahara Architects AIA, Inc.	9,250	
Ntirety	26,249	
PENCO Engineer, Inc	8,000	
ResCare, Inc.	6,322	
Shawmut	5,223	
Simple Path Financial	7,000	June 2022
Tensoriot	2,938	

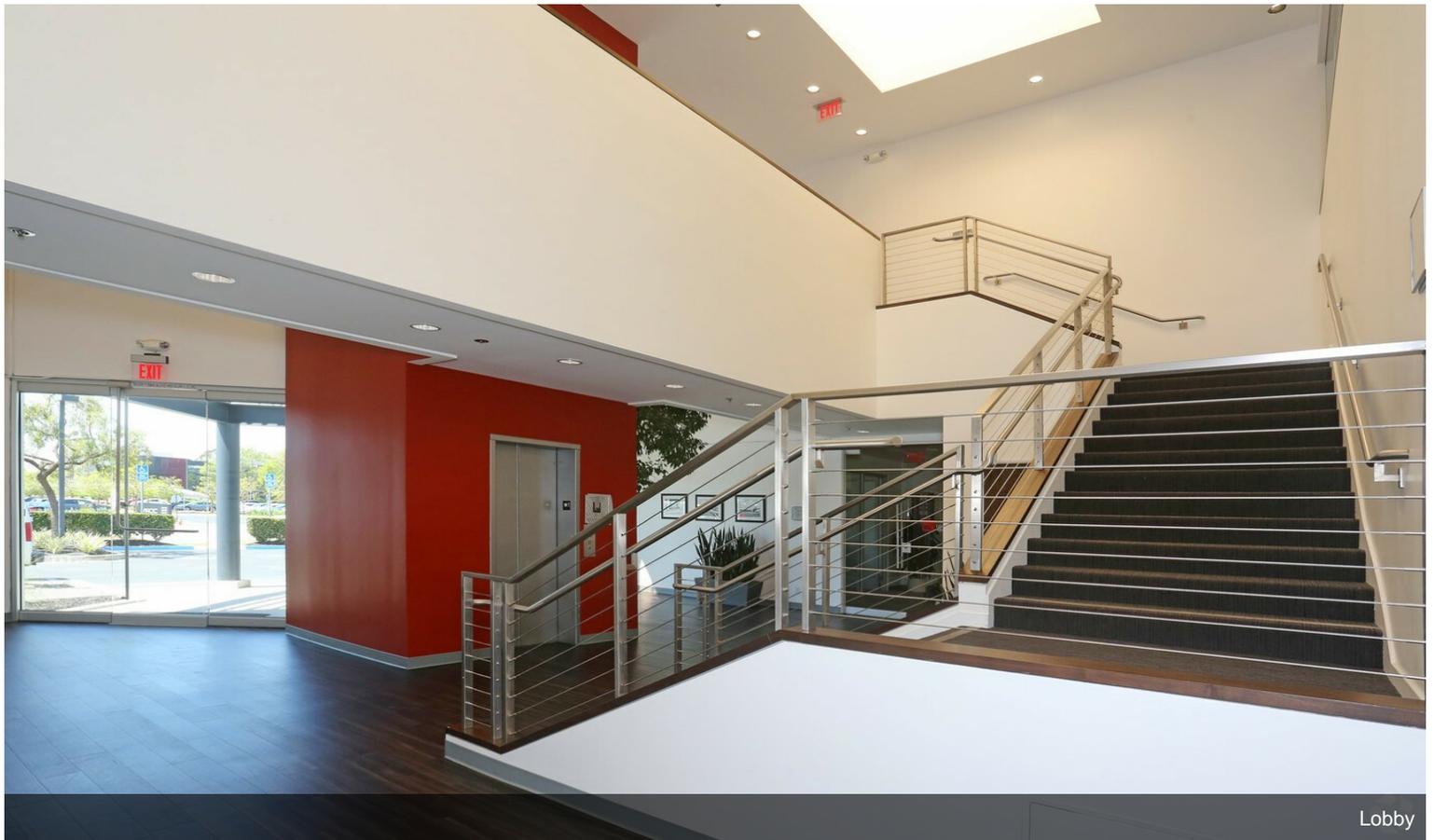


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Property Photos

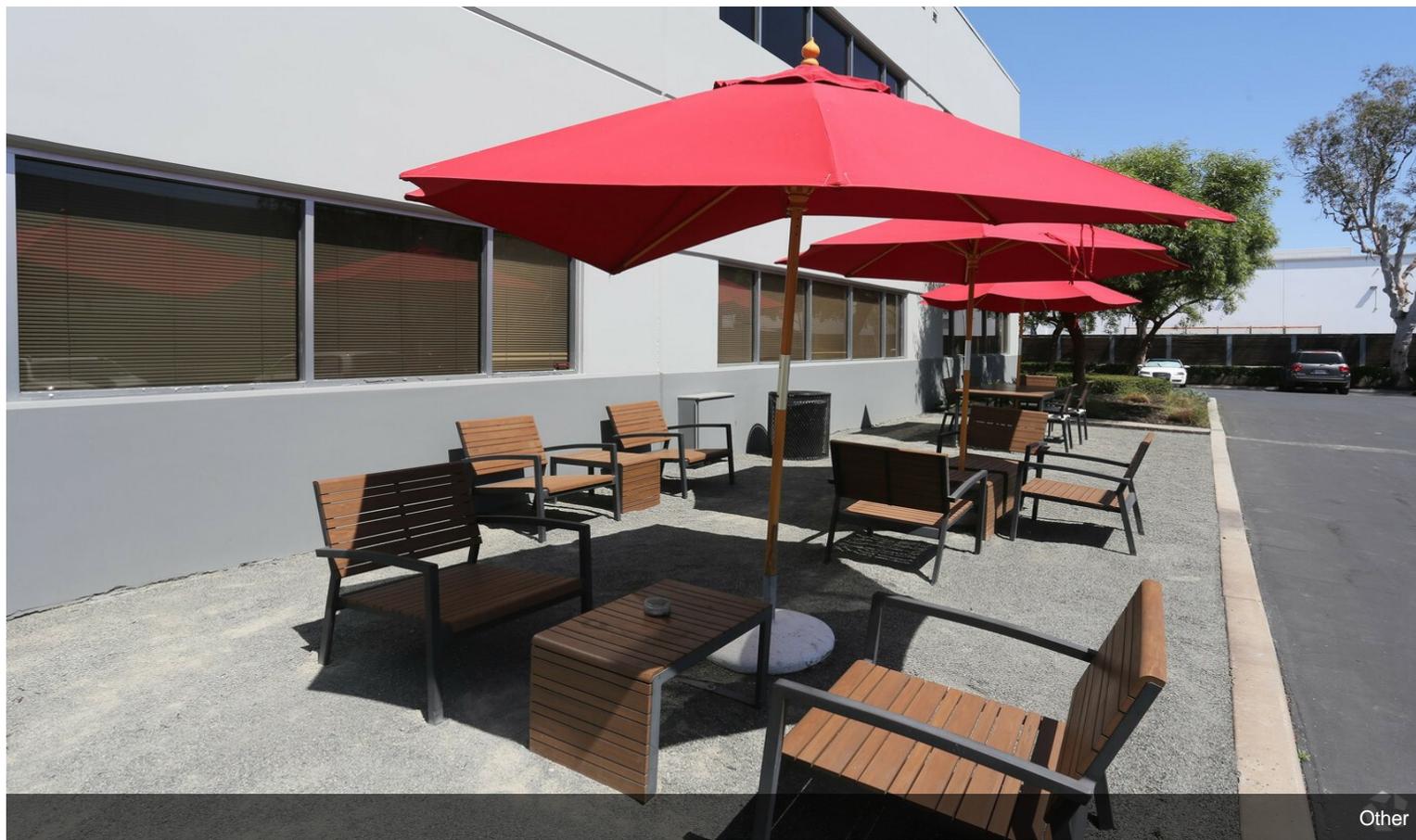


Building Photo



Lobby

Property Photos



Other



Building Photo