

A photograph of a modern, multi-story office building with a glass and concrete facade, viewed from a low angle looking up. The building is partially obscured by a semi-transparent blue overlay that contains the text.

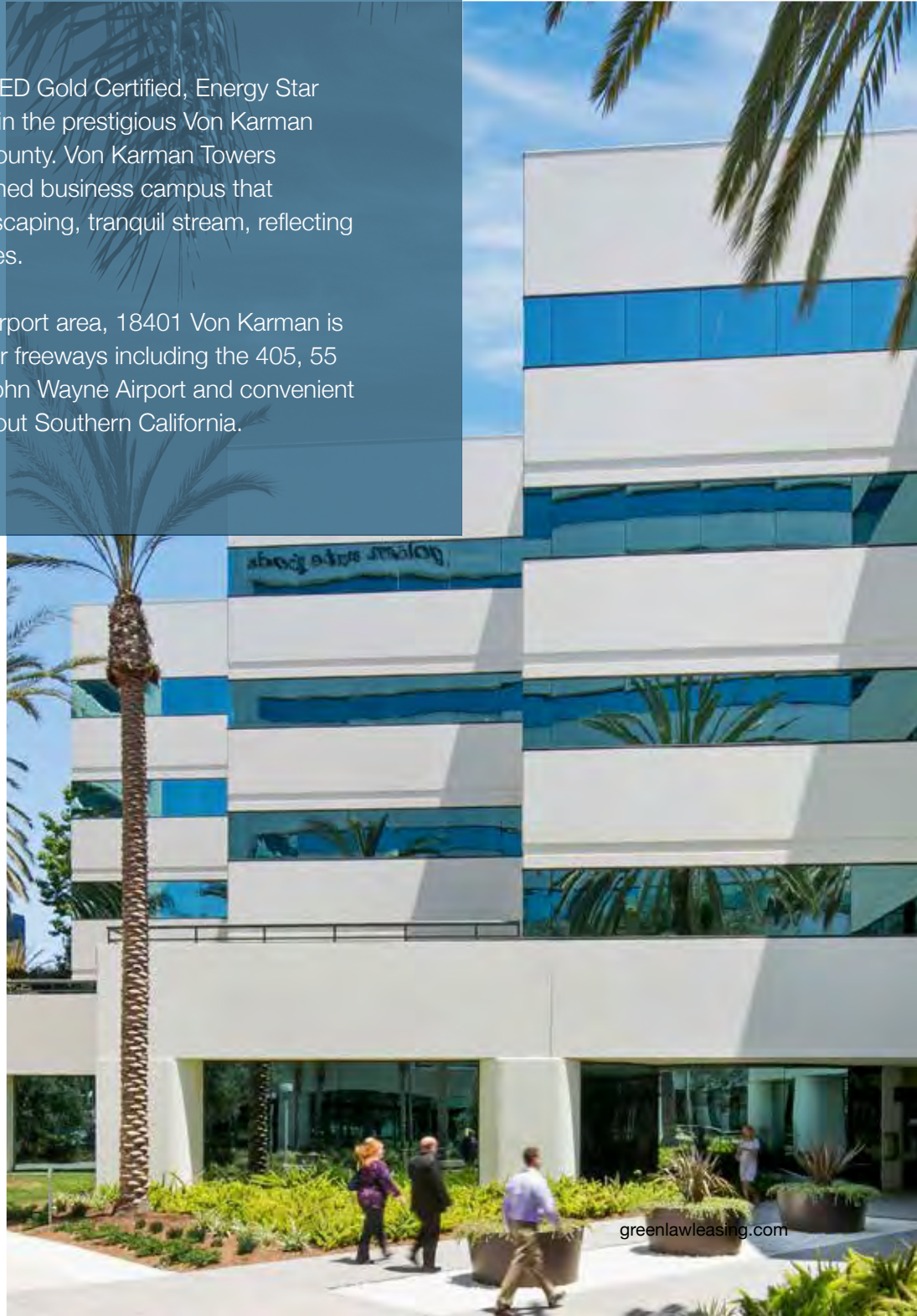
LOCALLY OWNED  
RELATIONSHIP FOCUSED

**18401** | Von Karman

# ELEGANTLY EFFICIENT

18401 Von Karman is a 5-story, LEED Gold Certified, Energy Star 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, 18401 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

114,717 SF, 5-story,  
Class-A Office

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## ACCESSIBLE

Immediate access to John Wayne  
Airport, I-405, SR-55 and SR-73

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## PROMINENT

Located in the prestigious  
Von Karman Towers Office Campus

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## AWARD WINNING

LEED Gold Certified  
Energy Star

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## MODERN AMENITIES

Includes top onsite amenities and  
adjacent fitness and food options

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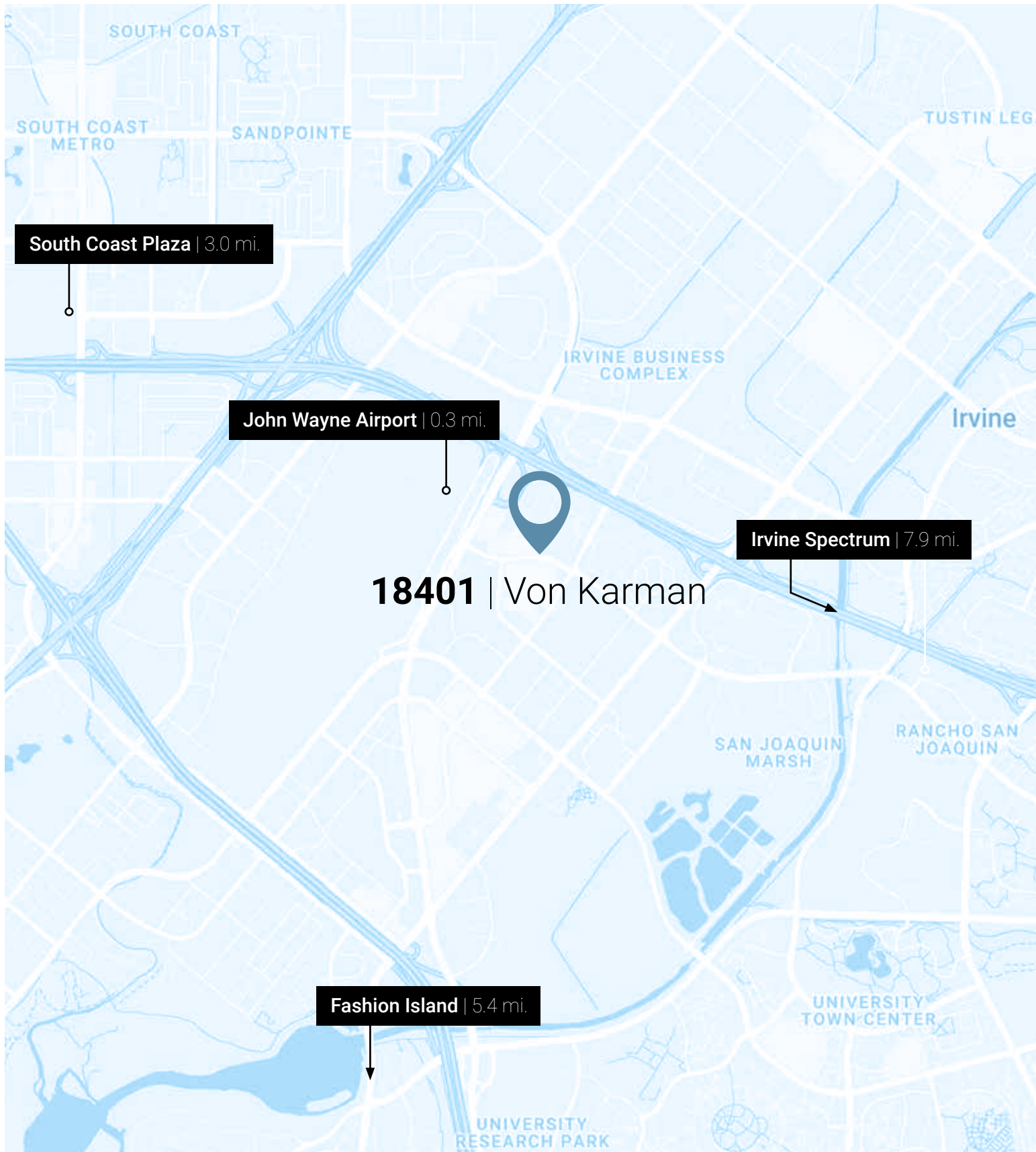


## AMPLE PARKING

4.00 : 1,000 USF

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South Coast Plaza



# CENTRALLY LOCATED

18401 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

18401 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

- 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   |
|-------|------------|---|
| 230   | 3,445      | 8 window offices, conference room and open area.  |
| 340   | 1,417      | 4 offices and 1 conference room.  |
| 350   | 6,273      | Shell Space.  |
| 370   | 5,504      | Spec suite available Q1 2025. 5 offices, 2 conference rooms, kitchen and break area, reception, open space. |







# QUALITY FIT & FINISH

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Our class-A work environments elevate your companies image and game. Giving you an edge with recruitment, culture and retention.





GREENLAW  
LEASING

Orange  
County

**18401** | Von Karman

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