



— THE —  
**ATRIUM**

19100 & 19200 VON KARMAN, IRVINE CA

**FOR LEASE**

For leasing information, please contact us:

**PETER JOYCE | 949.203.3035**

[peter.joyce@streamrealty.com](mailto:peter.joyce@streamrealty.com)

Lic. 02001428

**MORGAN ADAMS | 949.732.3752**

[morgan.adams@streamrealty.com](mailto:morgan.adams@streamrealty.com)

Lic. 02067419

**MIKE ADAMS | 949.203.3033**

[madams@streamrealty.com](mailto:madams@streamrealty.com)

Lic. 01875266

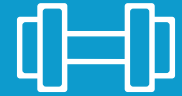


*The Atrium in Irvine, California, offers prime office space with stunning views of the surrounding mountains and sunsets, along with a unique atrium design. Situated centrally near major highways—the 405, 73, and 55—minutes away from UCI Health Irvine Medical Center and just blocks from John Wayne Airport, 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**

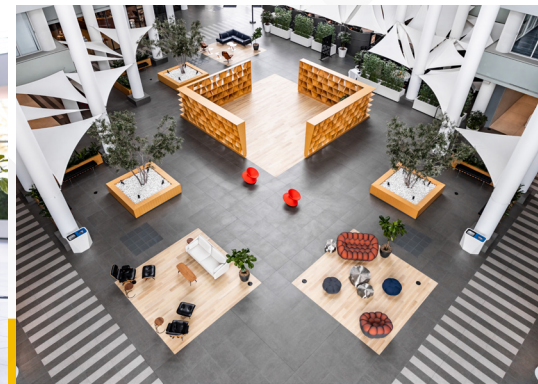
# AVAILABILITIES

## 19100 VON KARMAN

SUITE	SF AVAILABLE	CONTIG.	SUITE DESCRIPTION
250 	3,713	—	Double door entry, 7 window offices, conference room, kitchen and reception area.
280  	2,864	—	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.
400 	4,591	6,782	Double door entry, 7 window offices, reception area, kitchen, copy area, cubicle space
430  	2,191	6,782	<b>SPEC SUITE.</b> 3 Window offices, open area for cubicles, kitchen, storage, furniture included and open ceiling.
610 	2,533	8,104	Conference room and very large open space with expansive glassline.
650 	5,571	8,104	Double door entry, 4 private offices, conference room, kitchen, storage, and large open area. Available August.
900  	10,458	13,379	Double door entry, 14 window offices, 1 interior office, large open area and kitchen with private balcony and bridge access.
950 	2,921	13,379	2 Window offices, sink and storage closet.


 Click to view floor plans


 Click to view virtual tours




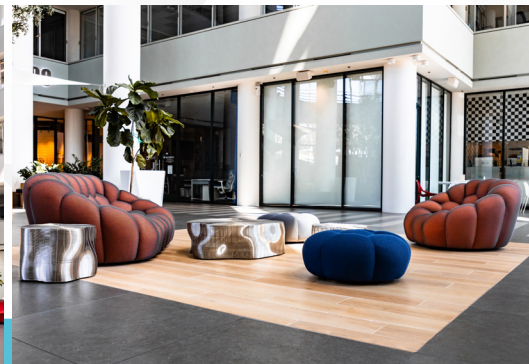
# AVAILABILITIES

## 19200 VON KARMAN

SUITE	SF AVAILABLE	CONTIG.	SUITE DESCRIPTION
200 	7,183	11,199	Double door entry, 7 interior offices, window lined conference room, kitchen, open area and balcony.
220  	2,313	—	<b>SPEC SUITE.</b> 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.
250  	4,016	11,199	<b>SPEC SUITE.</b> Double door entry, 5 window offices, 1 conference room, copy room and cubicle space. Furniture is available.
300 	2,267	—	Double door entry, 3 window offices, kitchen and copy room.
350 	1,580	4,204	Double door entry, 2 offices, conference room, and kitchen. Available within 30 days.
360 	2,624	4,204	Double door entry, 6 window offices, 2 interior offices, kitchen, storage room and copy room.
510 	7,454	—	Double door entry, 1 window office, 2 interior conference rooms, 8 interior offices and open area.
870  	2,354	—	1 Window office, open area and kitchen.
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

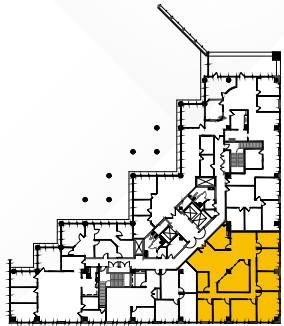
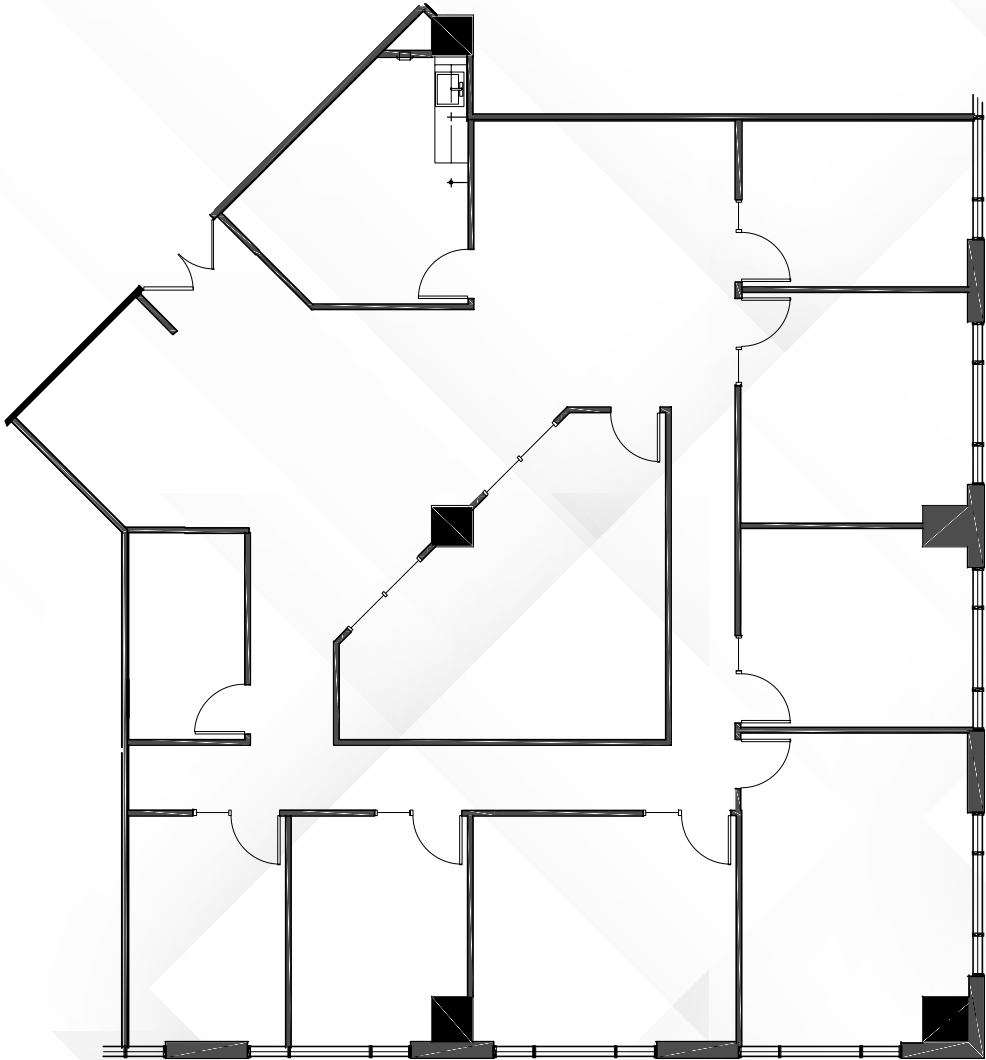
 Click to view virtual tours



AVAILABILITIES

**19100 | Suite 250**

±3,713 SF



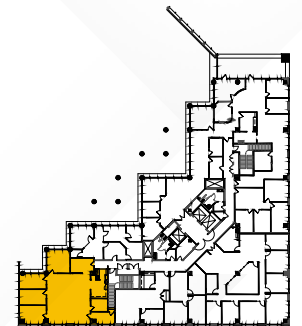
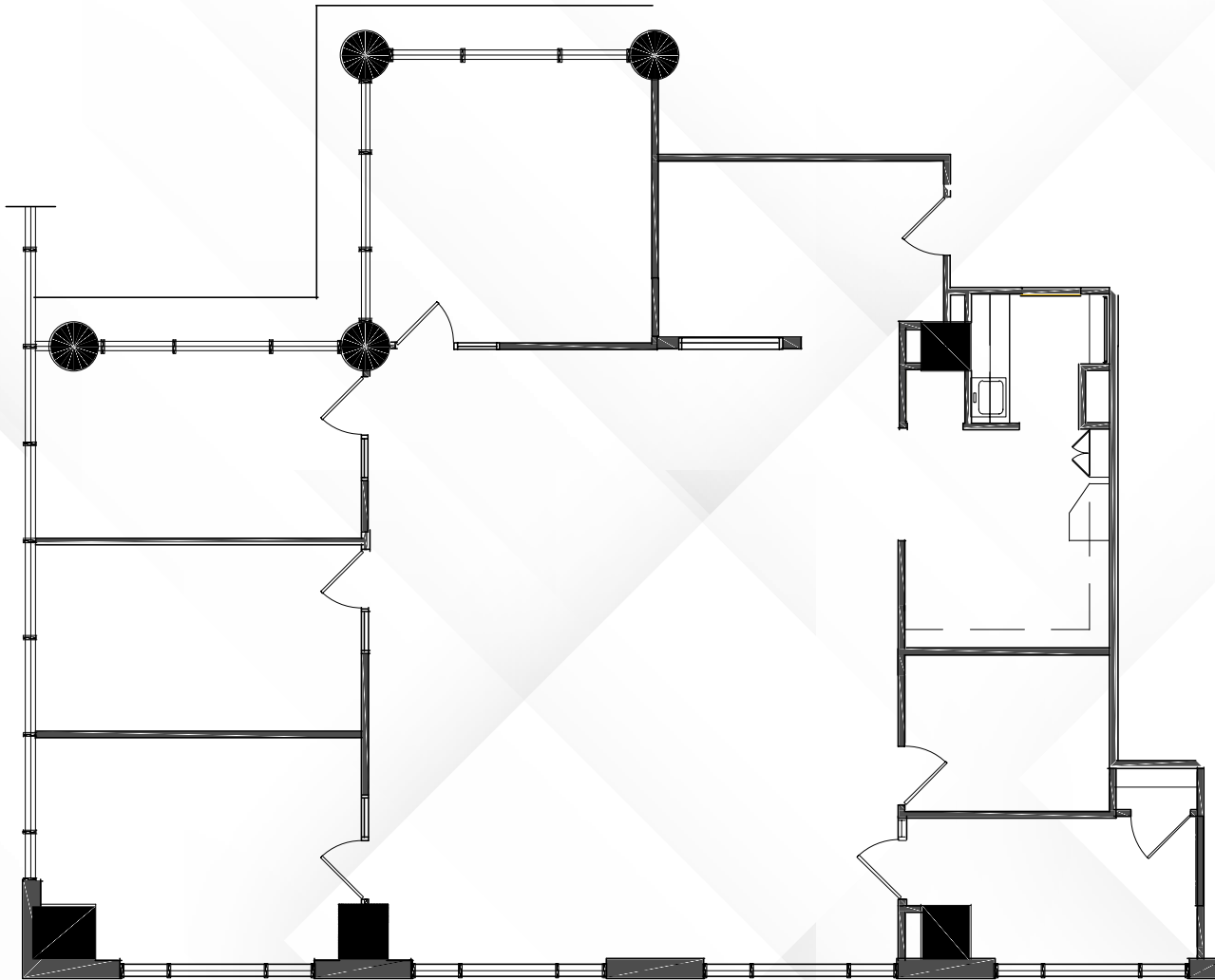
Overview

AVAILABILITIES

# 19100 | Suite 280

±2,864 SF

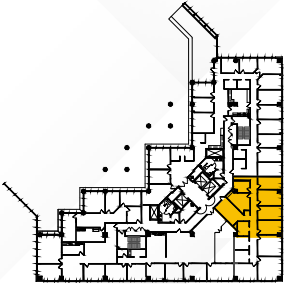
360°  
↻



AVAILABILITIES

**19100 | Suite 350**

±2,065 SF

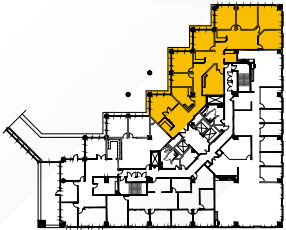
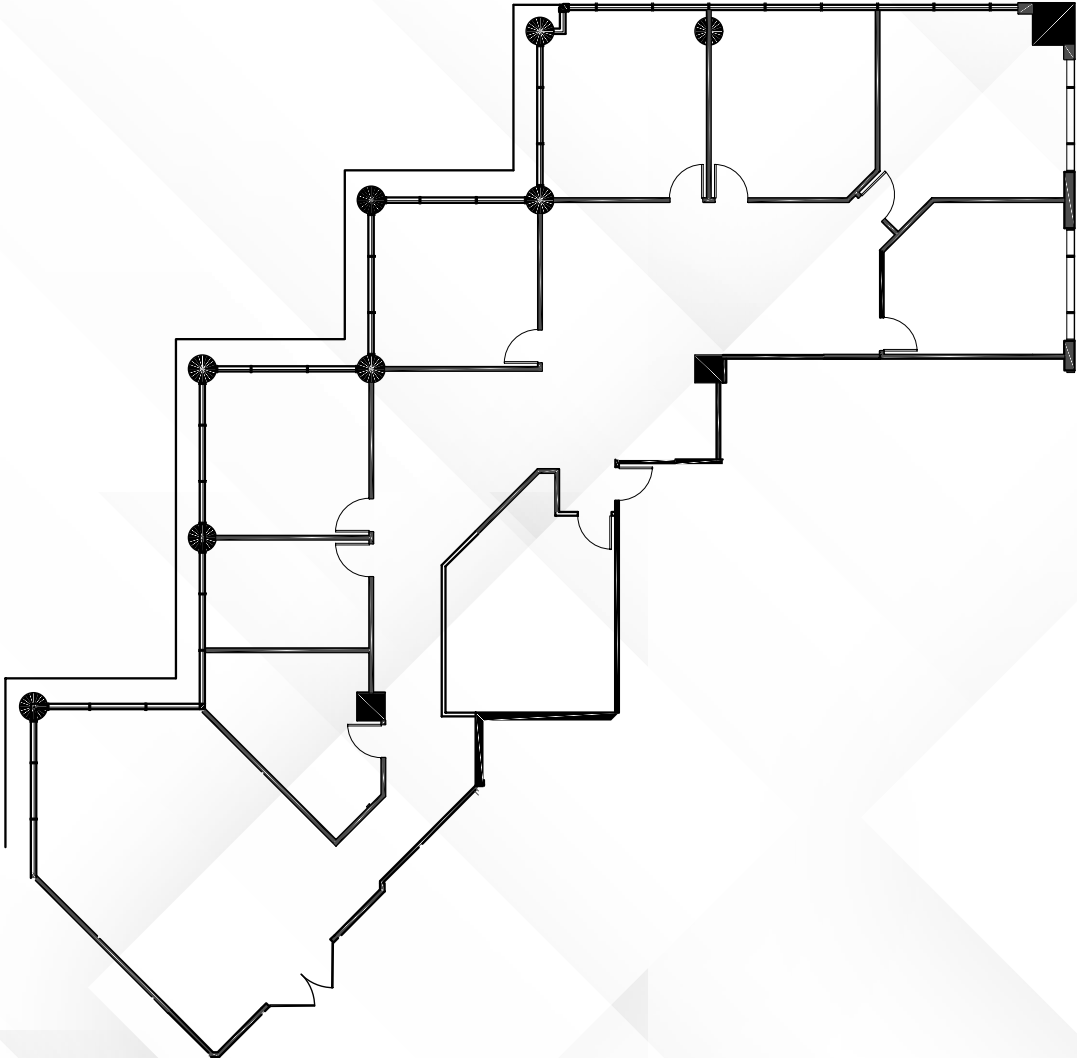




AVAILABILITIES

**19100 | Suite 400**

±4,591 SF

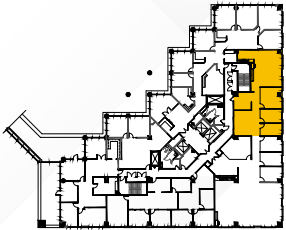
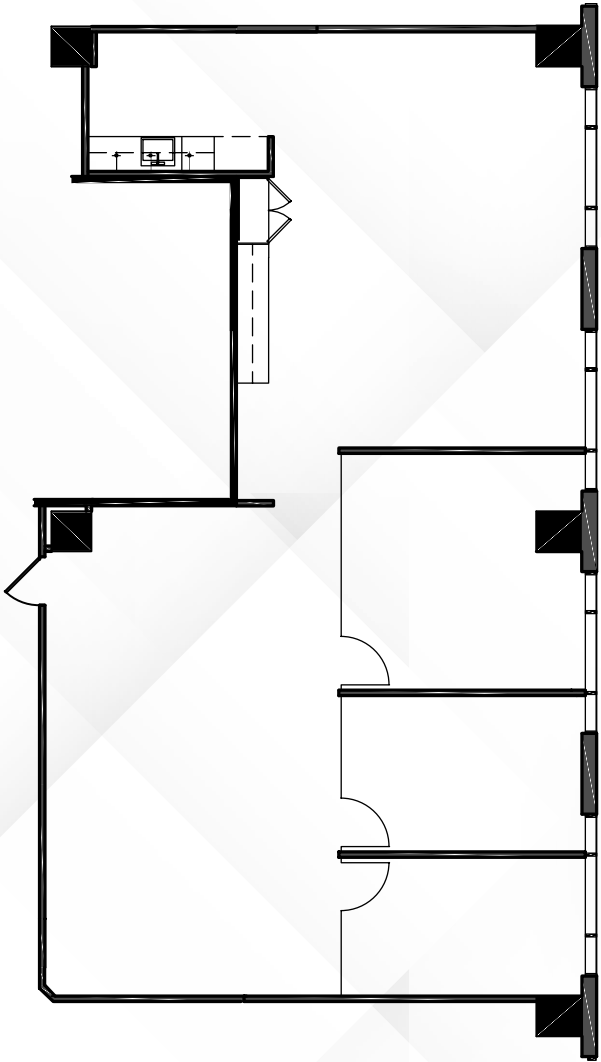


Overview

AVAILABILITIES

**19100 | Suite 430**

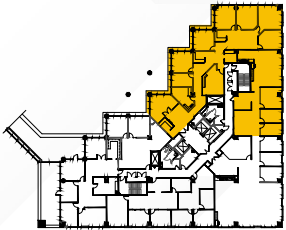
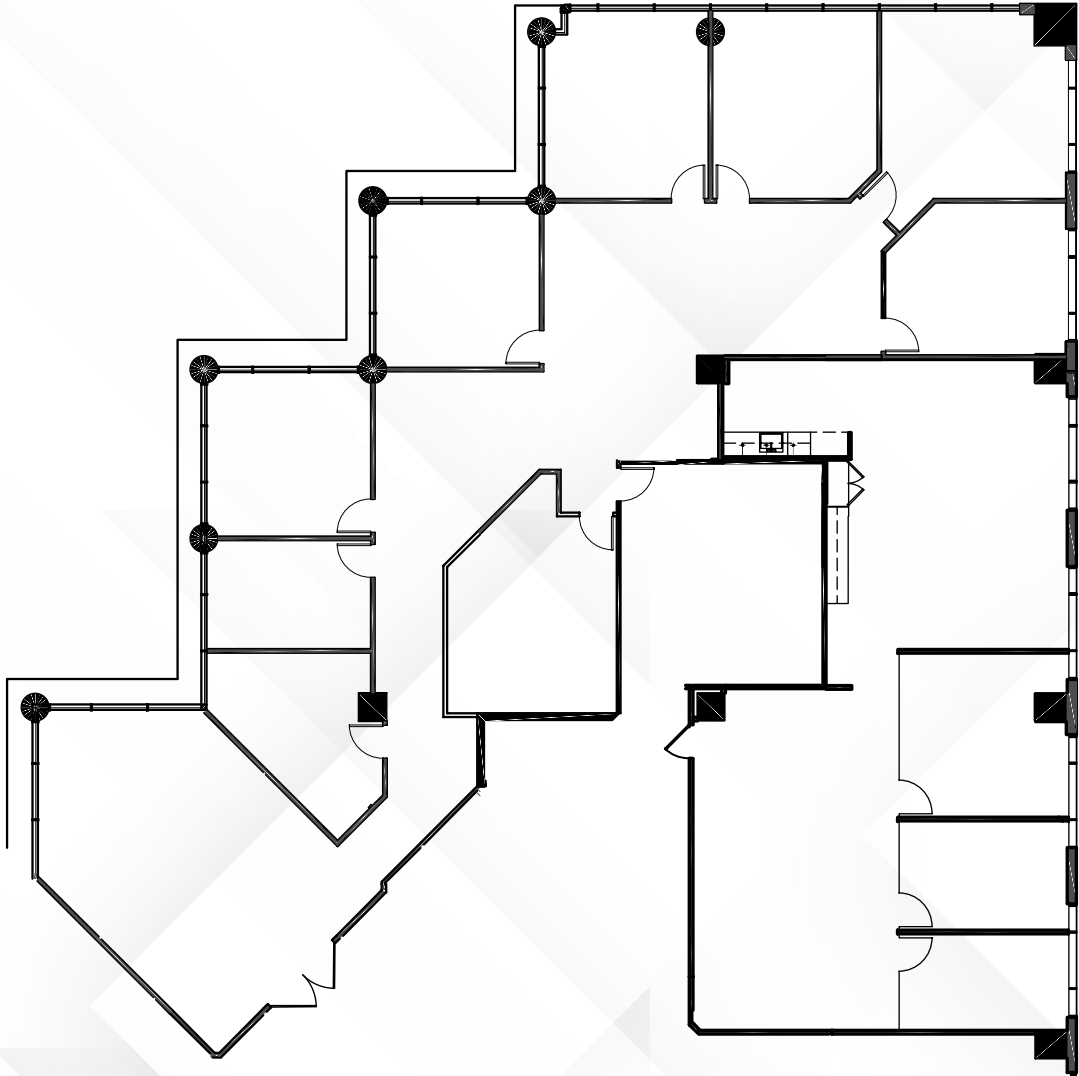
±2,191 SF



AVAILABILITIES

**19100 | Suite 400 & 430**

±6,782 SF

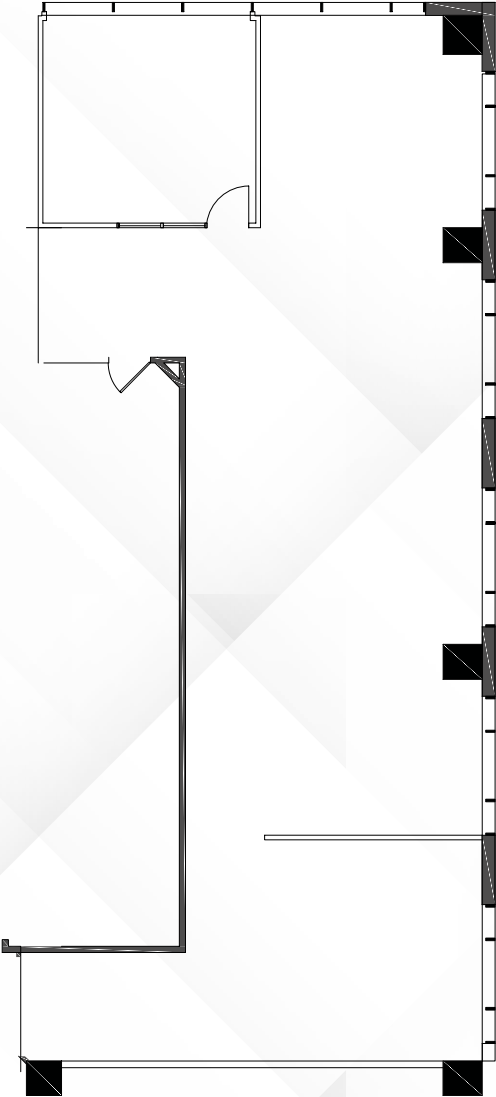


Overview

AVAILABILITIES

**19100 | Suite 610**

±2,533 SF

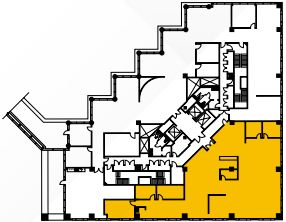
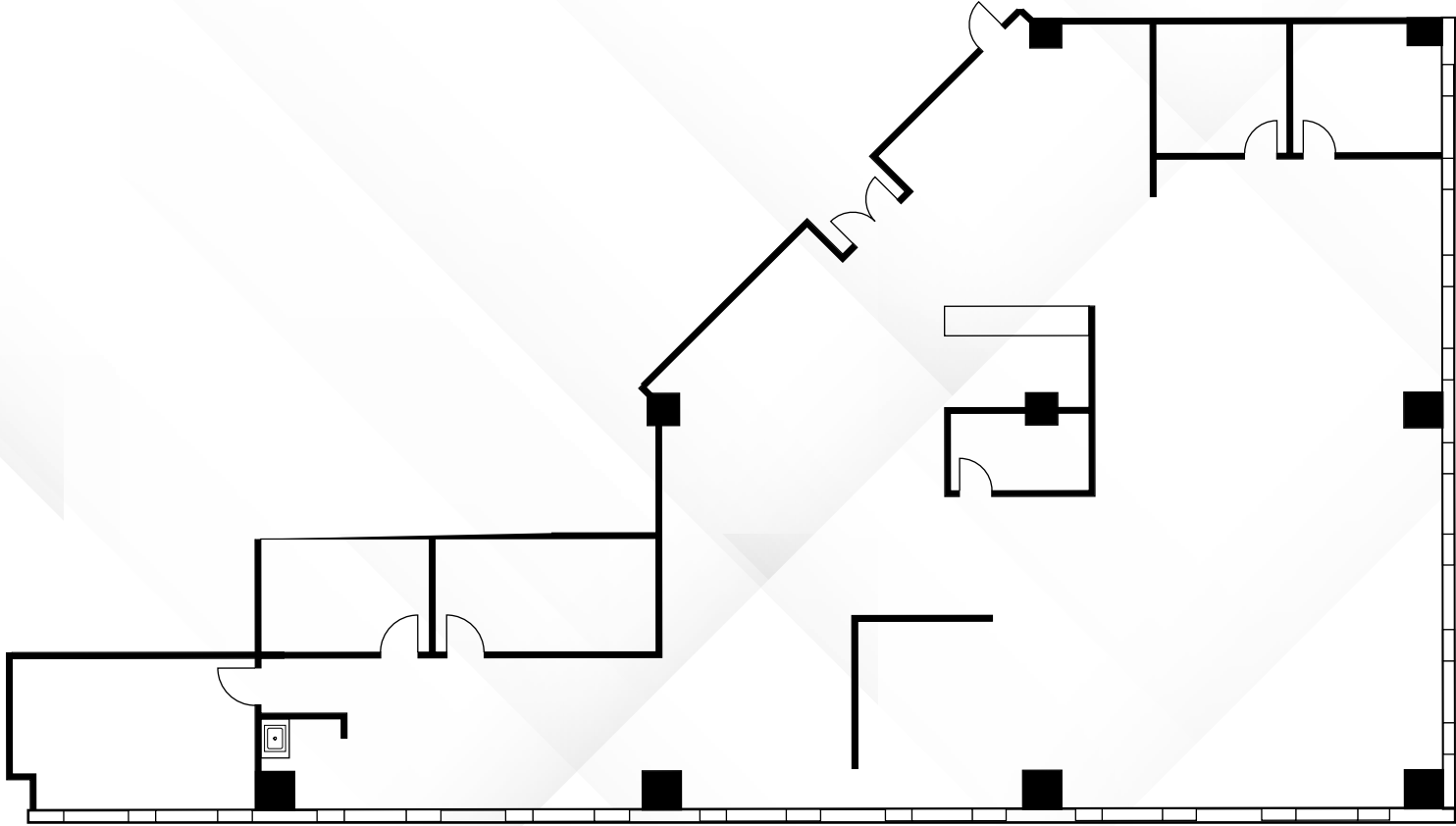


Overview

AVAILABILITIES

**19100 | Suite 650**

±5,571 SF

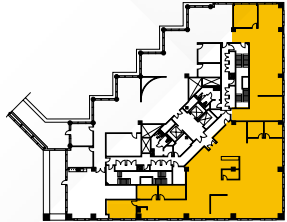
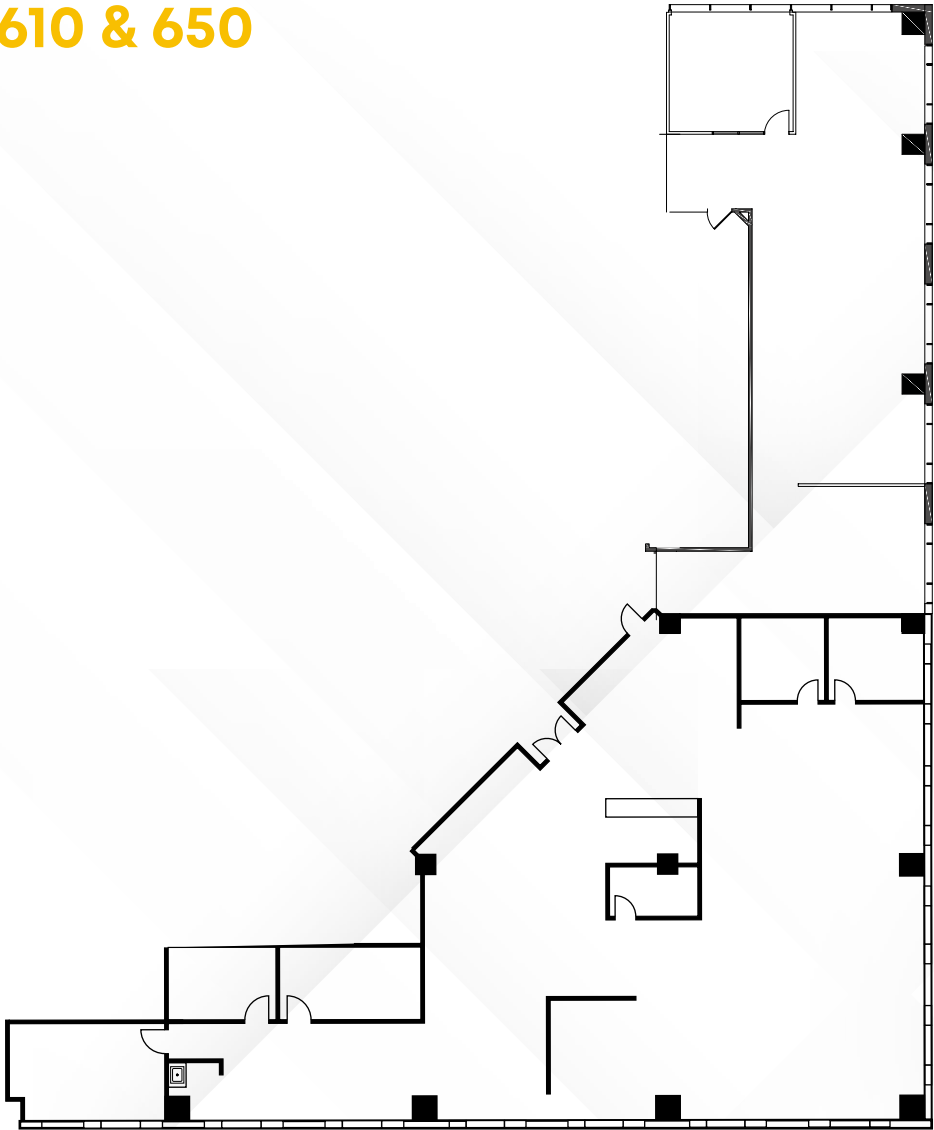


Overview

AVAILABILITIES

**19100 | Suite 610 & 650**

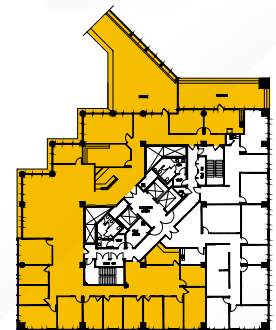
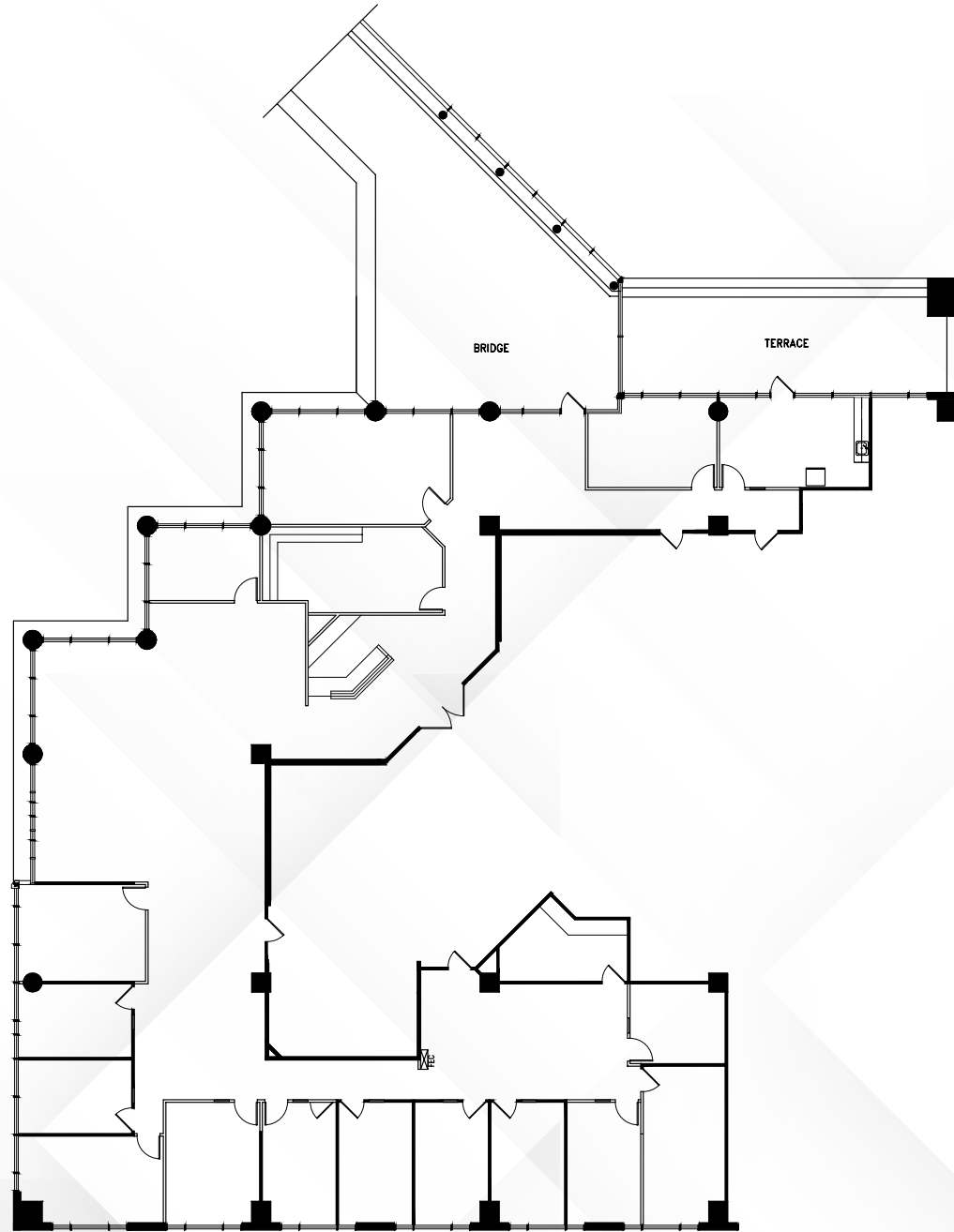
±8,104 SF



# AVAILABILITIES

## 19100 | Suite 900

±10,458 SF

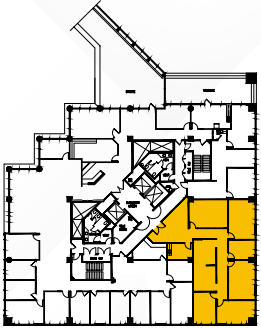
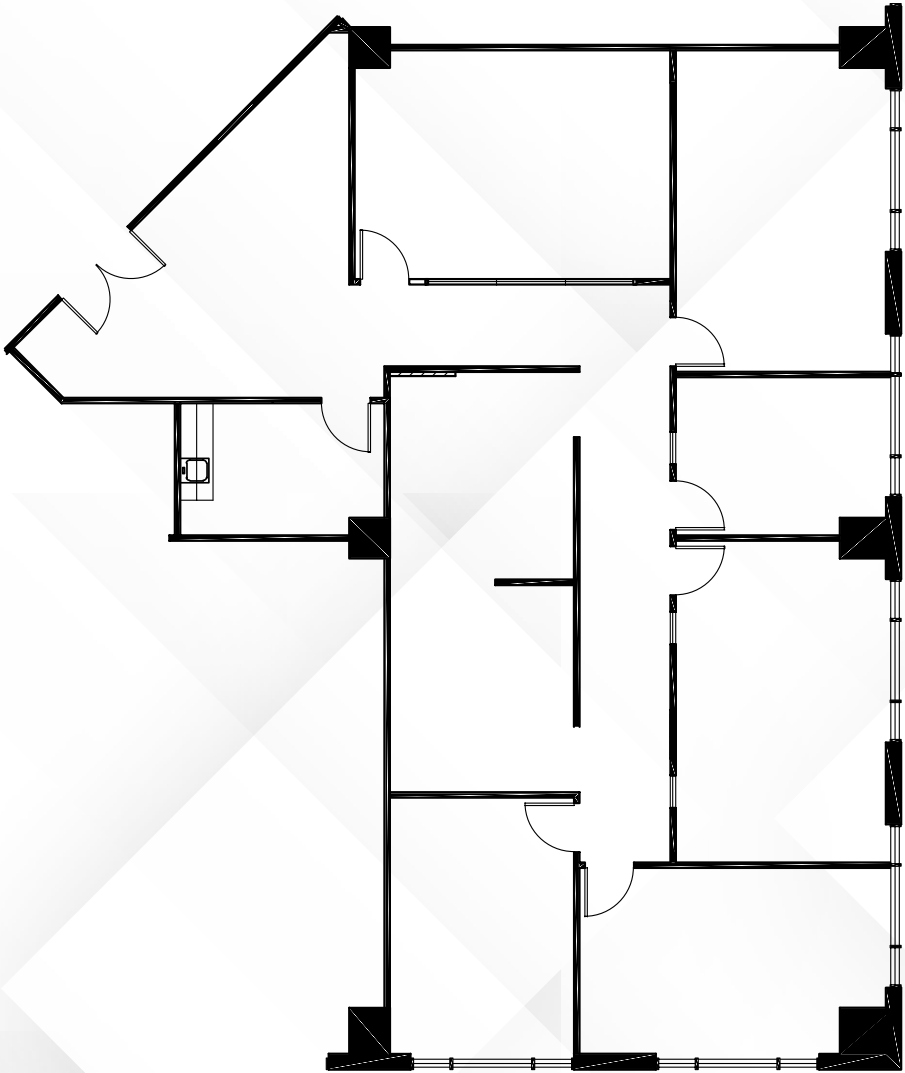


Overview

AVAILABILITIES

**19100 | Suite 950**

±2,921 SF



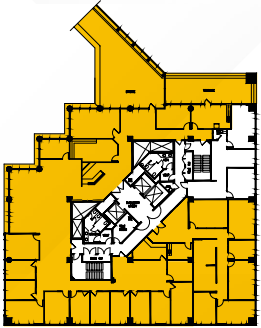
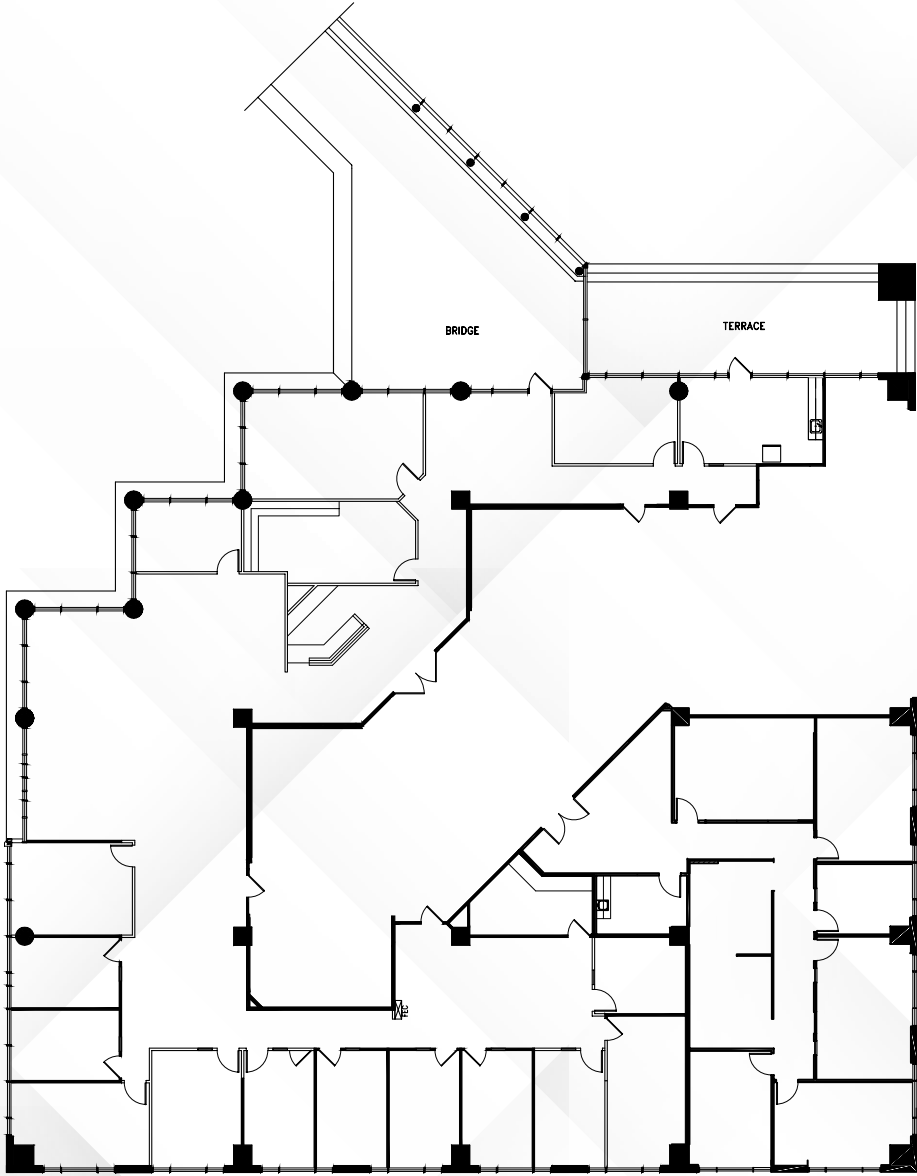
Overview



# AVAILABILITIES

## 19100 | Suite 900 & 950

±13,379 SF

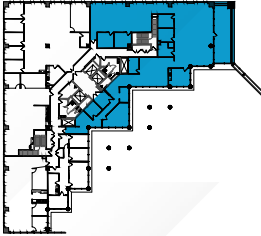
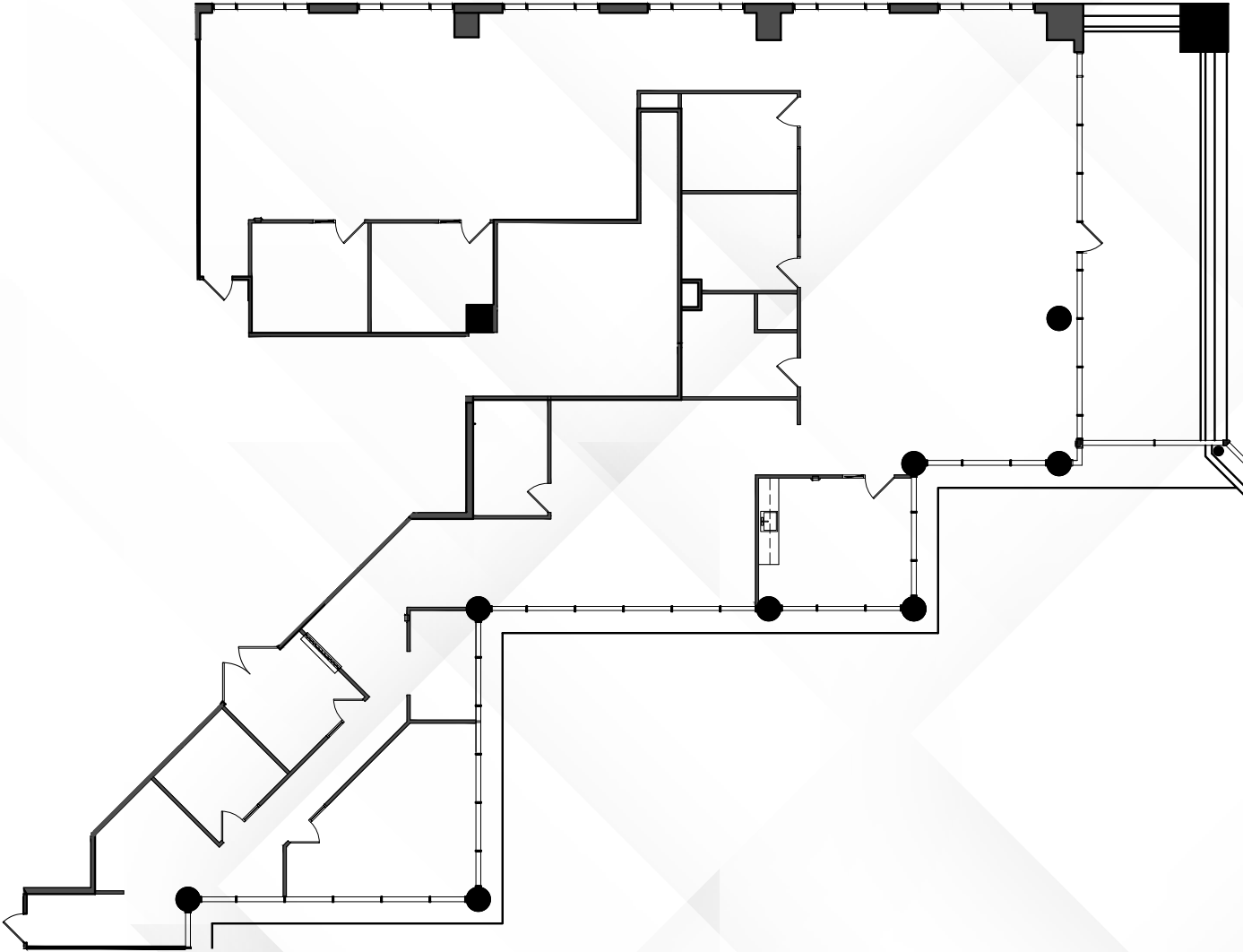


Overview

AVAILABILITIES

**19200 | Suite 200**

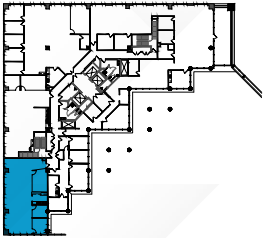
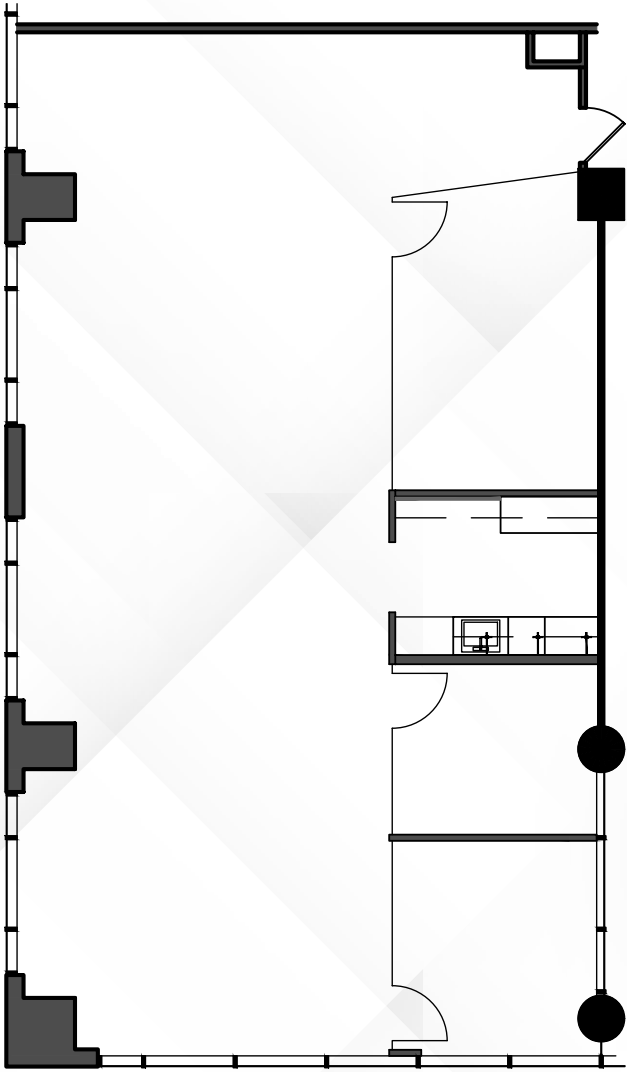
±7,183 SF



AVAILABILITIES

**19200 | Suite 220**

±2,313 SF



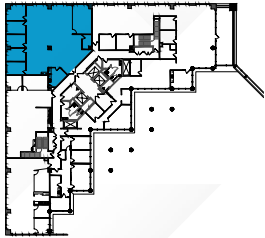
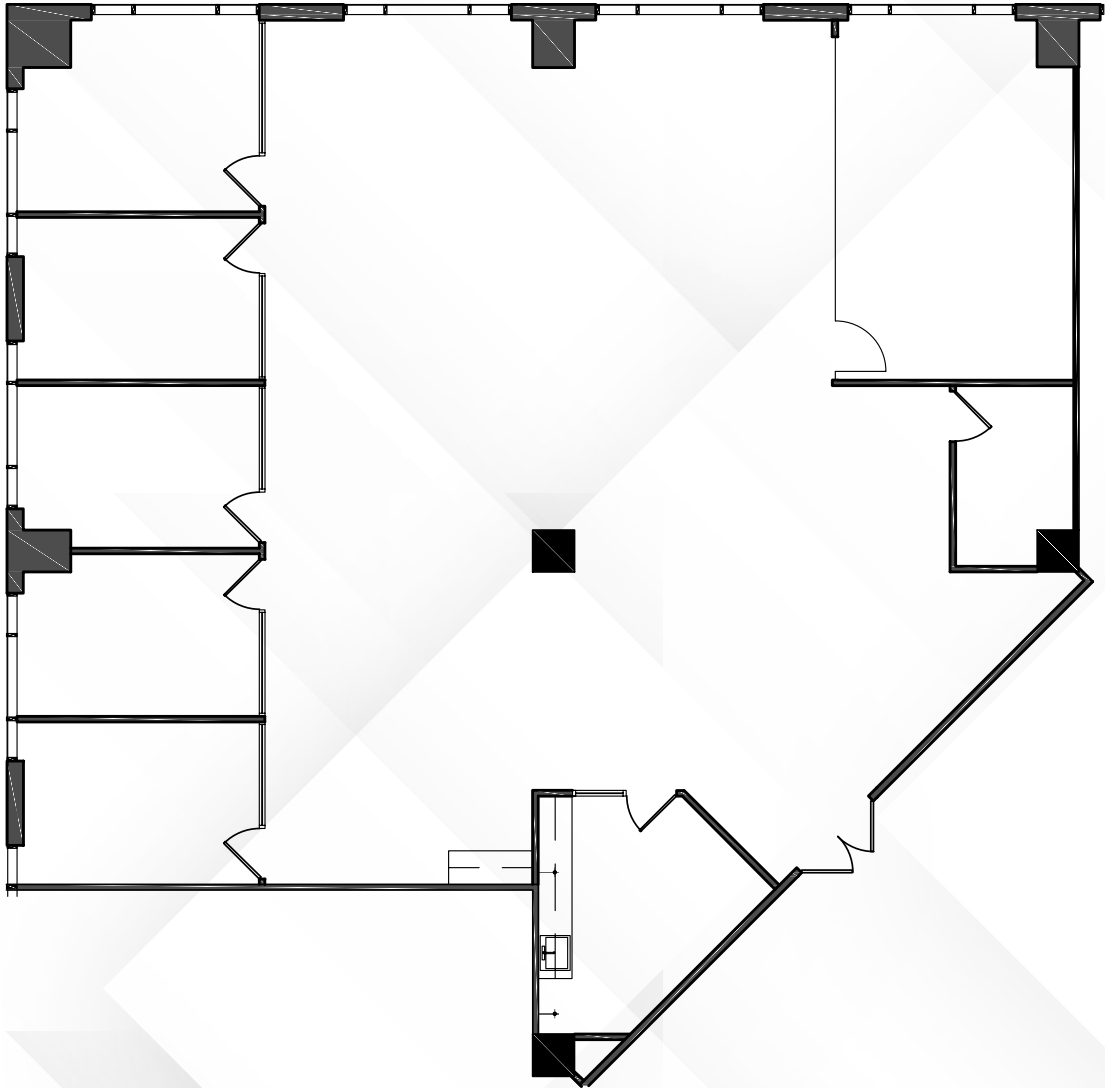
Overview

AVAILABILITIES

**19200 | Suite 250**

±4,016 SF

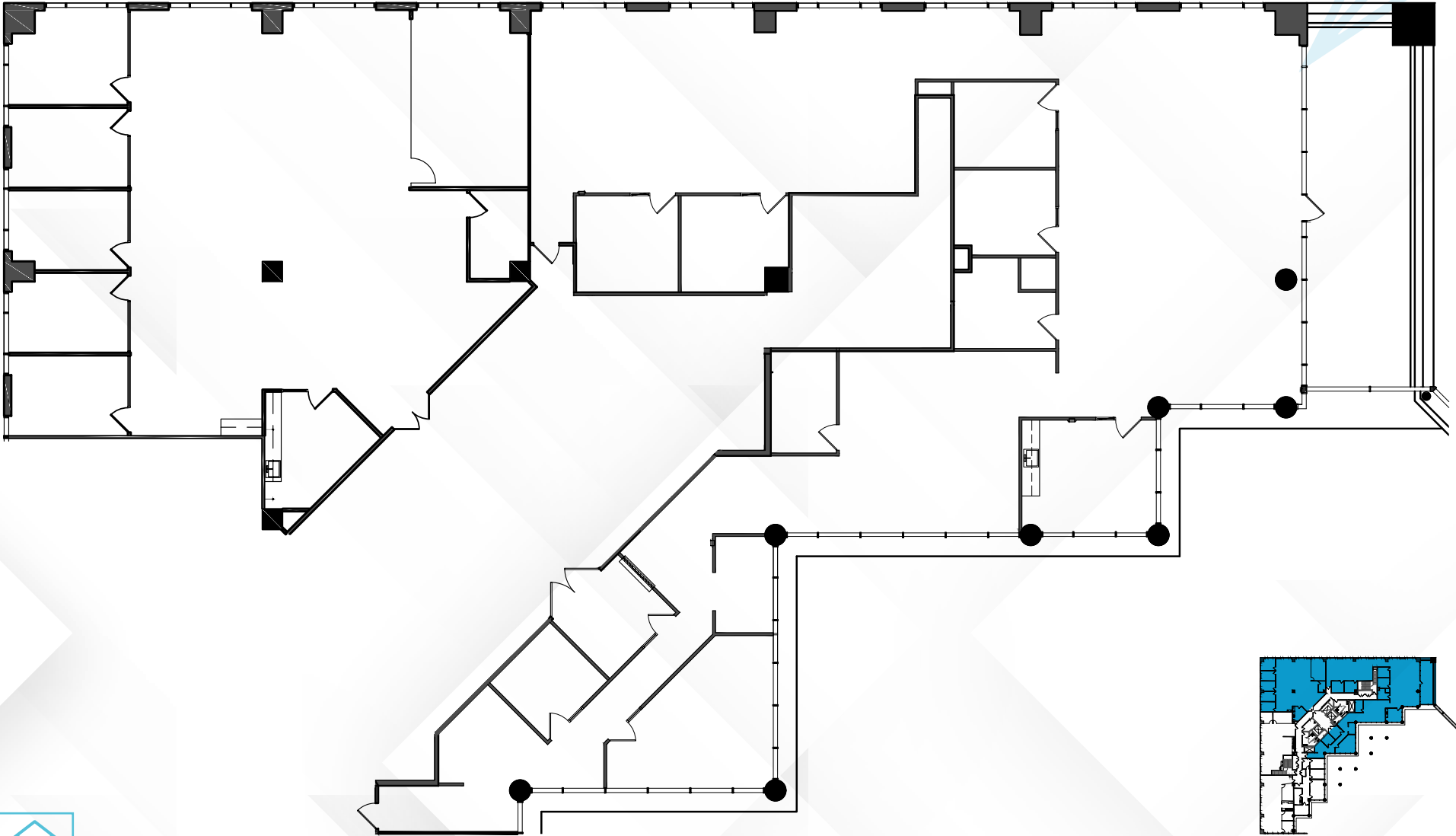
360°  
↻



AVAILABILITIES

**19200 | Suite 200 & 250**

±11,199 SF

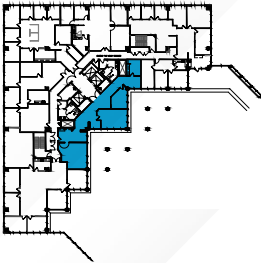
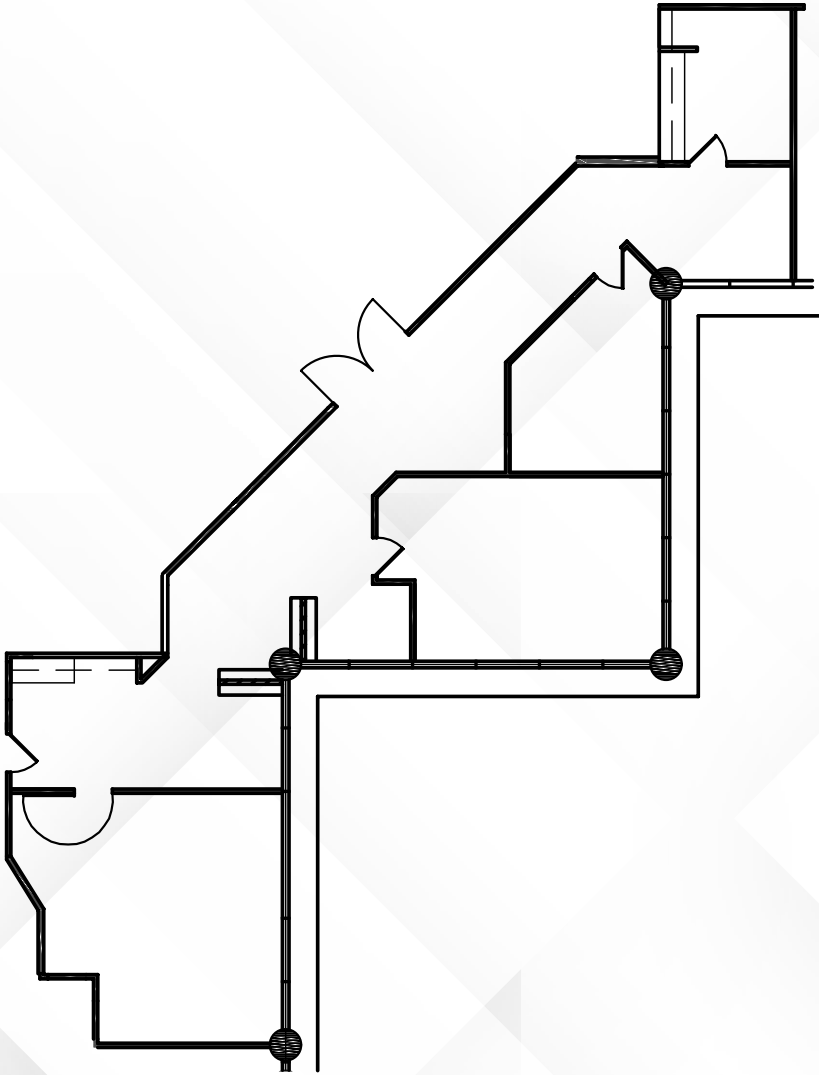


Overview

AVAILABILITIES

**19200 | Suite 300**

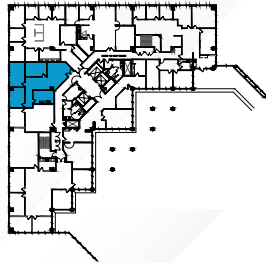
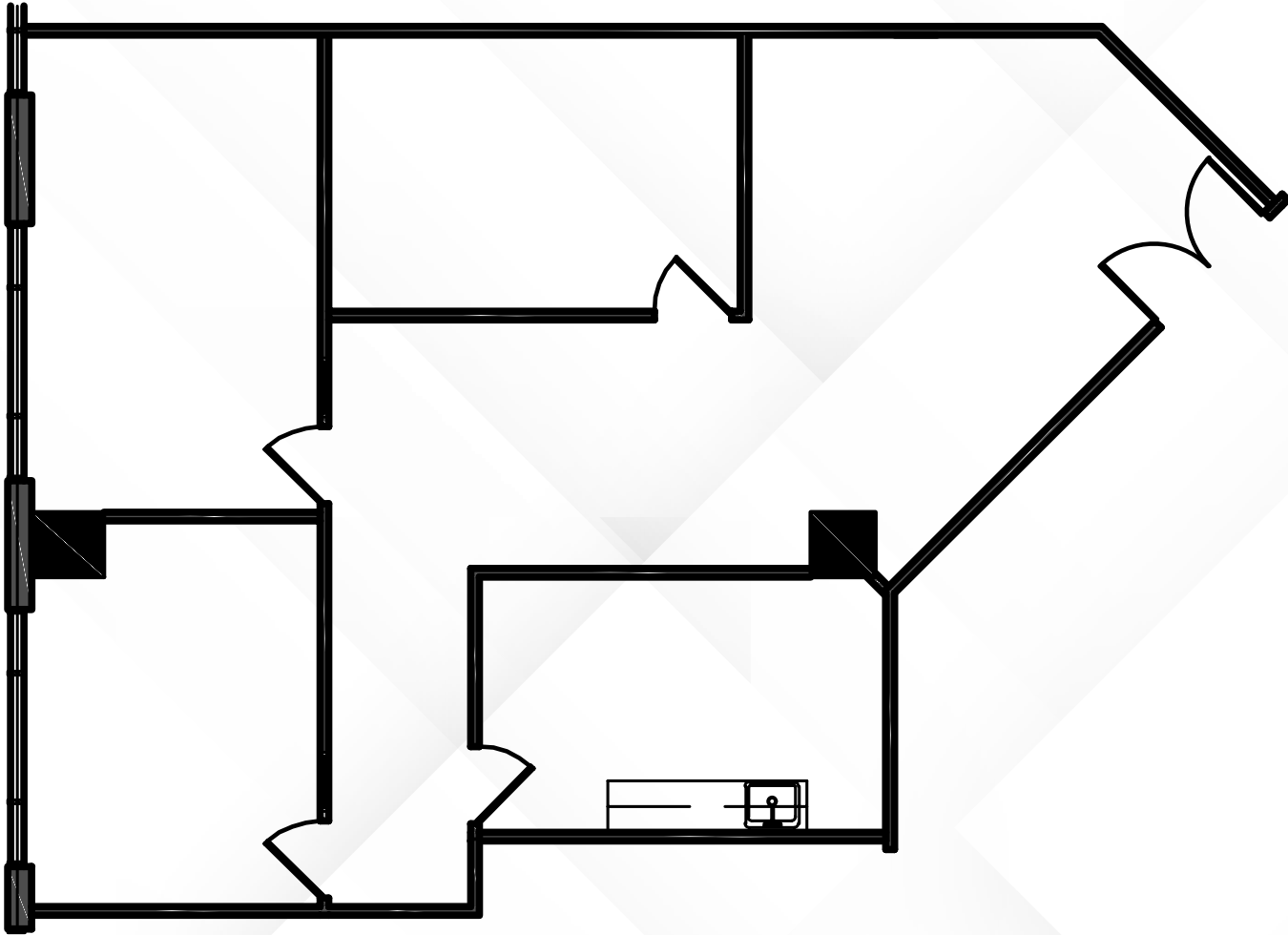
±2,267 SF



AVAILABILITIES

**19200 | Suite 350**

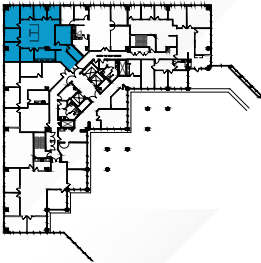
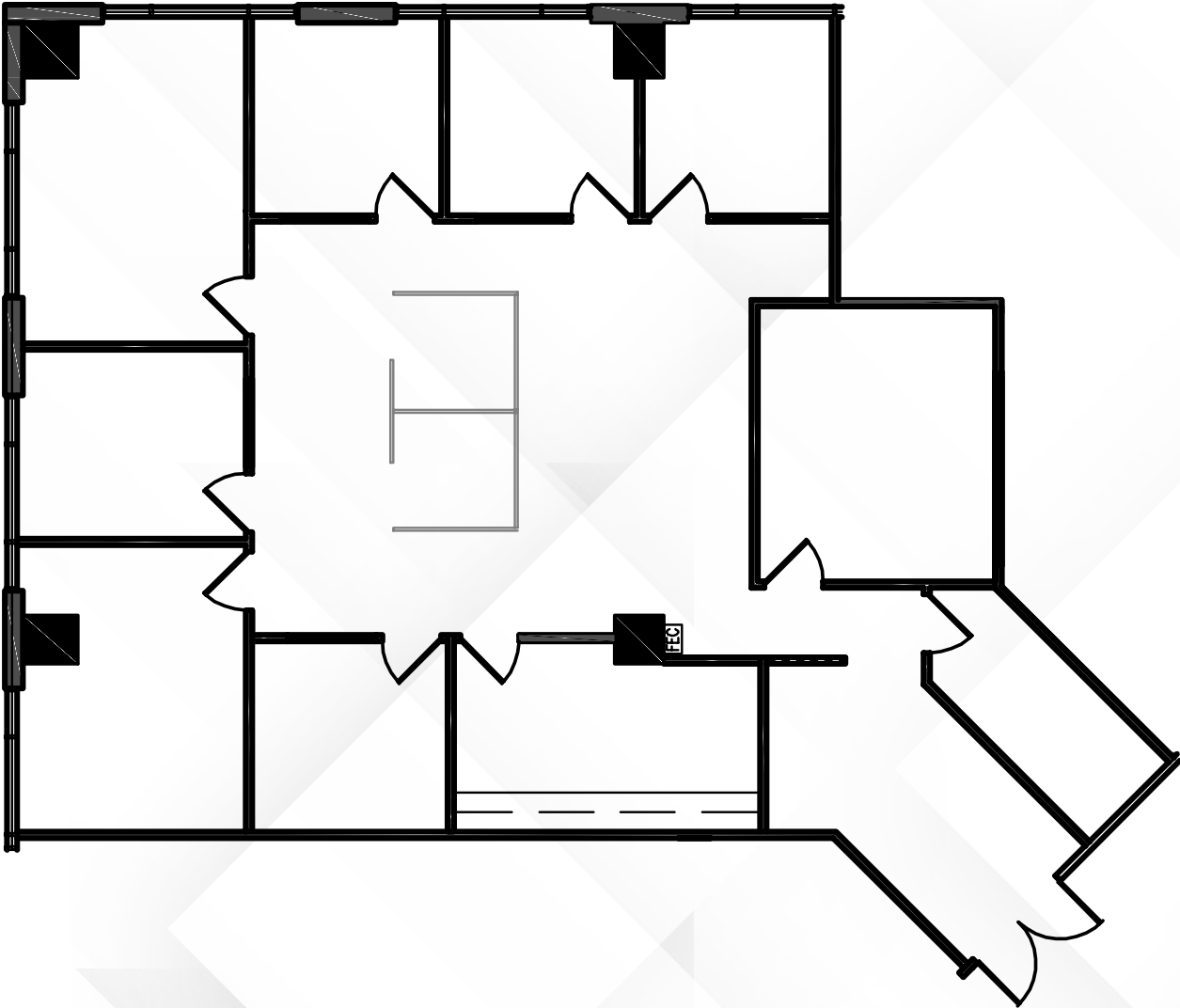
±1,580 SF



AVAILABILITIES

**19200 | Suite 360**

±2,624 SF

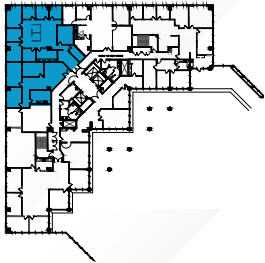
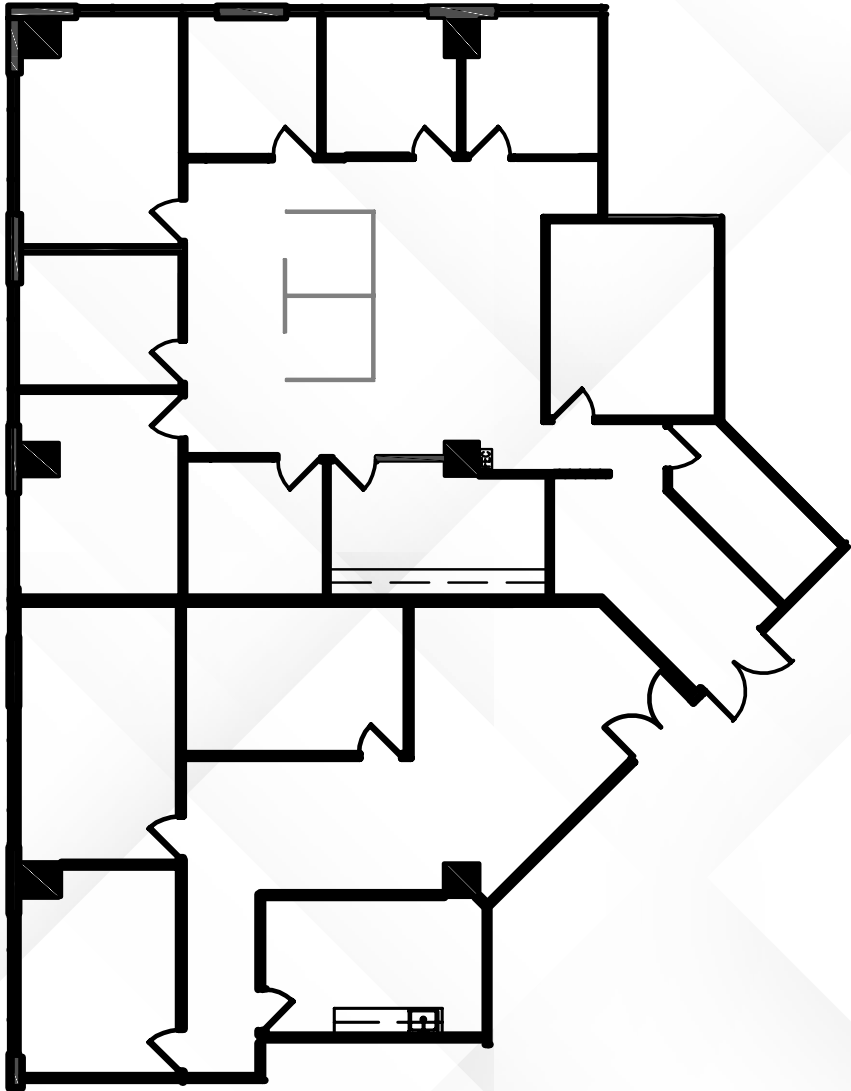




AVAILABILITIES

**19200 | Suite 350 & 360**

±4,204 SF

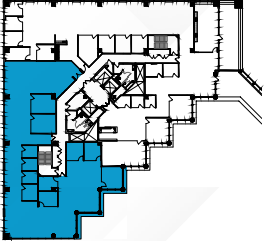
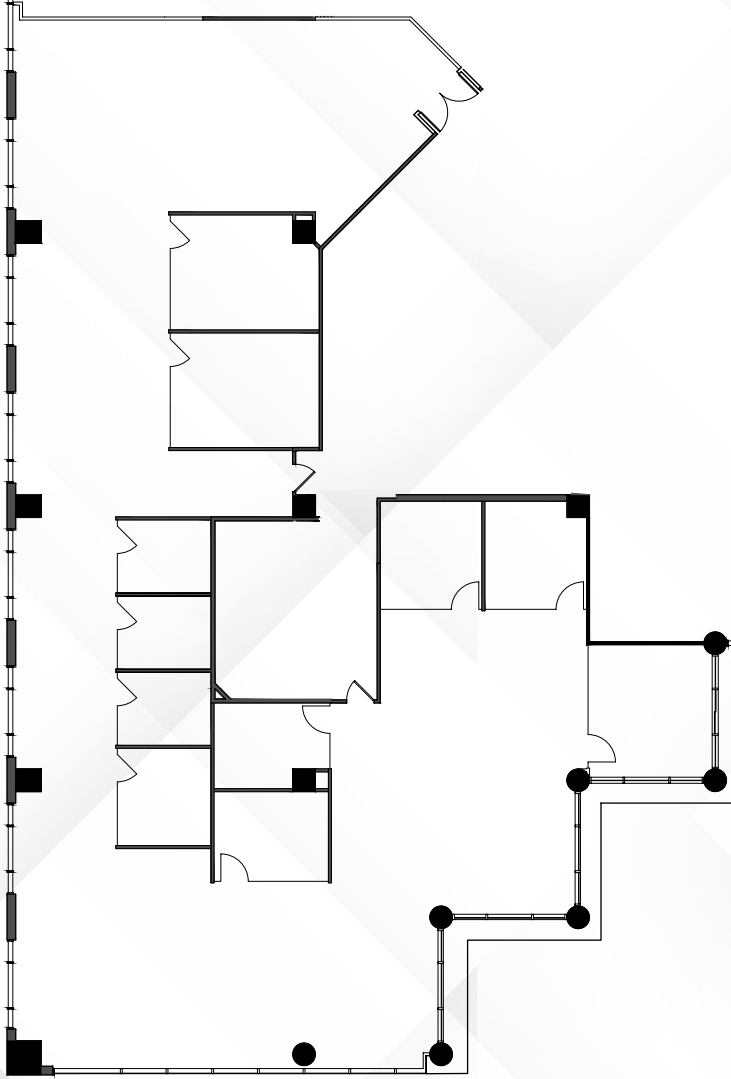


Overview

AVAILABILITIES

**19200 | Suite 510**

±7,454 SF

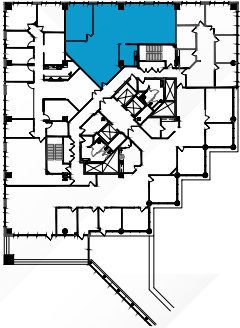
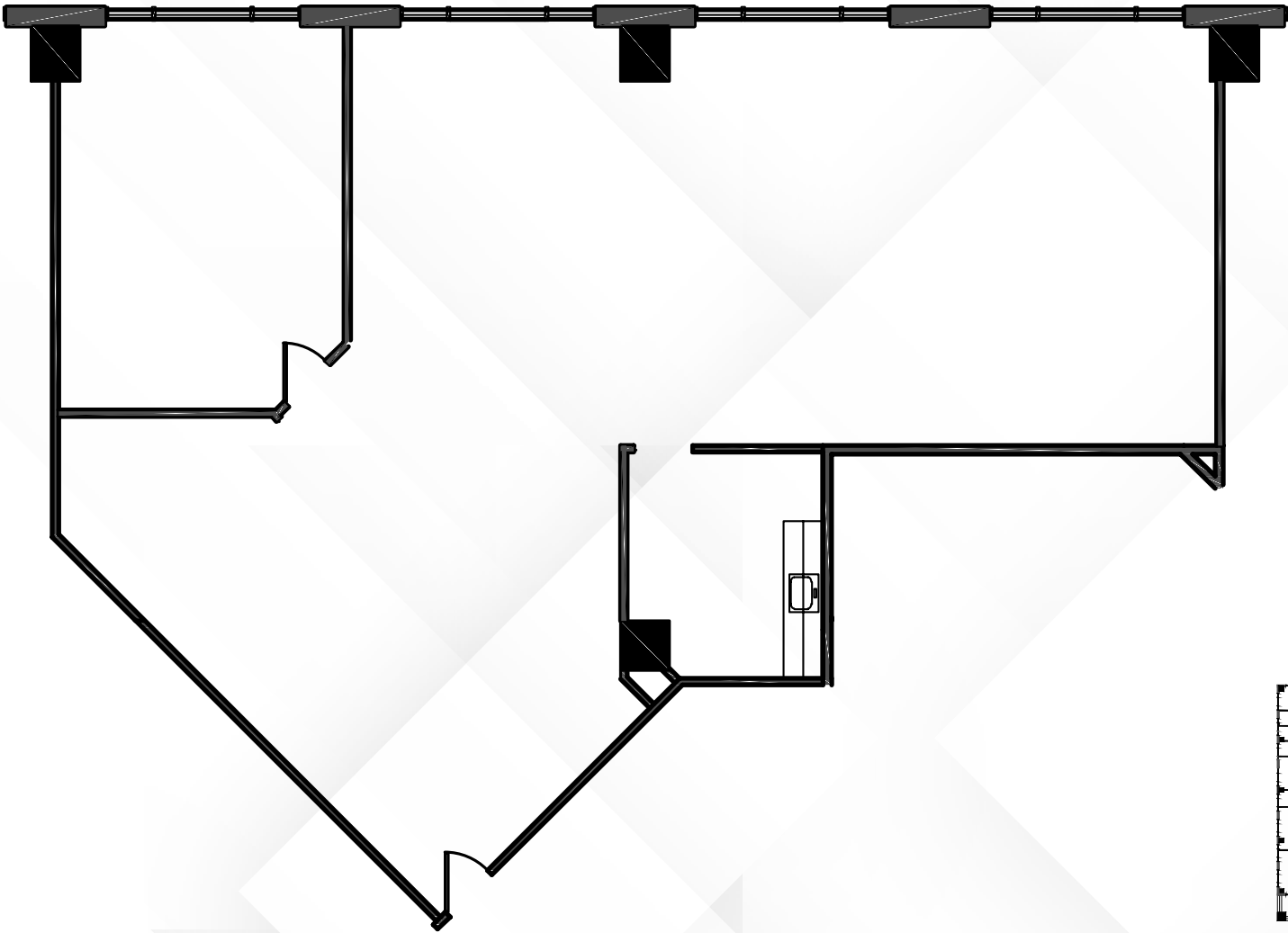


AVAILABILITIES

**19200 | Suite 870**

±2,354 SF

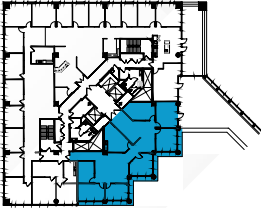
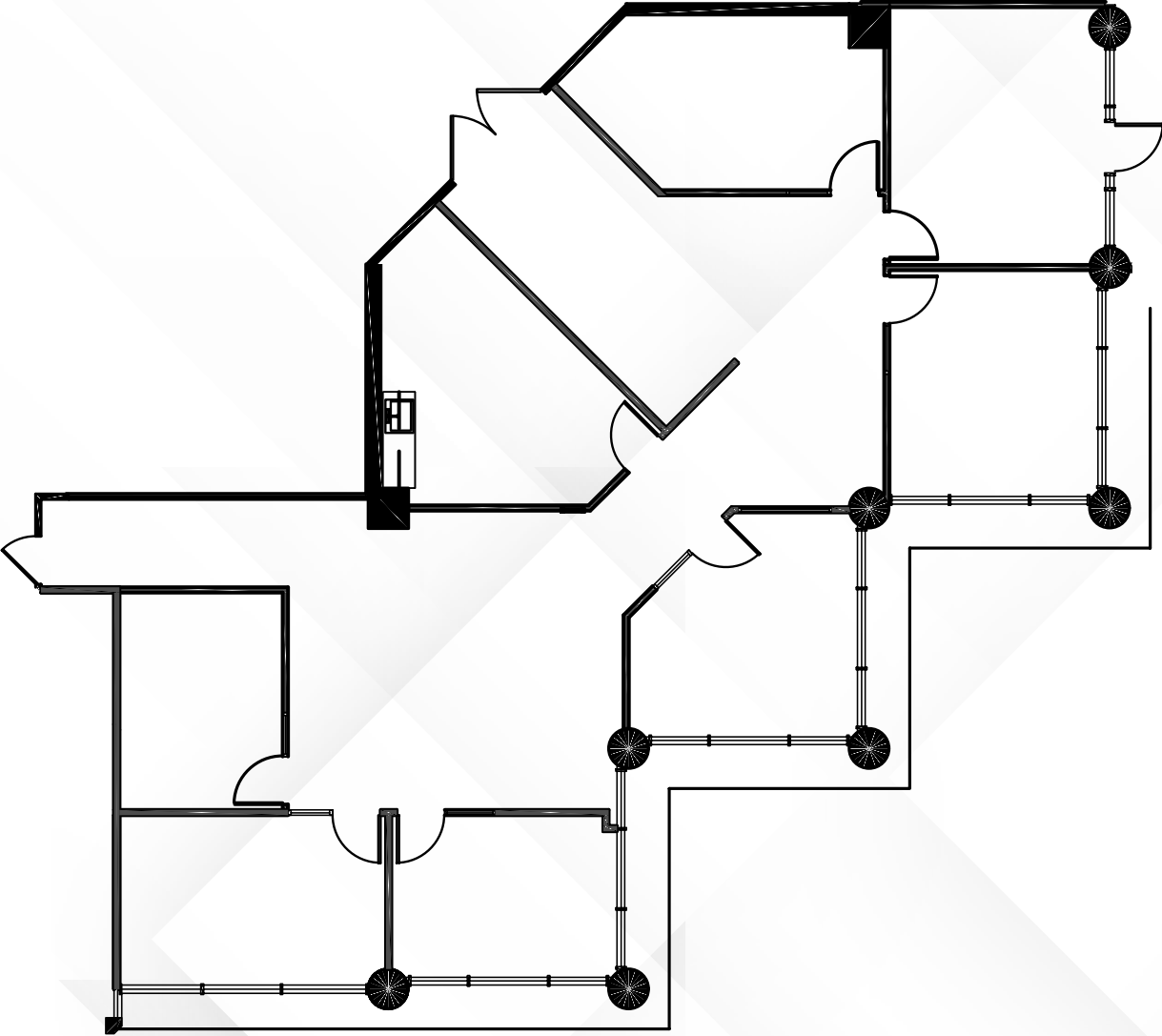
360°  

AVAILABILITIES

**19200 | Suite 900**

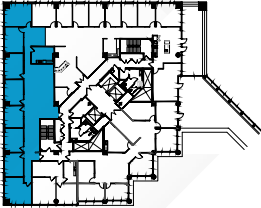
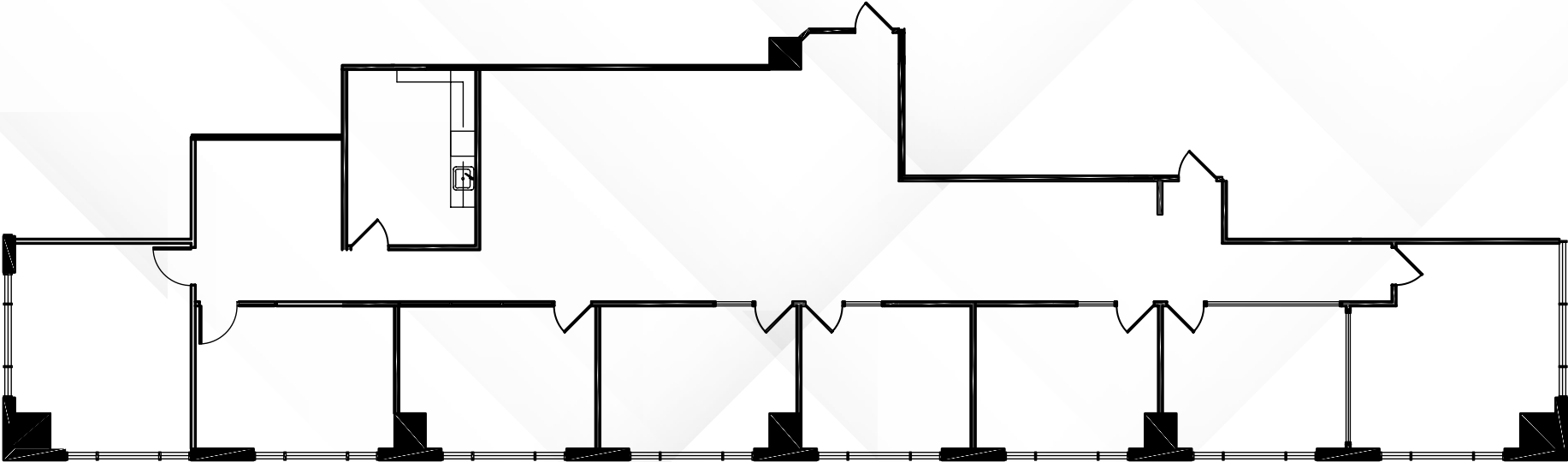
±3,652 SF

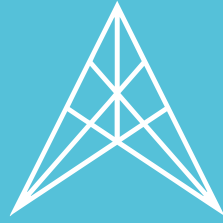


AVAILABILITIES

**19200 | Suite 940**

±3,681 SF





— THE —  
**ATRIUM**

19100 & 19200 VON KARMAN, IRVINE CA



For leasing information, please contact us:

**PETER JOYCE | 949.203.3035**  
peter.joyce@streamrealty.com  
Lic.02001428

**MORGAN ADAMS | 949.732.3752**  
morgan.adams@streamrealty.com  
Lic. 02067419

**MIKE ADAMS | 949.203.3033**  
madams@streamrealty.com  
Lic. 01875266

Copyright © 2024 Stream Realty Partners. All rights reserved. The information contained herein was obtained from sources believed reliable; however, Stream Realty Partners, L.P. make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change of price, or conditions, prior sale or lease, or withdrawal without notice.