

# FOR LEASE

17861 Von Karman Ave, Irvine, CA 92870

±26,698 SF Ground Floor Suite with Prominent Von Karman Exposure



**ECONOMOS DEWOLF**  
— COMMERCIAL REAL ESTATE BROKERAGE & INVESTMENTS —



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 **Property.** This section opens with a brief property description followed by the property's compelling highlights, location map, and a map of nearby amenities. **Pages 3-6**

 **Images.** Here you'll find photographs and a floor plan. **Pages 7-9**



**Economos DeWolf, Inc.**  
4343 Von Karman Ave, Suite 100  
Newport Beach, CA 92660  
economosdewolf.com

**Steve Economos**

Founder  
Direct 949-576-2750  
Mobile 949-466-4882  
steve@economosdewolf.com  
License #01159994

**Geoff DeWolf**

Founder  
Direct 949-576-2751  
Mobile 949-500-6654  
geoff@economosdewolf.com  
License #01319312

**Matt Economos**

Associate  
Direct 949-546-9550  
Mobile 949-441-8618  
matt@economosdewolf.com  
License #02243077

**David Economos**

Associate  
Direct 949-514-8405  
Mobile 949-533-9411  
david@economosdewolf.com  
License #02251034

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# SUMMARY

**Offering & Address** Single-story ±44,000 square foot office building built in 1989.  
17861 Von Karman Ave, Santa Irvine, CA 92870

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**Lease Rate** \$3.50/SF Modified Gross

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**Square Footage Available:** **1<sup>st</sup> Floor:**  
Suite 199: ±24,462 SF – Vacant  
Suite 198: ±2,236 SF – Vacant  
Suite 200: ±17,302 SF – Leased Until 11/30/2027

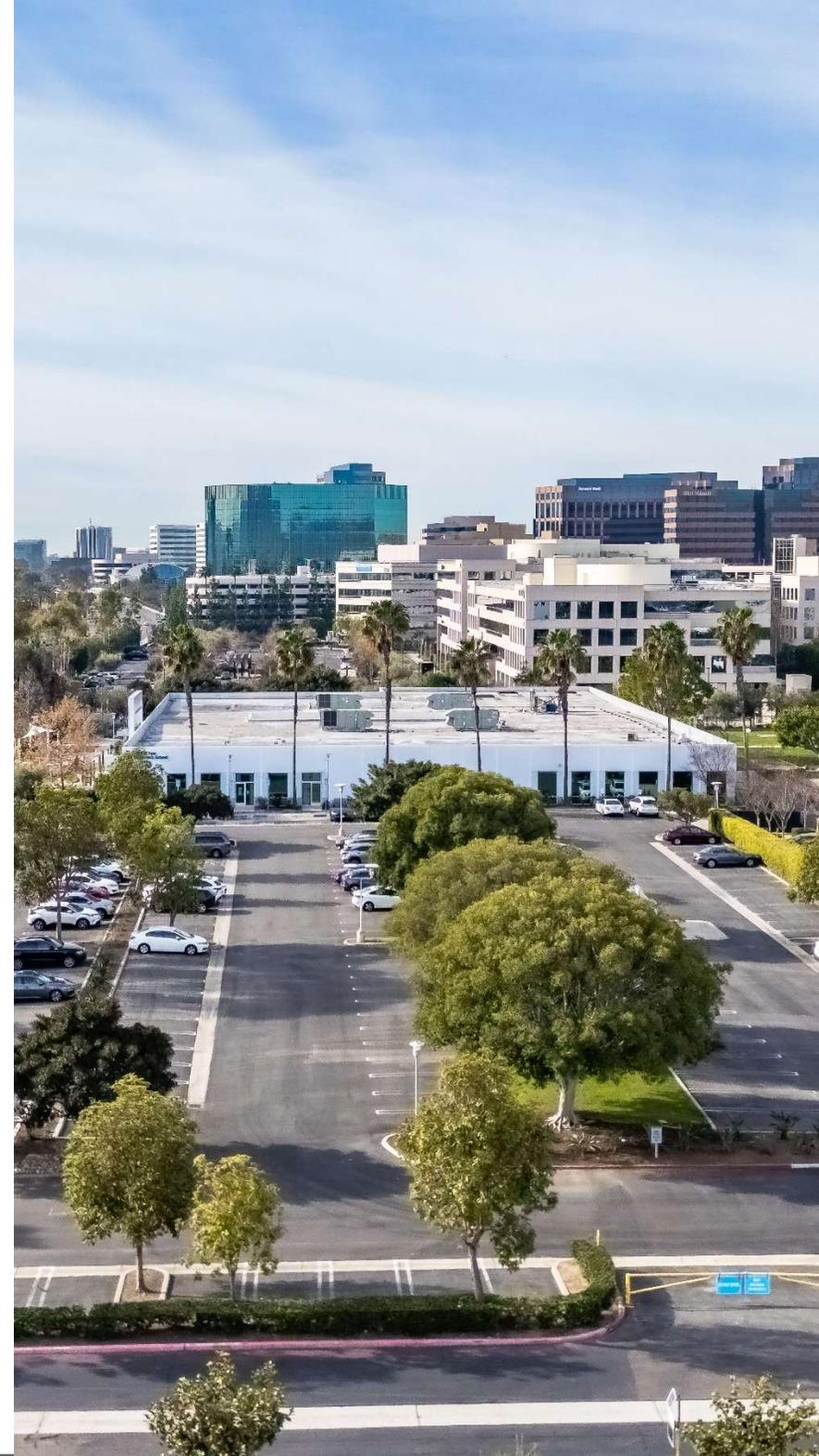
**±26,698 SF immediately available for lease**

**Tenant can occupy the entire ±44,000 SF building beginning 12/1/2027**

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**Parking** There are 192 surface parking parking stalls exclusive to this building for a ratio of ±4.35 stalls per 1,000 square feet.

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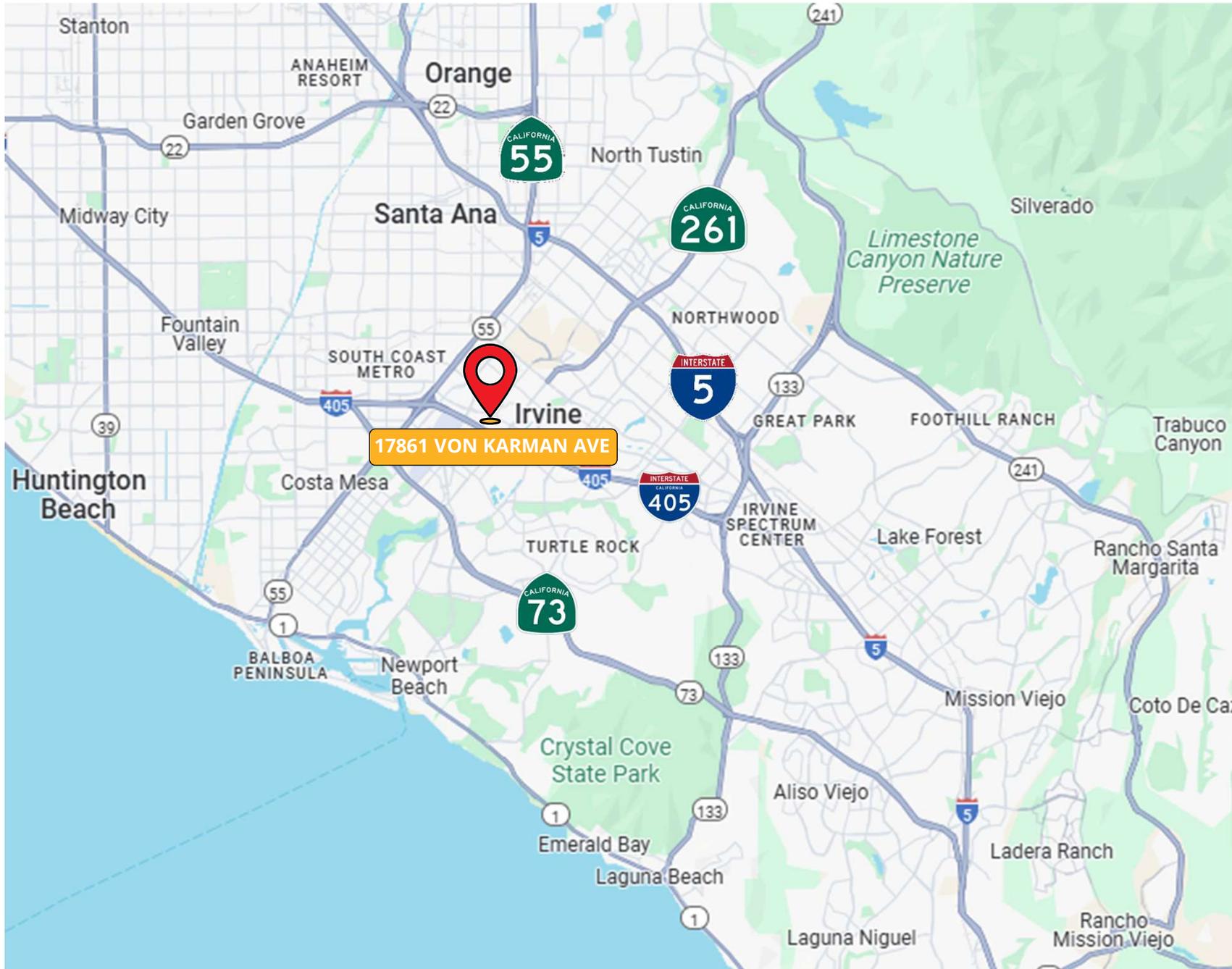
# HIGHLIGHTS

## What Makes 17861 Von Karman Ave Unique?

- **Offering:** 17861 Von Karman, Irvine is for lease in a dynamic location with prominent Von Karman Avenue signage near John Wayne Airport
- **Expansion Opportunity:** Tenant can expand into the existing space on 12/1/2027 and occupy the entire ±44,000 SF building
- **Building Type:** Rare single-story office building with maximum usable square footage (no wasted elevators or stairwell space)
- **Parking:** Free excess surface parking – 192 stalls dedicated to this building yielding a ±4.36:1 ratio
- **Accessibility:** Easy access to major freeways including the 405, 55, 73, and 5
- **Amenities:** Restaurants, retail, and services within immediate vicinity (see amenities map on Page 6)



# LOCATION



# AMENITIES

UCI Health



17861 VON KARMAN AVE

# PHOTOGRAPHS

Expansive Private Parking Lot with a  $\pm 4.36:1$  Ratio



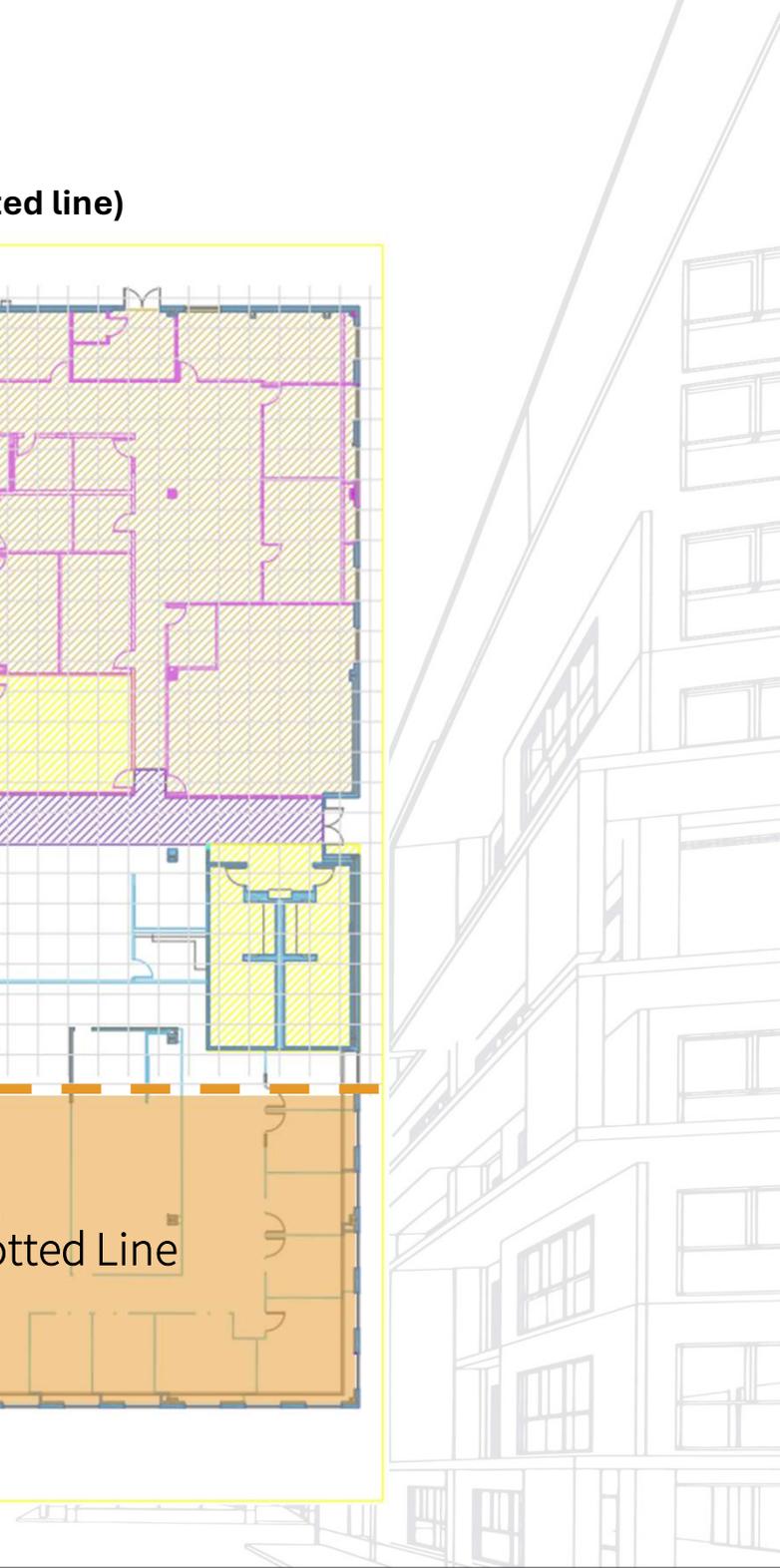
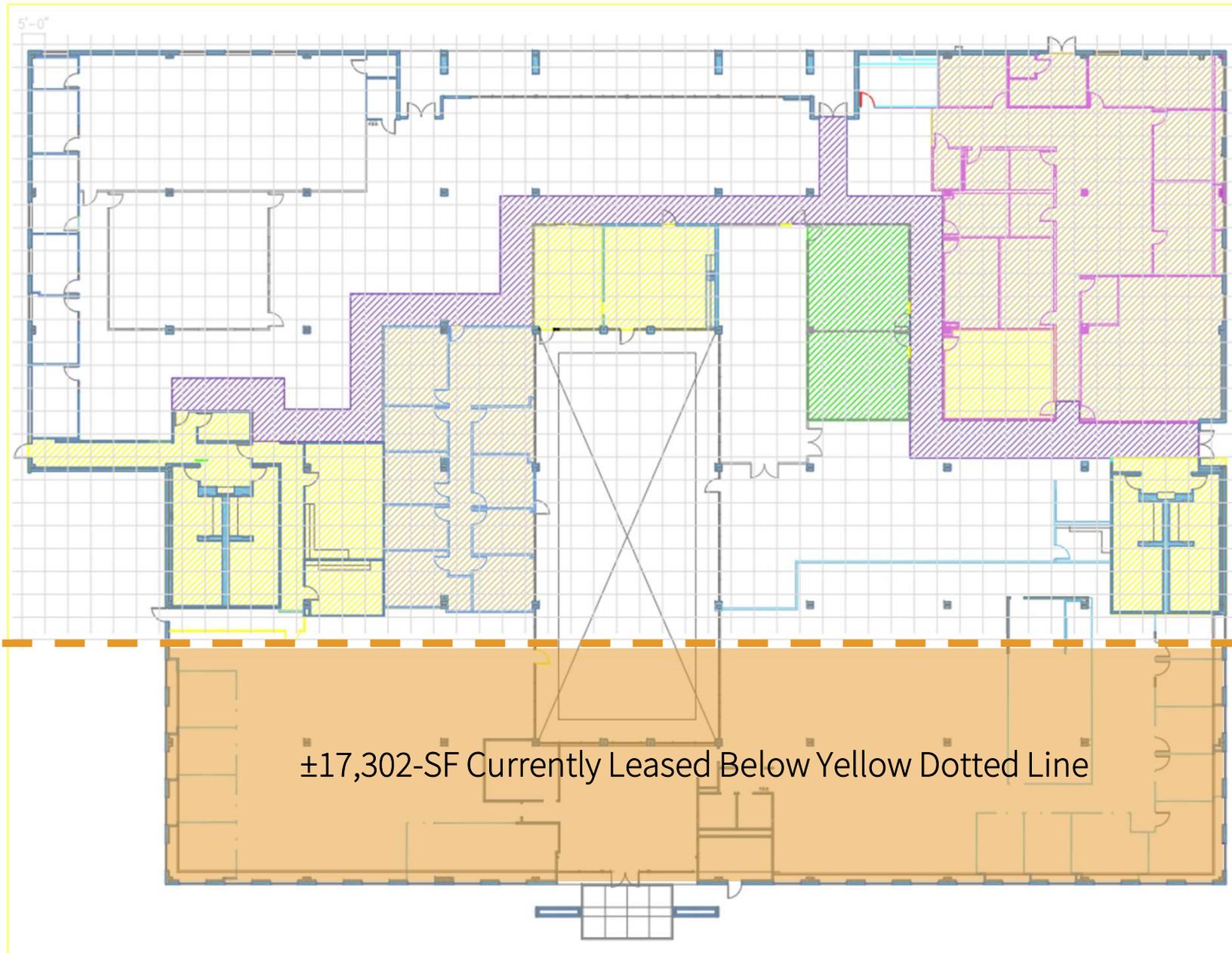
# PHOTOGRAPHS

Prominent Von Karman Ave Exposure with Signage Available



# FLOOR PLAN

±26,698 Square Feet Available for Lease (all the space above the yellow dotted line)





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