

IRVINE TOWERS®  
18200 VON KARMAN  
AIRPORT AREA

# Penthouse Opportunity

SUITE 300, 1000 & 1100 | ±63,119 SF





AMENITIES



AIRPORT	AIRPORT SHUTTLE	ATM	AUTO DETAILING	CONFERENCE CENTER	CONVENIENCE CENTER	CUSTOMER RESOURCE CENTER	DRY CLEANING	EV CHARGING
FARMERS MARKET	FITNESS	FOOD TRUCKS	OUTDOOR WORKSPACE (WIFI-ENABLED)	PARKING OFFICE	PARKING STRUCTURE			

Up to three full floors of premium workspace

Building entry monument and eyebrow signage opportunity

WiFi-enabled open-air gathering and event space with video conferencing, fire pit and game area

Easy access to 405 and 55 freeways, 73 toll road and John Wayne Airport

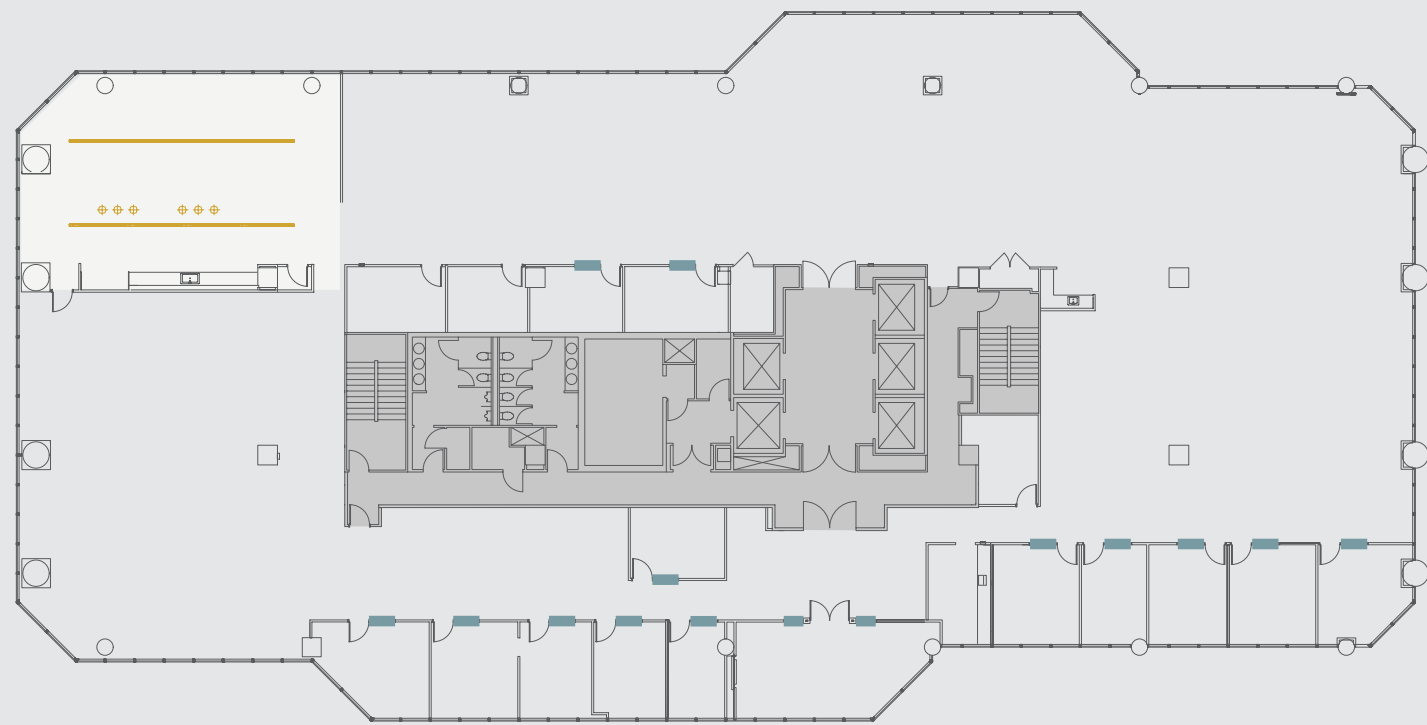
Access to on-site dining at Tru Bru and Benny and Mary's, plus walkable convenience to Trade Food Hall, Starbucks, and FLOE Lounge.

Nearby resort-style living at Villa Siena, Park Place and Villa Coronado

# Work With *All the Works*

18200 VON KARMAN AVENUE / ±63,119 SF

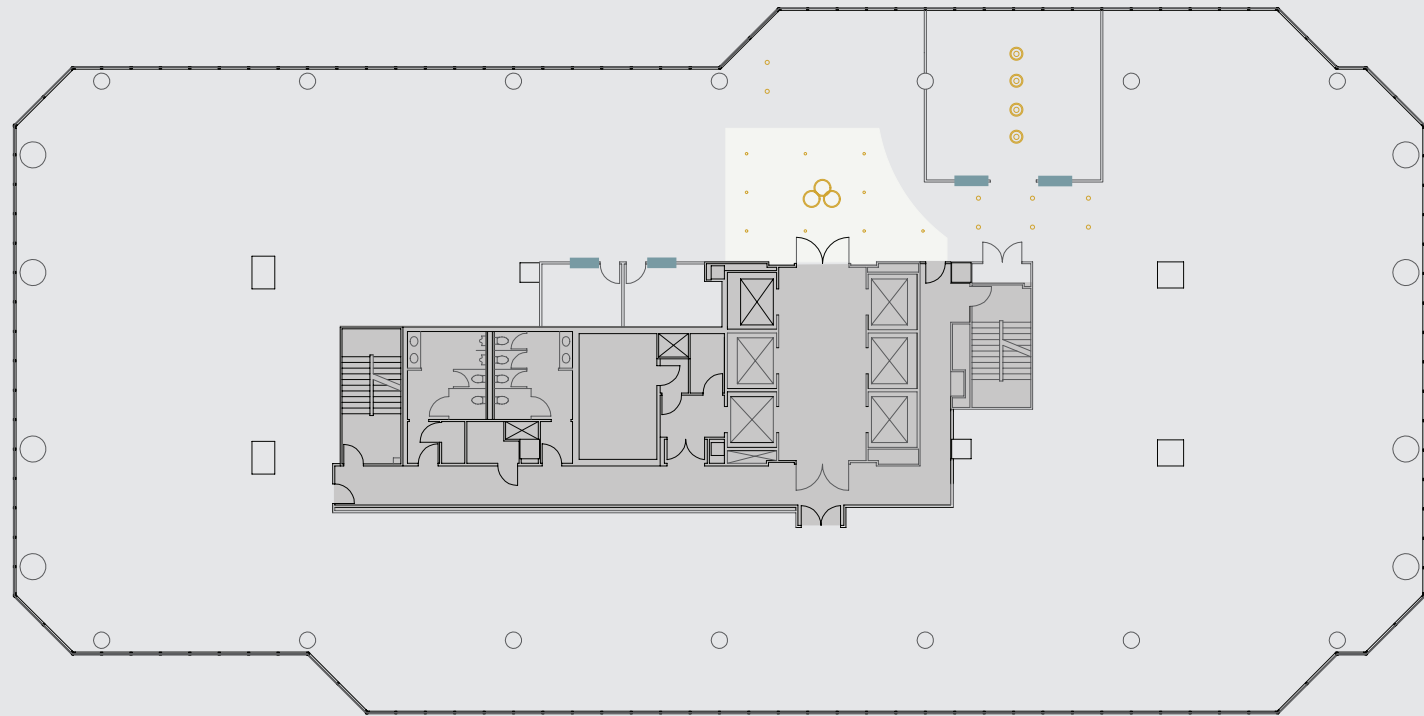
# 3rd Floor: 20,131 SF



GLASS LIGHTS OPEN CEILING



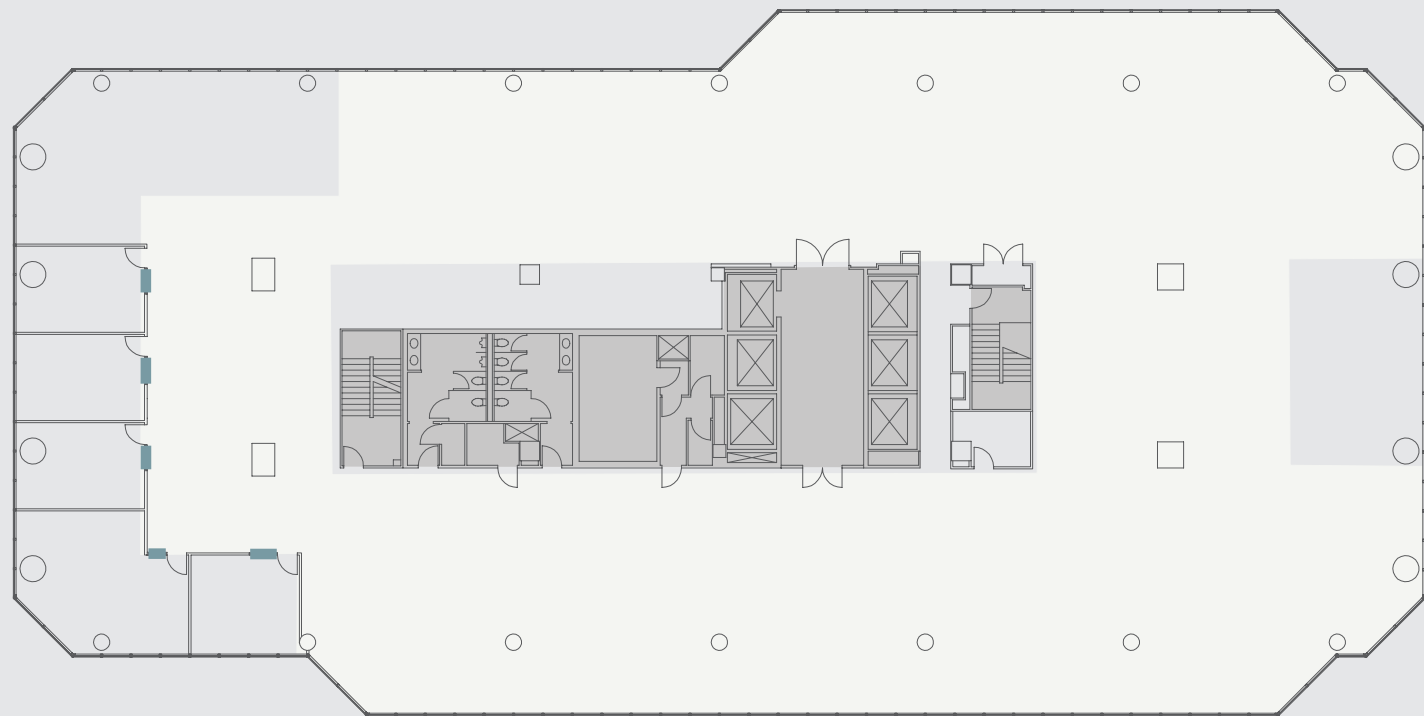
# 10th Floor: 21,494 SF



— GLASS     LIGHTS     OPEN CEILING



# 11th Floor: 21,494 SF



— GLASS    □ OPEN CEILING



# We Create Places that *Bring People Together to Succeed*

More than 18 million people choose to live, work, shop, stay and play in Irvine Company's 129 million SF real estate portfolio. Decades of thoughtful planning and stewardship ensure we deliver exceptional placemaking and customer experiences — all backed by our commitment to long-term ownership and industry-leading financial stability.

## Industry-leading Financial Stability

Our unmatched capital resources ensure we uphold our standards of excellence, regardless of market conditions.

## Future-Proof Flexibility

A range of lease options and our collaborative partnership support your growth.

## Elevated Customer Care

Expert teams, fast response times and personalized service ensure worry-free workdays.

## Ready for What's Next

From enabling hybrid solutions to supporting diverse work styles, we keep your business at the forefront of what's possible.

## Activated to Attract & Engage Teams

Experience-driven amenities make your workplace an essential employee destination.

## Sustainability By Design

We strive to lead and innovate for the preservation of environmental resources.





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