

IRVINE TOWERS®  
18500 VON KARMAN AVE.  
AIRPORT AREA

# Multi-Floor Opportunity

SUITE 900 AND 1000 / ±43,068 SF





AMENITIES



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

# Work With All the Works

18500 VON KARMAN AVE. / ±43,068 SF

Up to two floors of premium workspace

Building top 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.

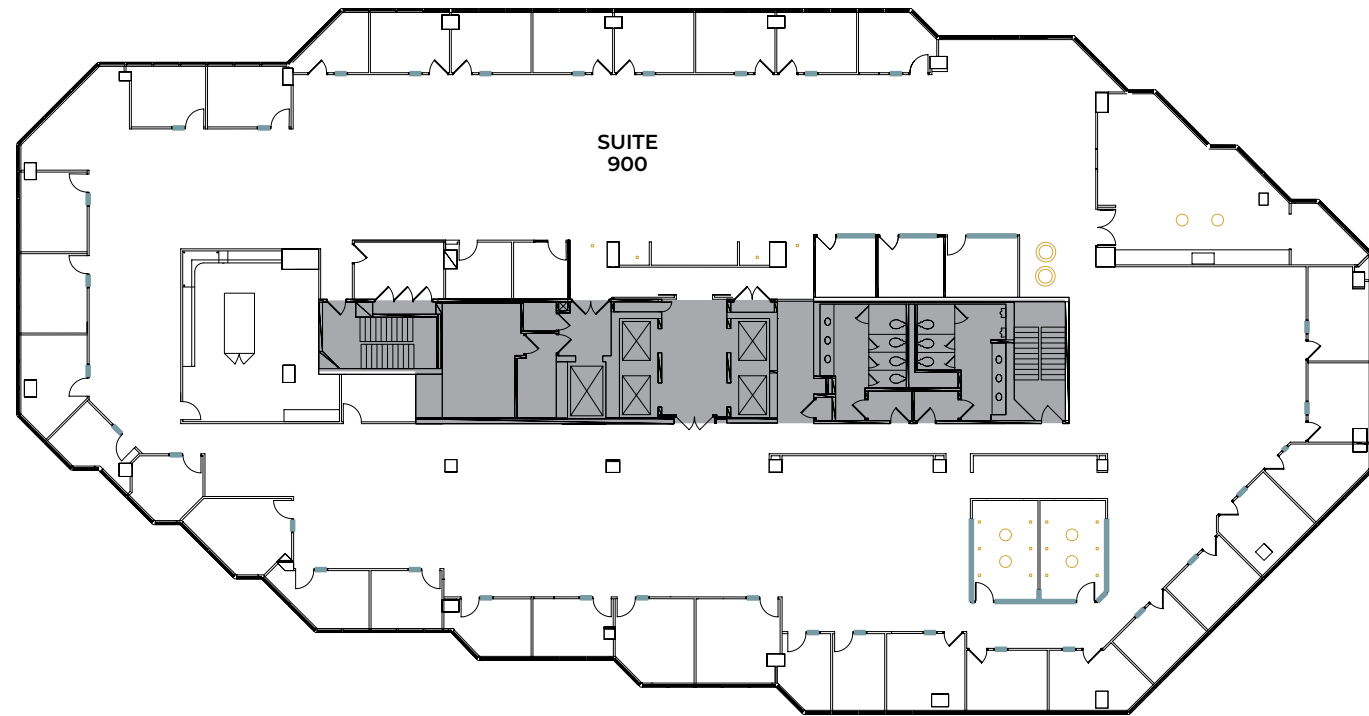
Nearby resort-style living at Villa Siena, Park Place and Villa Coronado

FLOOR PLANS

# 18500 Von Karman Ave.

43,068 TOTAL SF

9TH FLOOR: 21,750 SF



GLASS LIGHTS



// IRVINE TOWERS

All properties are offered for lease through Irvine Management Company, a licensed real estate broker DRE LIC. #02041810

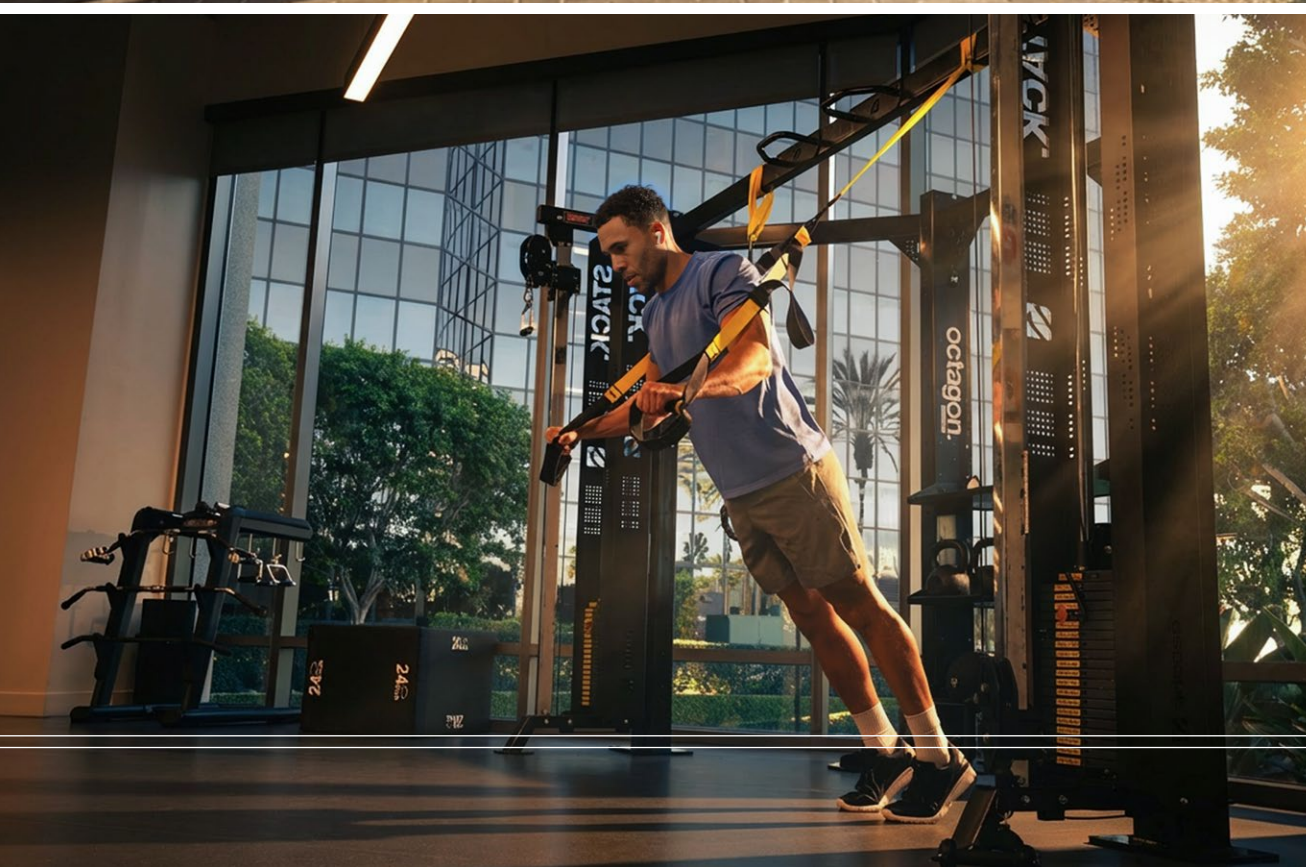
FLOOR PLANS

# 18500 Von Karman Ave.

43,068 TOTAL SF

10TH FLOOR: 21,318 SF





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# 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.

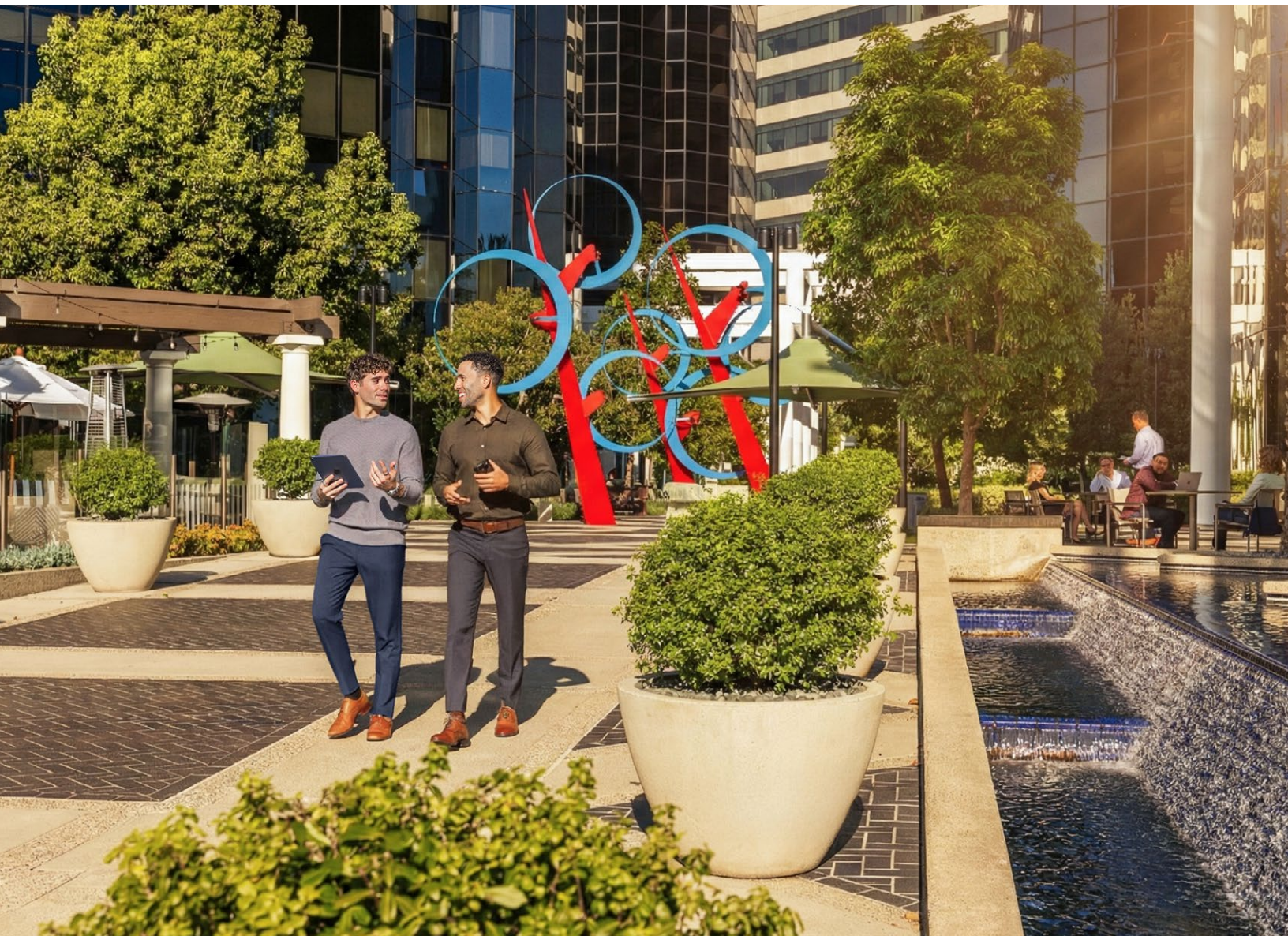




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