

Irvine Towers[®]

18200 Von Karman Avenue | 2nd Floor

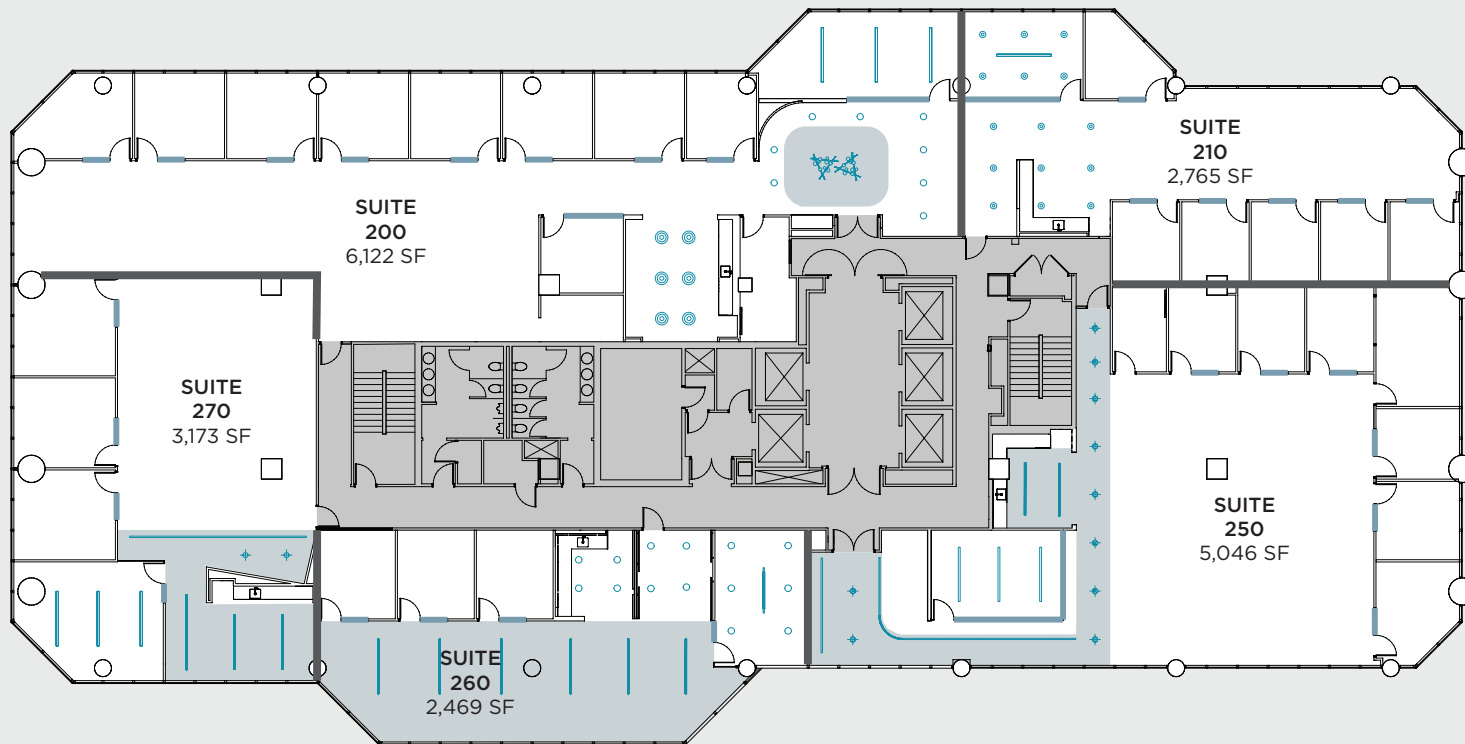
Flex+[®]
BY IRVINE COMPANY



Furniture is for representation purposes only and is not included.

18200 Von Karman Avenue

2nd Floor Overview



- 5 new, premium move-in ready suites ranging from 2.5K - 6K SF available August 2025
- High-end suite features include open ceiling, specialty lighting and premium break areas
- Convenient access to on-site amenities include unique outdoor workspaces, casual and fine-dining options, Kinetic fitness center, Venue Meetings & Events and free airport shuttle

— GLASS ■ OPEN CEILING  LIGHTS

18200 Von Karman Avenue

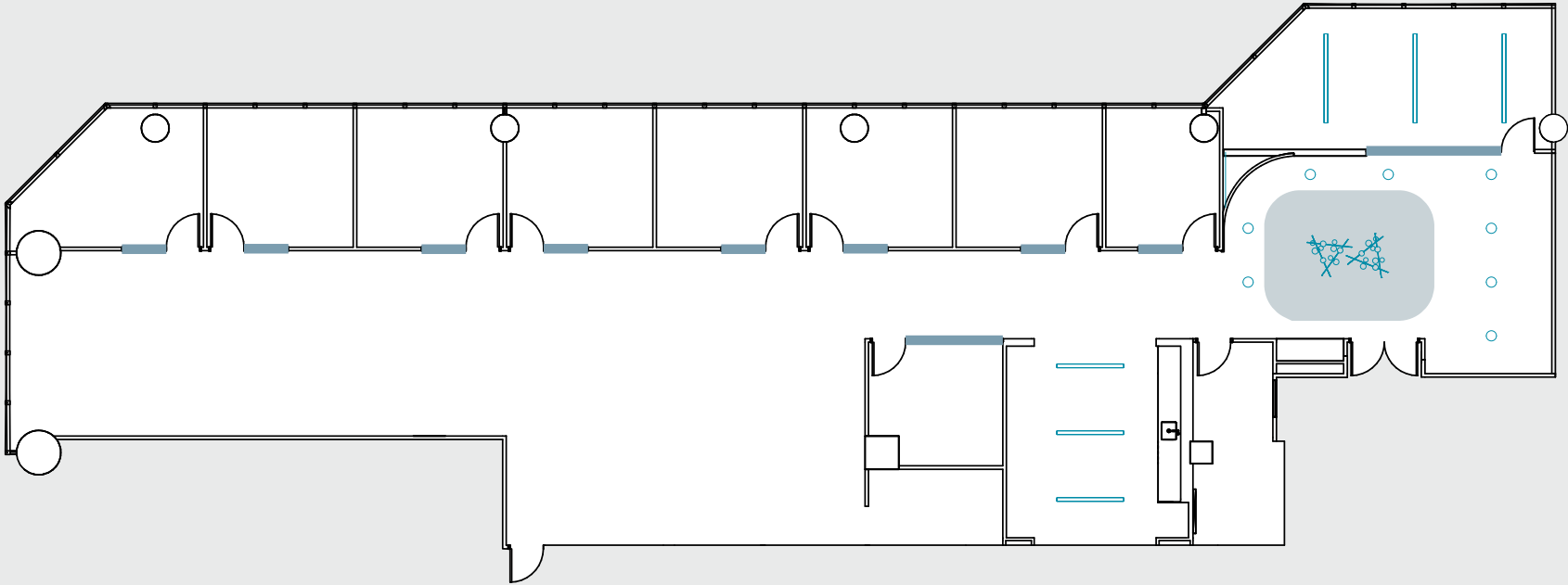
Suite 200


Total Size
±6,122 sqft

Team Size
28-34

Private Offices
8

Meeting Rooms
2



— GLASS ■ OPEN CEILING  LIGHTS

finish palette | Suite 200



Flooring



Break Room



Paint Scheme

18200 Von Karman Avenue

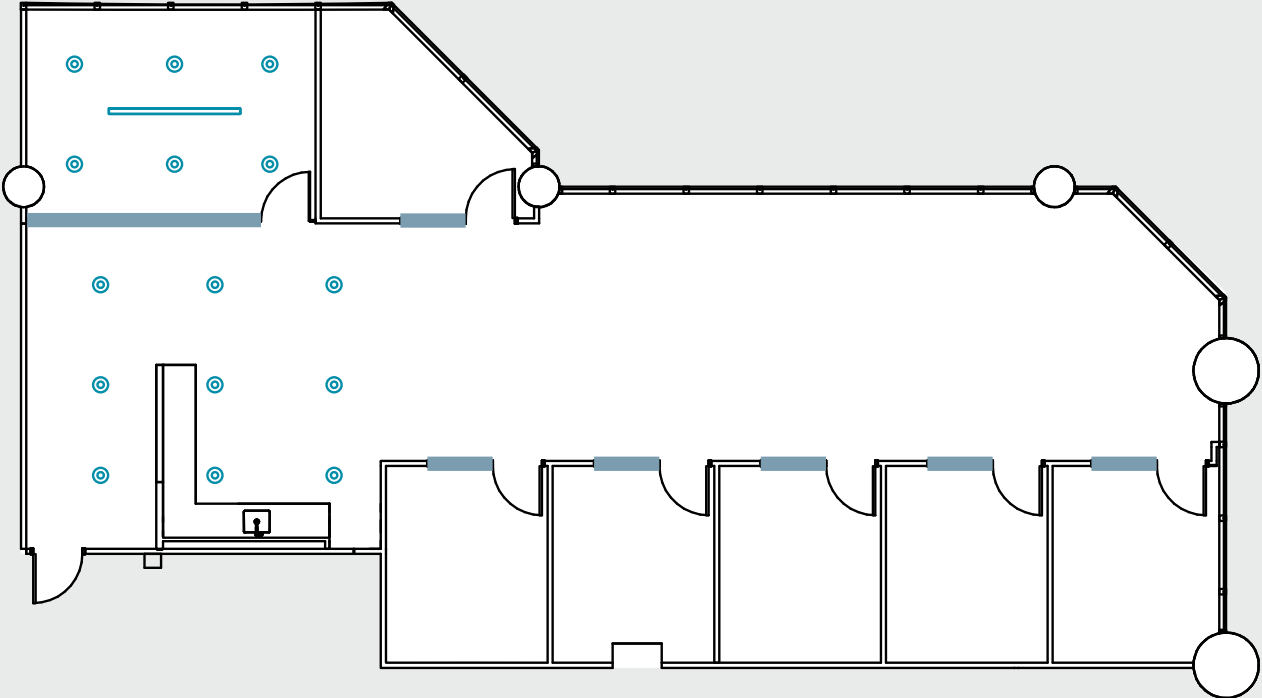
Suite 210

Total Size
±2,765 sqft

Team Size
12-16

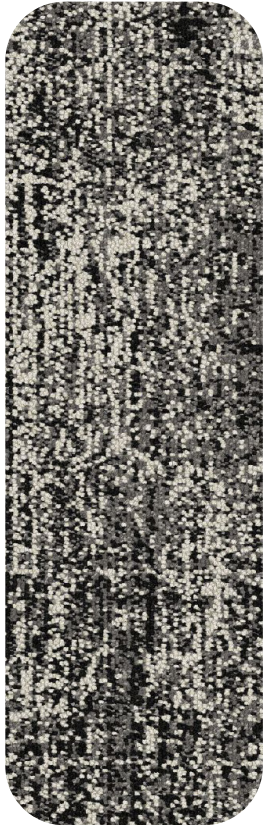
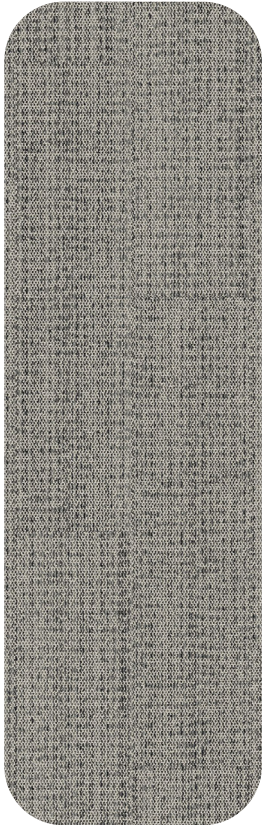
Private Offices
6

Meeting Rooms
1



GLASS LIGHTS

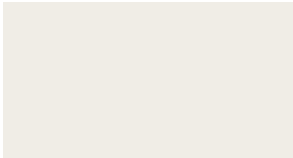
finish palette | Suite 210



Flooring



Break Room



Paint Scheme

18200 Von Karman Avenue

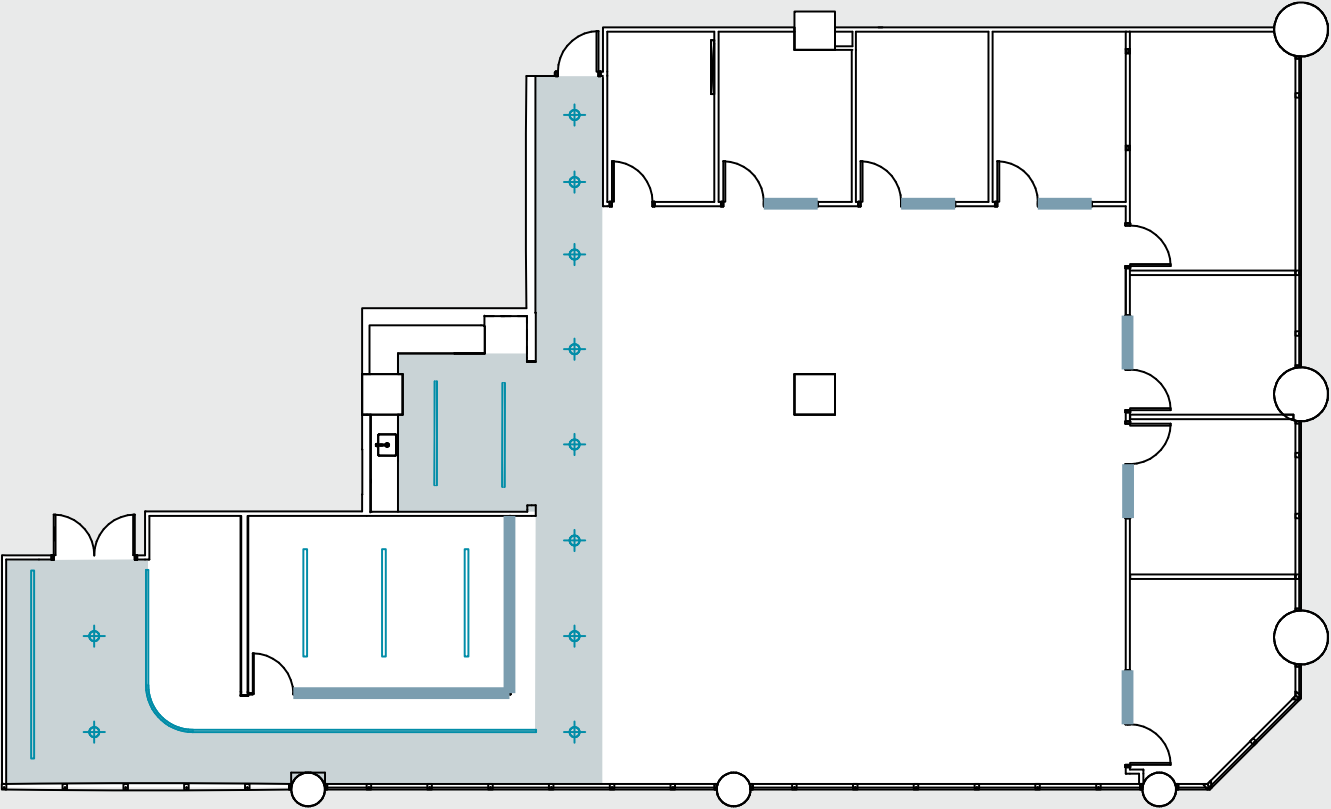
Suite 250


Total Size
±5,046 sqft

Team Size
22-28

Private Offices
7

Meeting Rooms
1



— GLASS ■ OPEN CEILING  LIGHTS

finish palette | Suite 250



Flooring



Break Room



Paint Scheme

18200 Von Karman Avenue

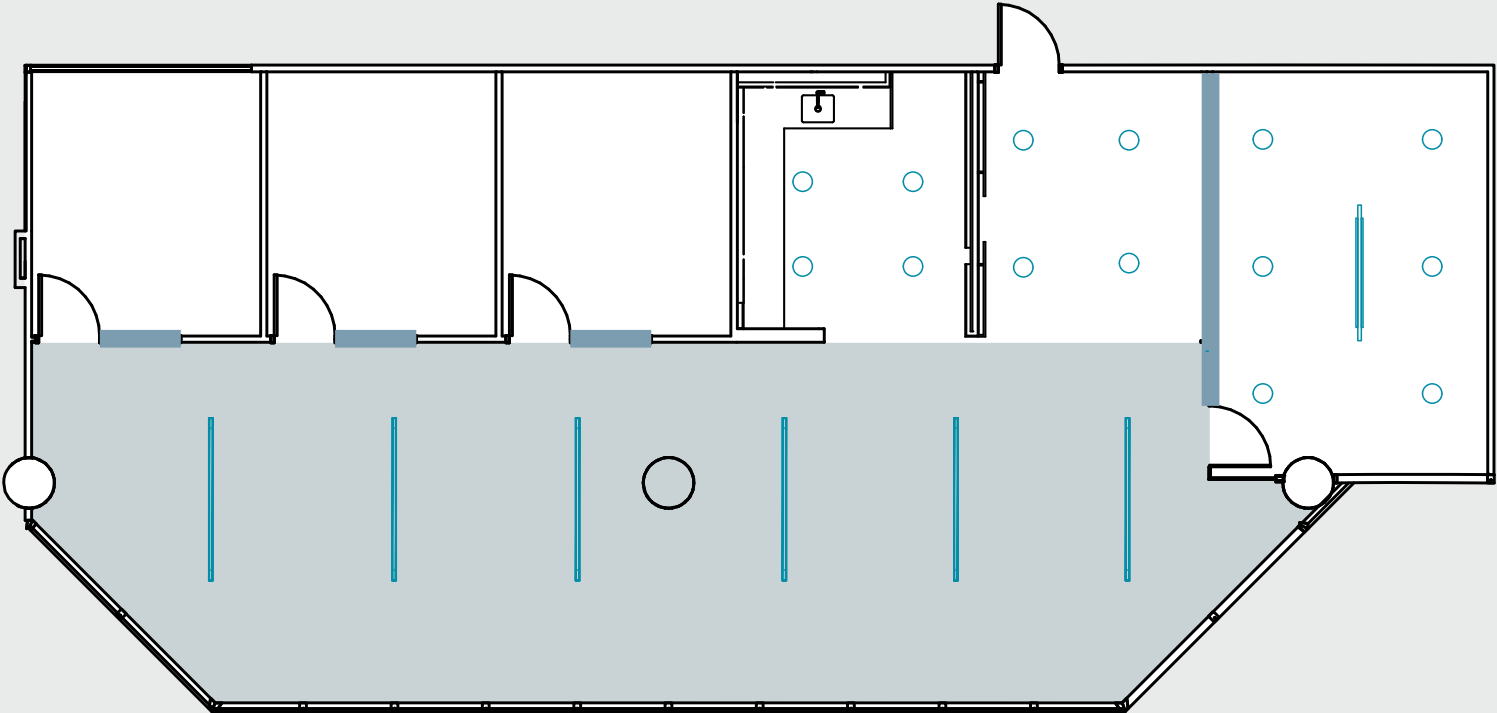
Suite 260

Total Size
±2,469 sqft

Team Size
10-14

Private Offices
3

Meeting Rooms
1



— GLASS ■ OPEN CEILING  LIGHTS

finish palette | Suite 260



Flooring



Break Room



Paint Scheme

18200 Von Karman Avenue

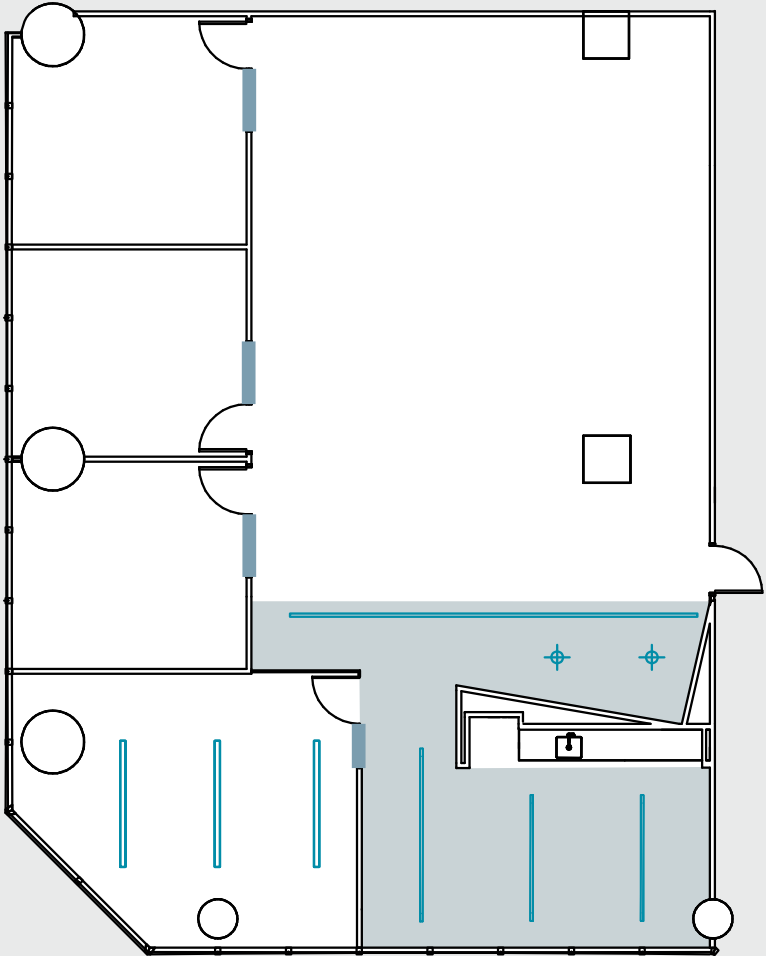
Suite 270

Total Size
±3,173 sqft

Team Size
14-18

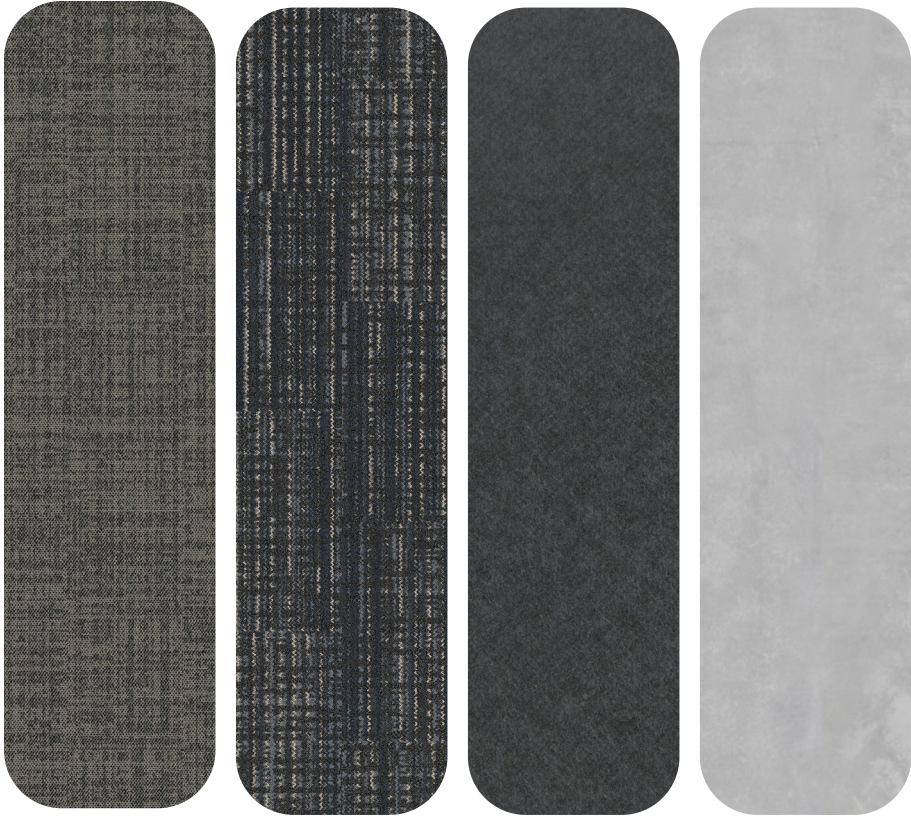
Private Offices
3

Meeting Rooms
1



— GLASS ■ OPEN CEILING ☼ LIGHTS

finish palette | Suite 270



Flooring

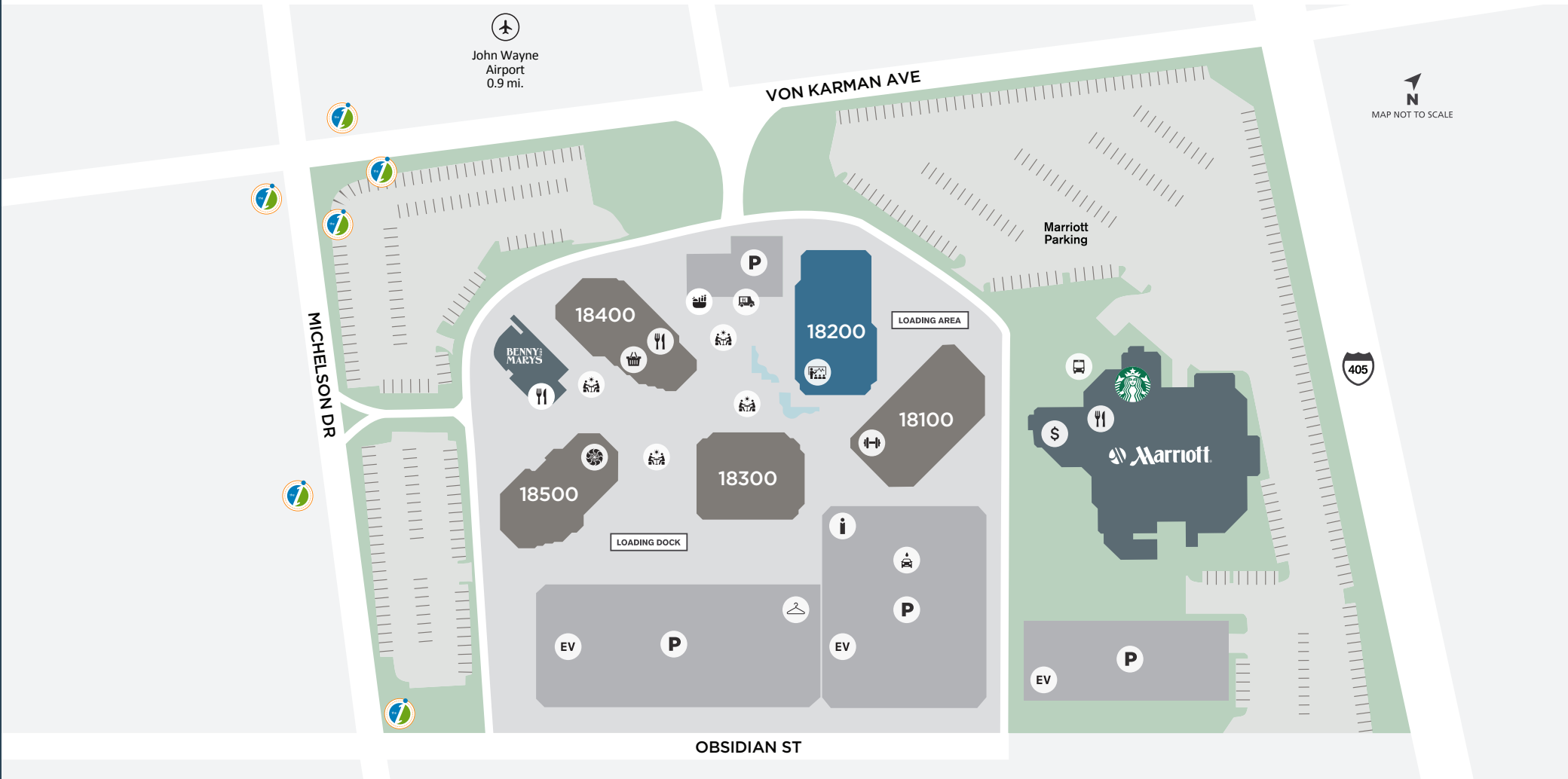


Break Room



Paint Scheme

Irvine Towers®



ATM



AUTO
DETAILING



CAFE/
RESTAURANT



CONFERENCE
CENTER



CONVENIENCE
STORE



CUSTOMER
RESOURCE
CENTER



EV
CHARGING



FARMERS
MARKET



FITNESS
CENTER



FOOD
TRUCKS



ISHUTTLE



JOHN WAYNE
AIRPORT



OUTDOOR
WORKSPACE
(WIFI-ENABLED)



PARKING
OFFICE



PARKING
STRUCTURE



SHUTTLE



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