



# 18301 | Von Karman



## ELEGANTLY EFFICIENT

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18301 Von Karman is an 11-story, BOMA award winning, Class A office building located within the prestigious Von Karman Towers office campus in Orange County. Von Karman Towers is a sprawling 75-acre master planned business campus that encompasses award-winning landscaping, tranquil stream, reflecting pond and signature water sculptures.

A premier location within the OC Airport area, 18301 Von Karman is easily accessible to the area's major freeways including the 405, 55 and 73, within close proximity to John Wayne Airport and convenient to the beach communities throughout Southern California.

### Prime Location

#### BEST-IN-CLASS

227,842 SF, 11-story,  
Class-A Office

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#### ACCESSIBLE

Immediate access to John Wayne  
Airport, I-405, SR-55 and SR-73

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#### PROMINENT LOCATION

Located in the prestigious  
Irvine Concourse

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#### AWARD WINNING

BOMA

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#### MODERN AMENITIES

Includes top onsite amenities and  
adjacent fitness and food options

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#### AMPLE PARKING

4.00 : 1,000 USF



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# AVAILABLE SPACE

Suite	Size (RSF)	Space Details
300	2,615	<b>Available June 2026.</b> 7 perimeter offices, kitchenette and storage area.
340	1,566	3 offices, conference room and kitchenette.
430	2,128	2 offices and a conference room with a closed break room.
500	5,385	5 offices, conference room, storage room, reception and open area.
510	4,525	Spec suite, 8 offices, conference room, kitchenette and IT room.
550	1,822	2 offices, kitchenette, reception and open area.
580	2,009	2 offices, conference room, open kitchenette and open area.
500/580	7,394	Contiguous suite potential.
770	2,058	Spec suite, 3 exterior offices, kitchenette break area and 1 conference room.
810	2,770	Spec Suite, 2 offices, conference room and open space.
820	2,936	Spec Suite, 3 offices, and open space for a bullpen.
810/820	5,706	Contiguous suites



GREENLAW  
LEASING

Orange  
County

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