



— THE —
ATRIUM

19100 & 19200 VON KARMAN, IRVINE CA

FOR LEASE

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The Atrium in Irvine, California, offers prime office space with stunning views of the surrounding mountains and sunsets, along with a unique atrium design. Situated centrally near major highways—the 405, 73, and 55—minutes away from UCI Health Irvine Medical Center and just blocks from John Wayne Airport, it's an ideal location for business. The project recently completed an \$11M renovation of the building in 2019-2020. With amenities like onsite parking, casual and formal dining options, a barbershop, and nearby services, The Atrium provides everything a business needs for success in Irvine's thriving corporate community.





**CONFERENCE
FACILITIES**



**FITNESS
CENTER**



**ELECTRIC VEHICLE
CHARGING**



**NEW LOBBY
RENOVATIONS**



**DRY CLEANING
SERVICE**



Bistango


Checkers Grill


**CASSEL EARTH
COFFEE SHOP**

AVAILABILITIES

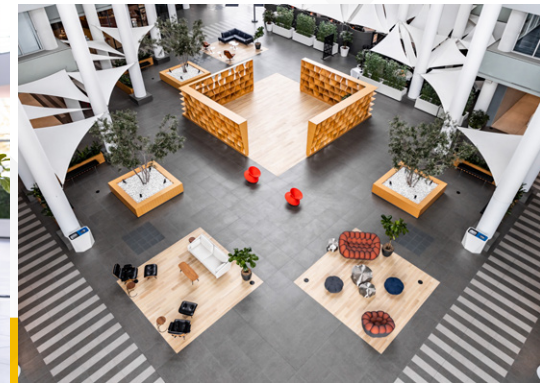
19100 VON KARMAN

SUITE	SF AVAILABLE	CONTIG.	SUITE DESCRIPTION
180 	3,159	—	Lobby space with glass fronts, 2 offices, large conference room, kitchen, and large open area.
200 	5,957	—	9 offices, large conference room, kitchen, and large open area.
250 	3,713	—	Double door entry, 7 window offices, conference room, kitchen and reception area.
280  	2,864	—	4 Window offices, 1 interior office, conference room, kitchen and open area.
350  	2,065	—	3 offices, conference room, Kitchen, and large open efficient space.
370 	2,025	—	Corner suite – one office, kitchen, large conference room, and open area. Available May.
400 	4,591	—	Double door entry, 7 window offices, reception area, kitchen, copy area, cubicle space
570 	3,235	—	SPEC SUITE. 3 offices, kitchenette, conference room, and open area. Furniture available.
610 	2,533	8,261 	Conference room and very large open space with expansive glassline.
650 	5,728	8,261 	Double door entry, 4 private offices, conference room, kitchen, storage, and large open area. Available August.
800 	15,476	—	Full Floor – 27 offices, 2 conference rooms, 3 kitchens, reception, and storage/IT closets.

 Click to view floor plans

 Click to view virtual tours


Rev. 04.09.26




AVAILABILITIES

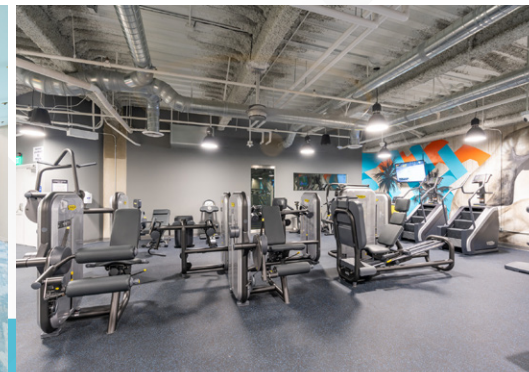
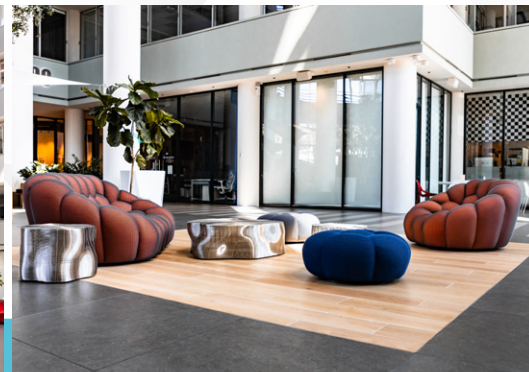
19200 VON KARMAN

SUITE	SF AVAILABLE	CONTIG.	SUITE DESCRIPTION
100 	4,722	—	Double door entry, 7 window offices, reception area, conference room, kitchen, and open area.
200 	7,183	—	Double door entry, 7 interior offices, window lined conference room, kitchen, open area and balcony.
300 	2,267	—	Double door entry, 3 window offices, kitchen and copy room.
360 	2,624	—	Double door entry, 6 window offices, 2 interior offices, kitchen, storage room and copy room.
400 	18,838	—	FULL FLOOR. 47 Private offices, 2 conference rooms, kitchen, reception area with lobby, exterior balcony, bridge access, IT server room, copy area, and storage. Available February 2027
500 	2,348	—	HYPOTHETICAL SPACE PLAN. Modern entry/kitchenette, conference room, 3 private offices, open office area.
510 	7,454	—	Double door entry, 1 window office, 2 interior conference rooms, 8 interior offices and open area.
600 	16,621	—	FULL FLOOR. 40 Private offices, 2 conference rooms, kitchen, reception area with lobby, exterior balcony, bridge access, IT server room, copy area, and storage. Available February 2027
850 	4,185	—	Double door entry, 6 window offices, 2 conference rooms, 1 interior office, kitchen & storage room. Available September.
900 	3,652	8,286 	Double door entry, 4 window offices, 2 interior offices, kitchen, conference room & storage room, bridge access.
920 	943	8,286 	2 window offices, kitchen, open office area. Available July 2026.
940  	3,681	8,286 	8 window offices, kitchen and open area.

 Click to view floor plans

 Click to view virtual tours

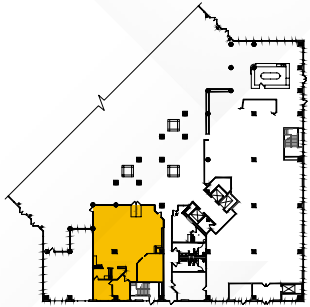
Rev. 04.09.26



AVAILABILITIES

19100 | Suite 180

±3,159 SF

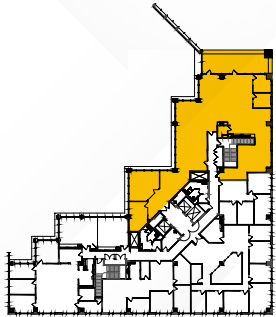
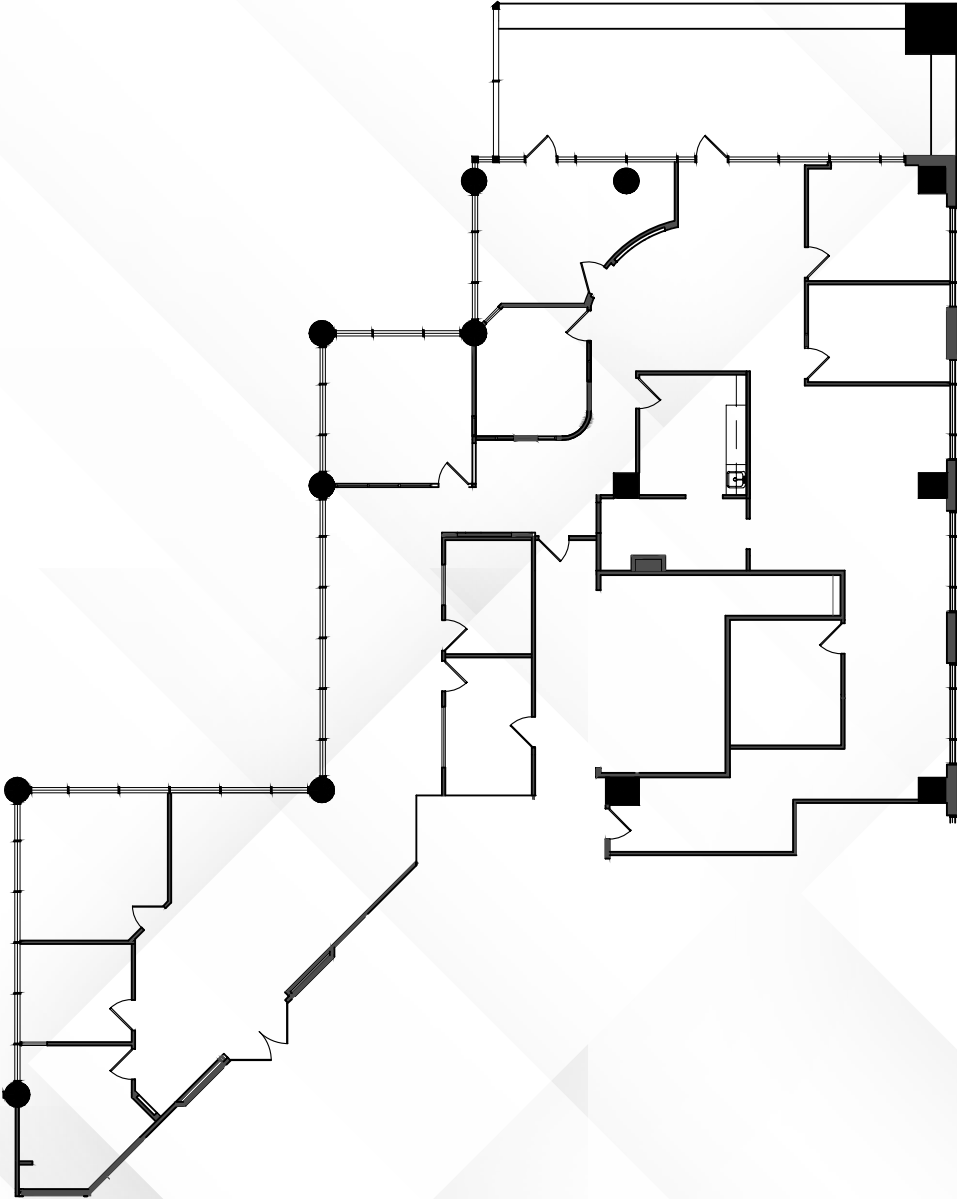


Overview

AVAILABILITIES

19100 | Suite 200

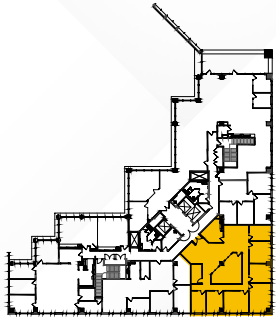
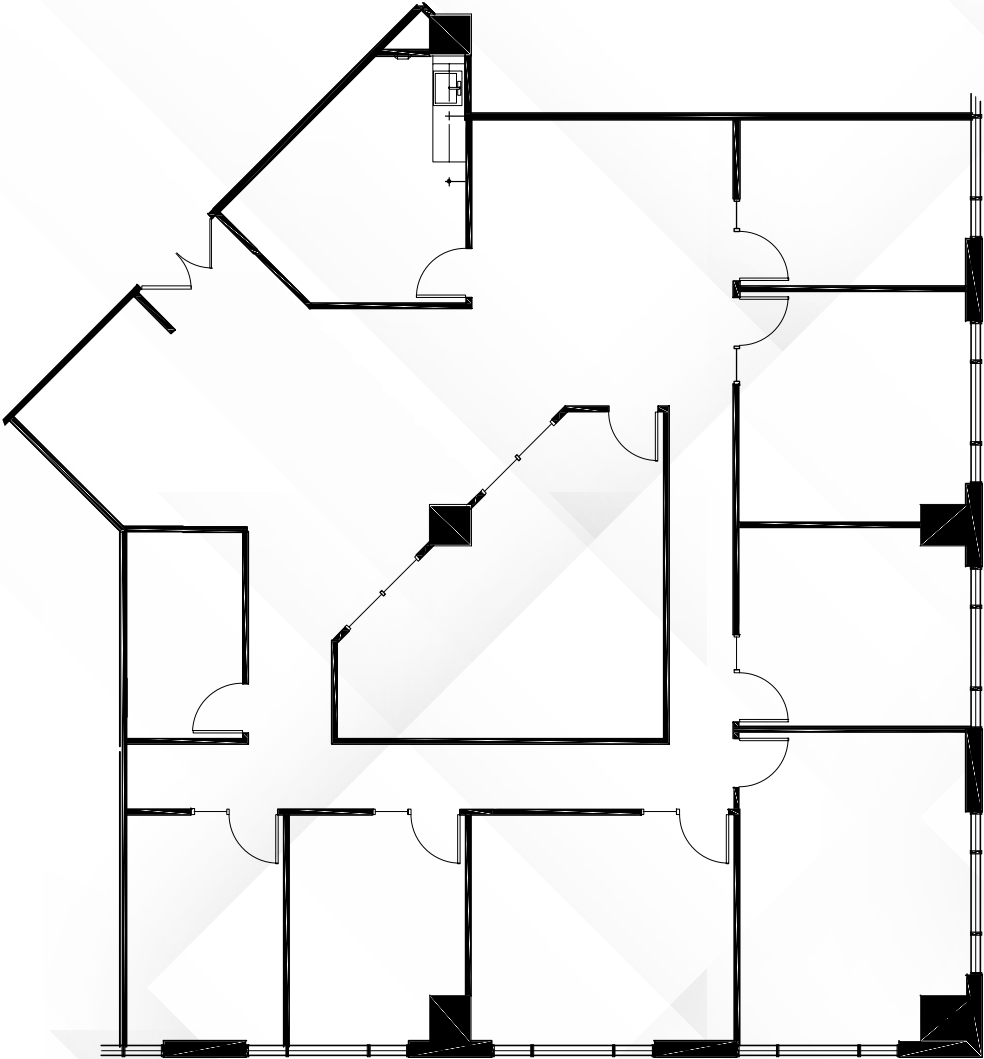
±5,957 SF



AVAILABILITIES

19100 | Suite 250

±3,713 SF



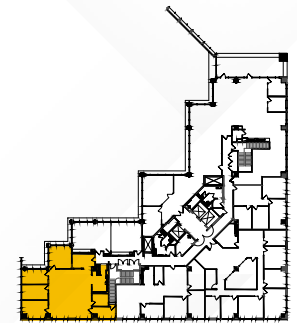
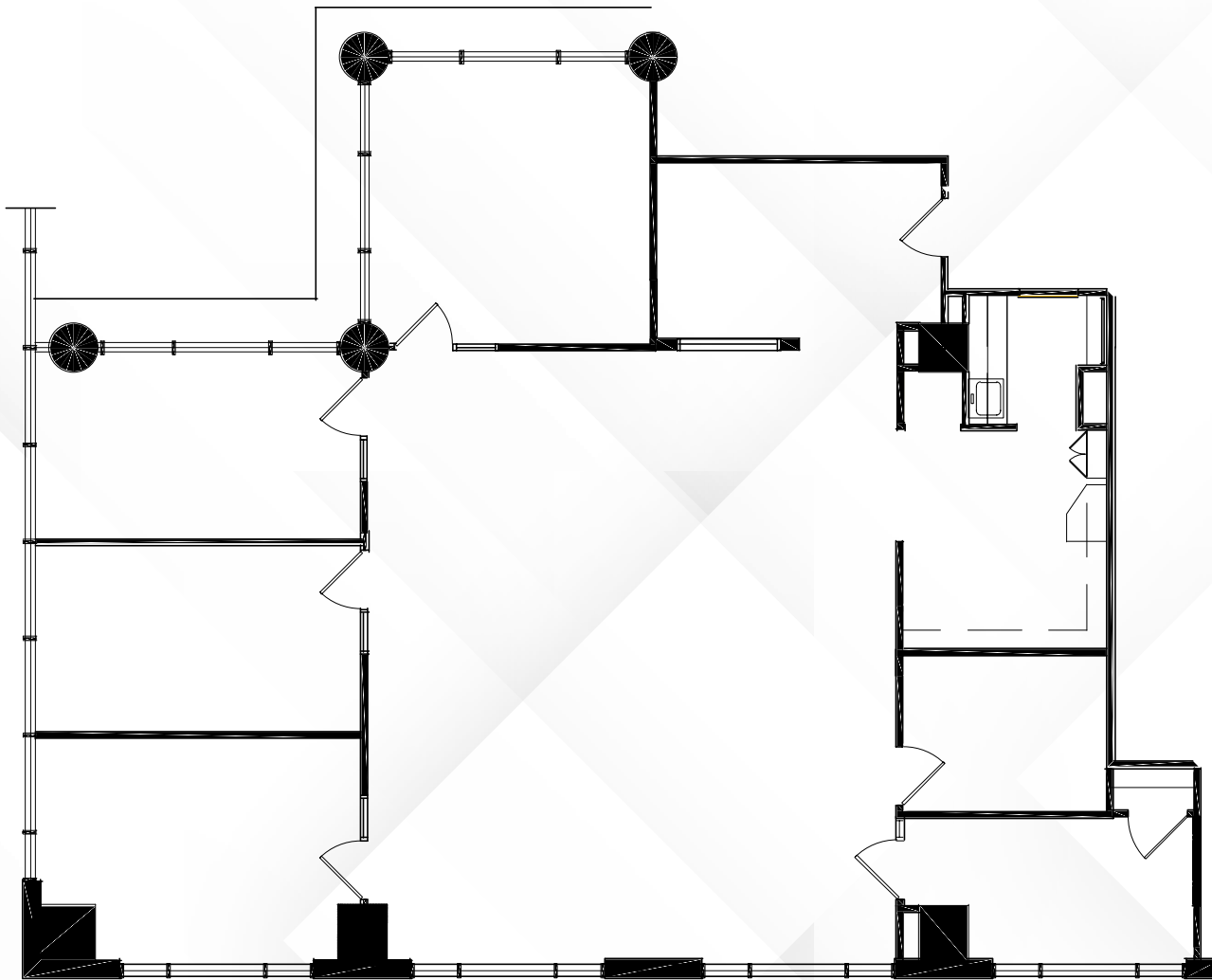
Overview

AVAILABILITIES

19100 | Suite 280

±2,864 SF

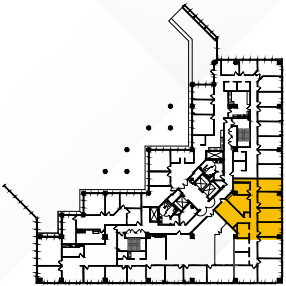
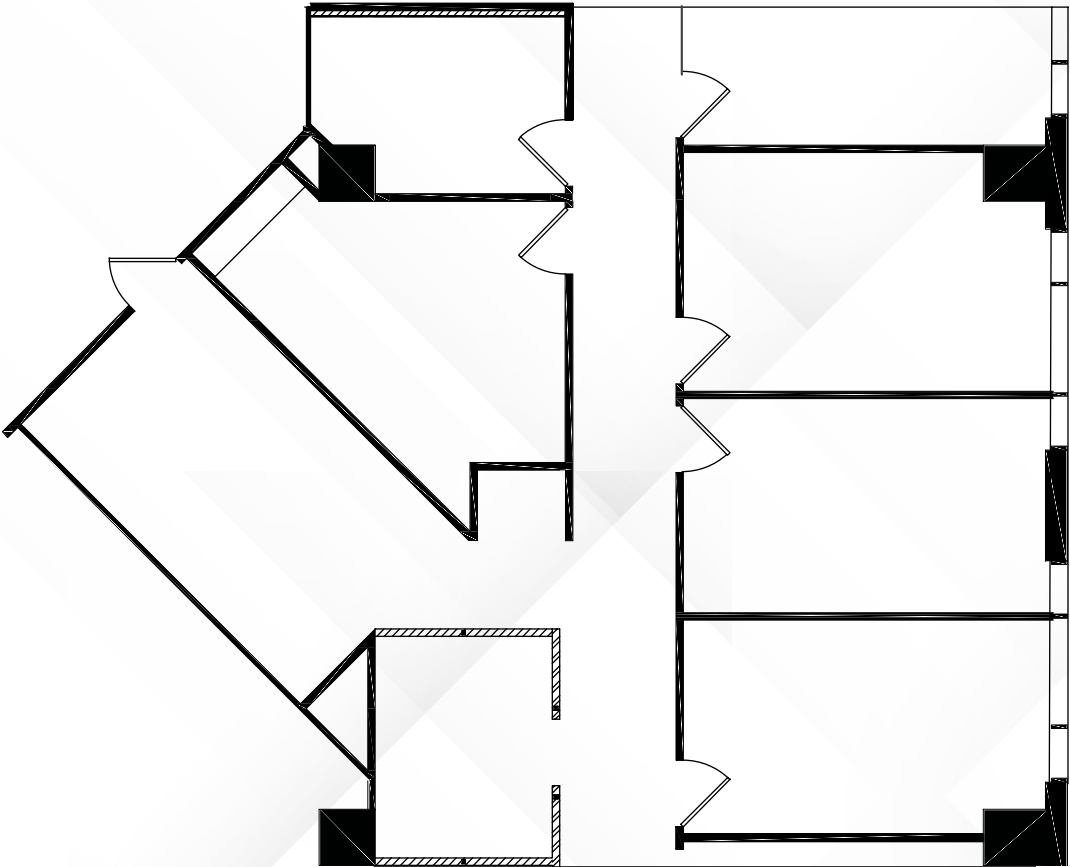
360°
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AVAILABILITIES

19100 | Suite 350

±2,065 SF

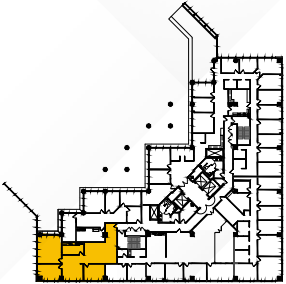
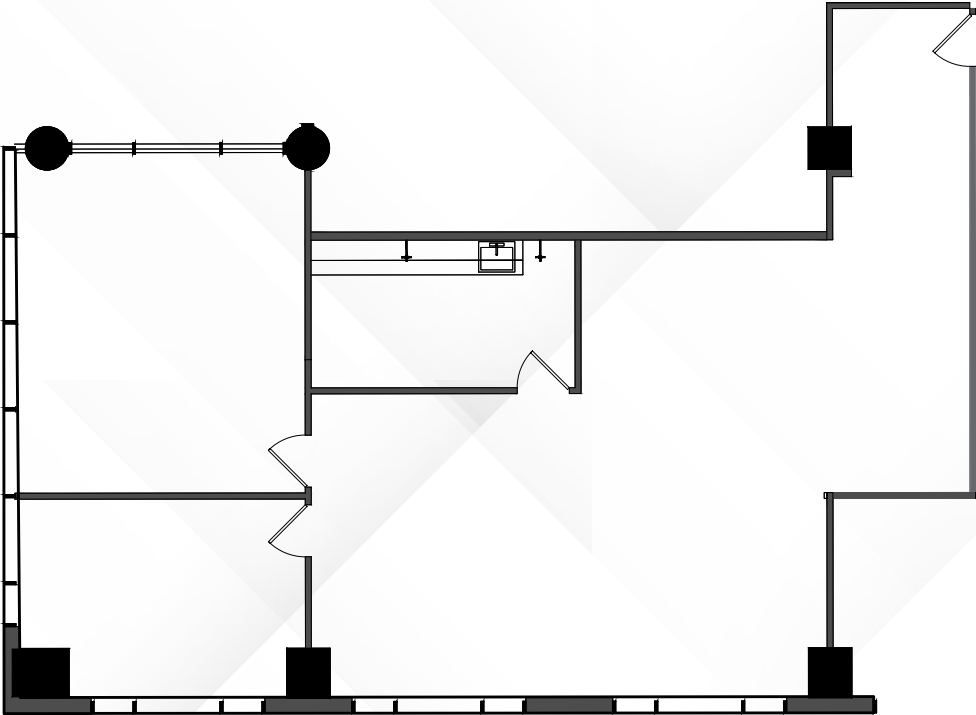


Overview

AVAILABILITIES

19100 | Suite 370

±2,025 SF

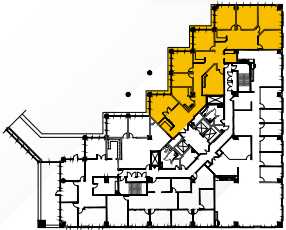
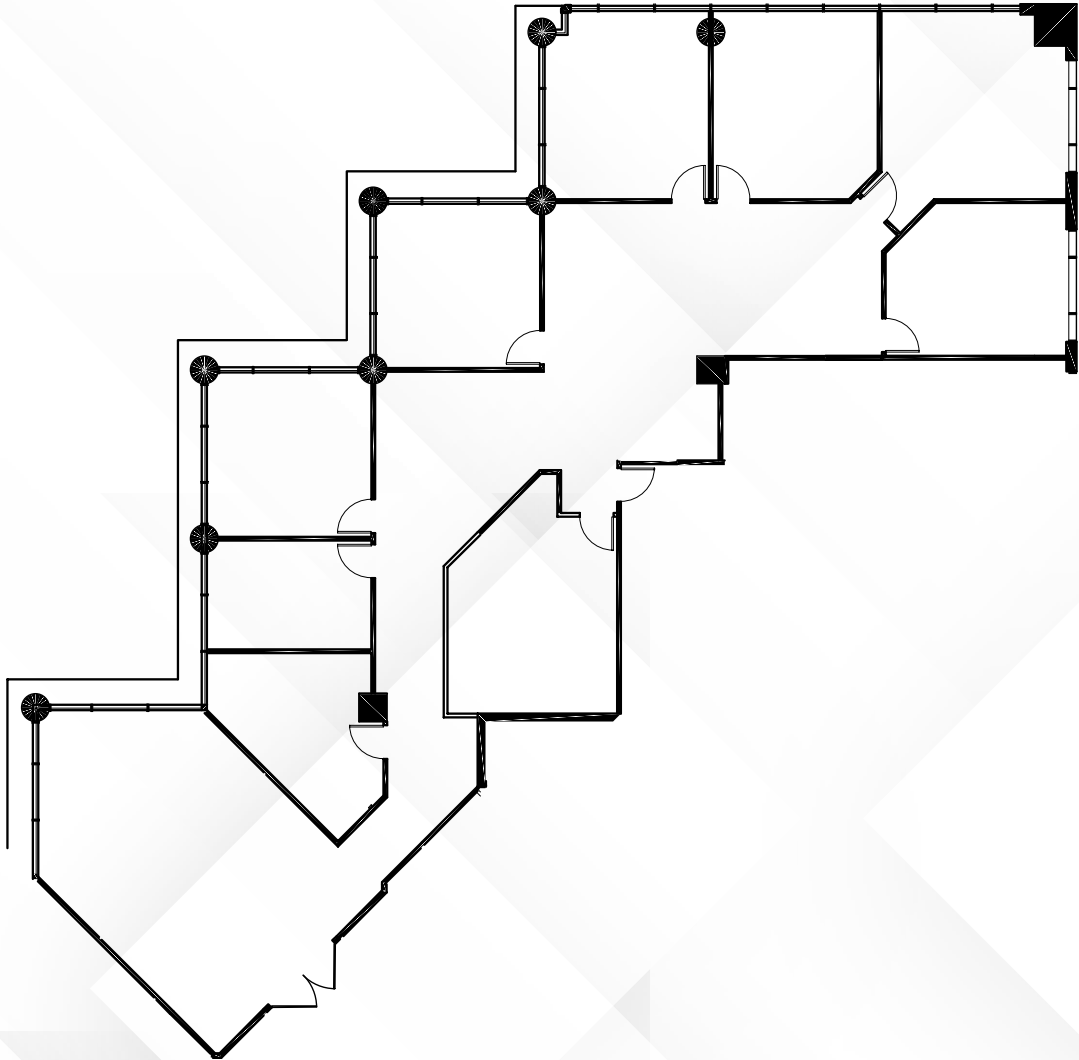


Overview

AVAILABILITIES

19100 | Suite 400

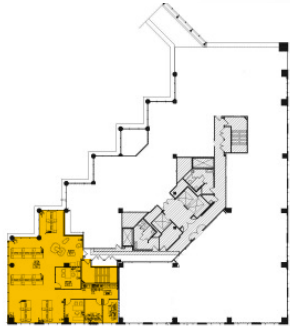
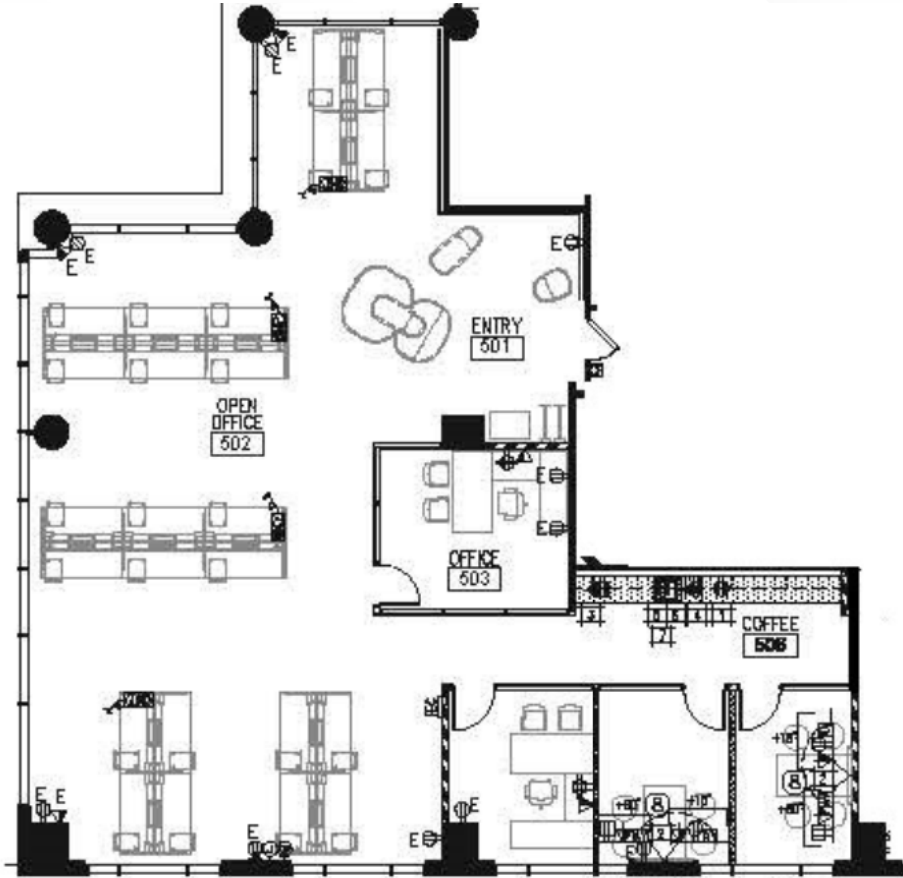
±4,591 SF



AVAILABILITIES

19100 | Suite 570

±3,235 SF

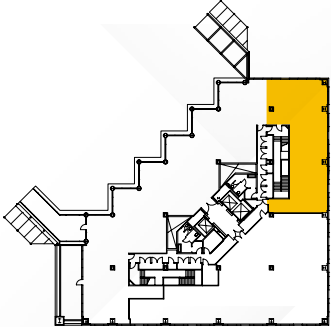
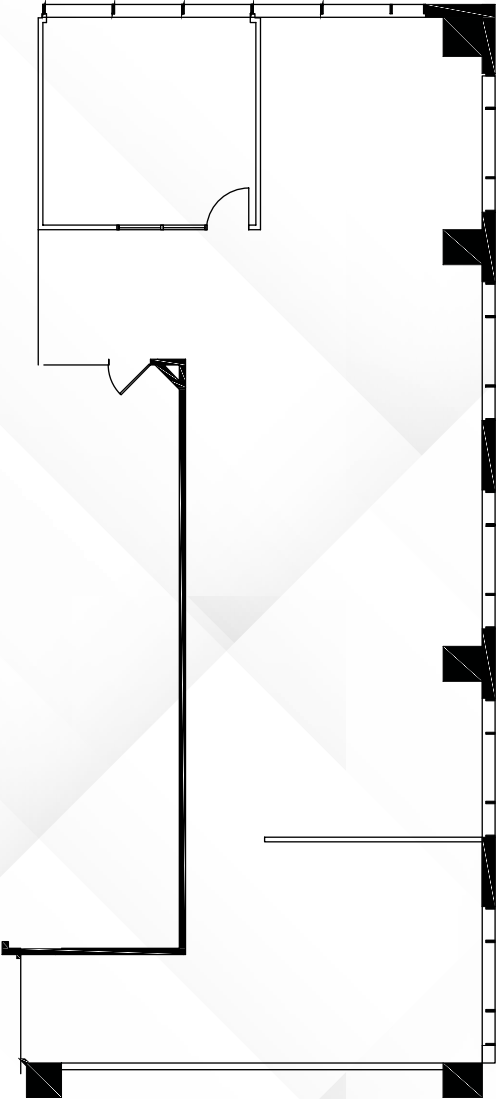


Overview

AVAILABILITIES

19100 | Suite 610

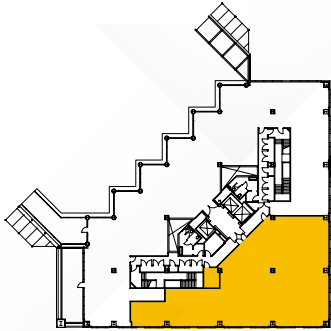
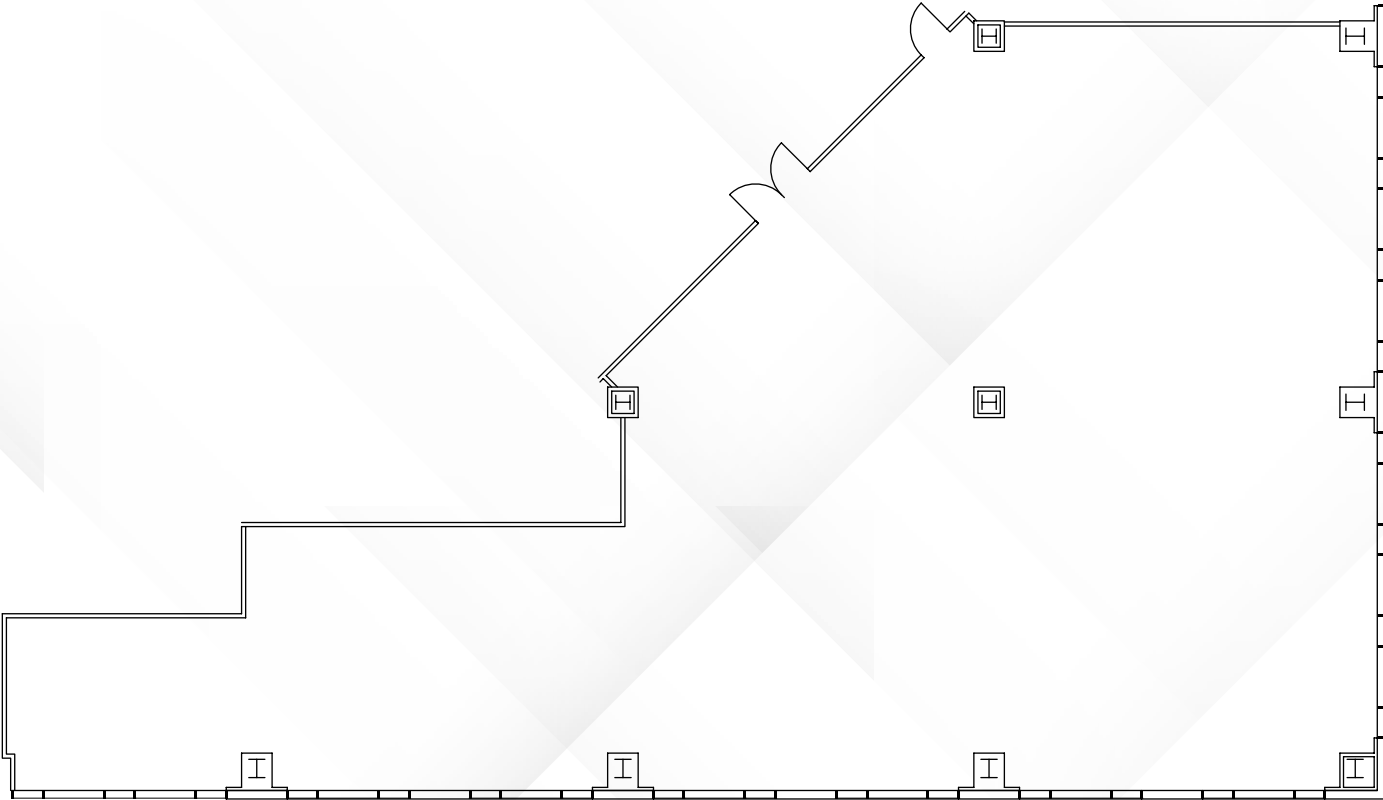
±2,533 SF



AVAILABILITIES

19100 | Suite 650

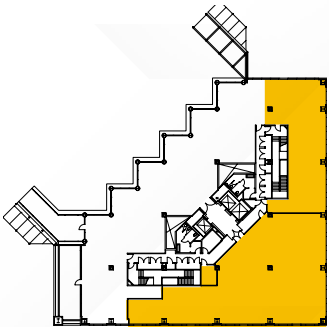
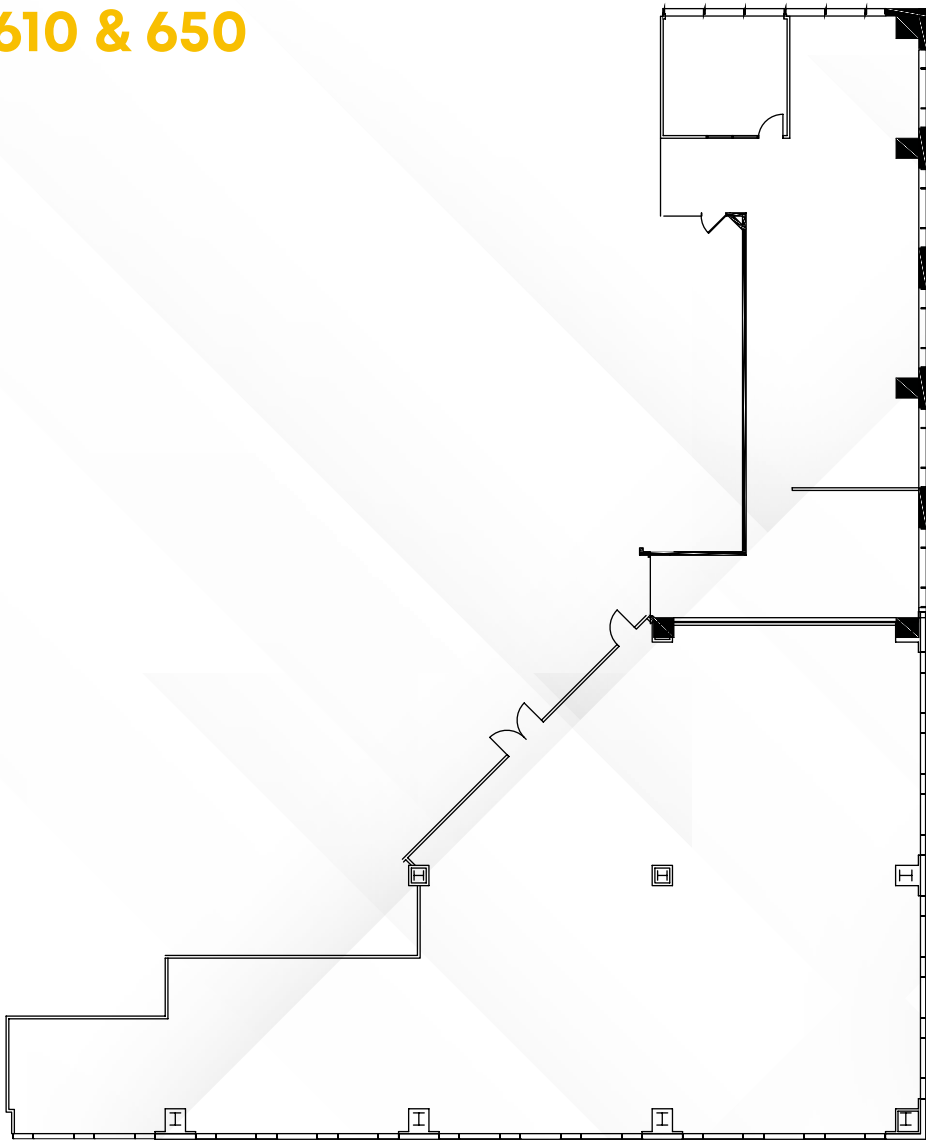
±5,728 SF



AVAILABILITIES

19100 | Suite 610 & 650

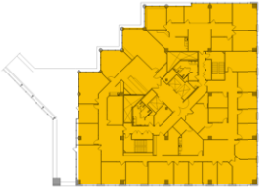
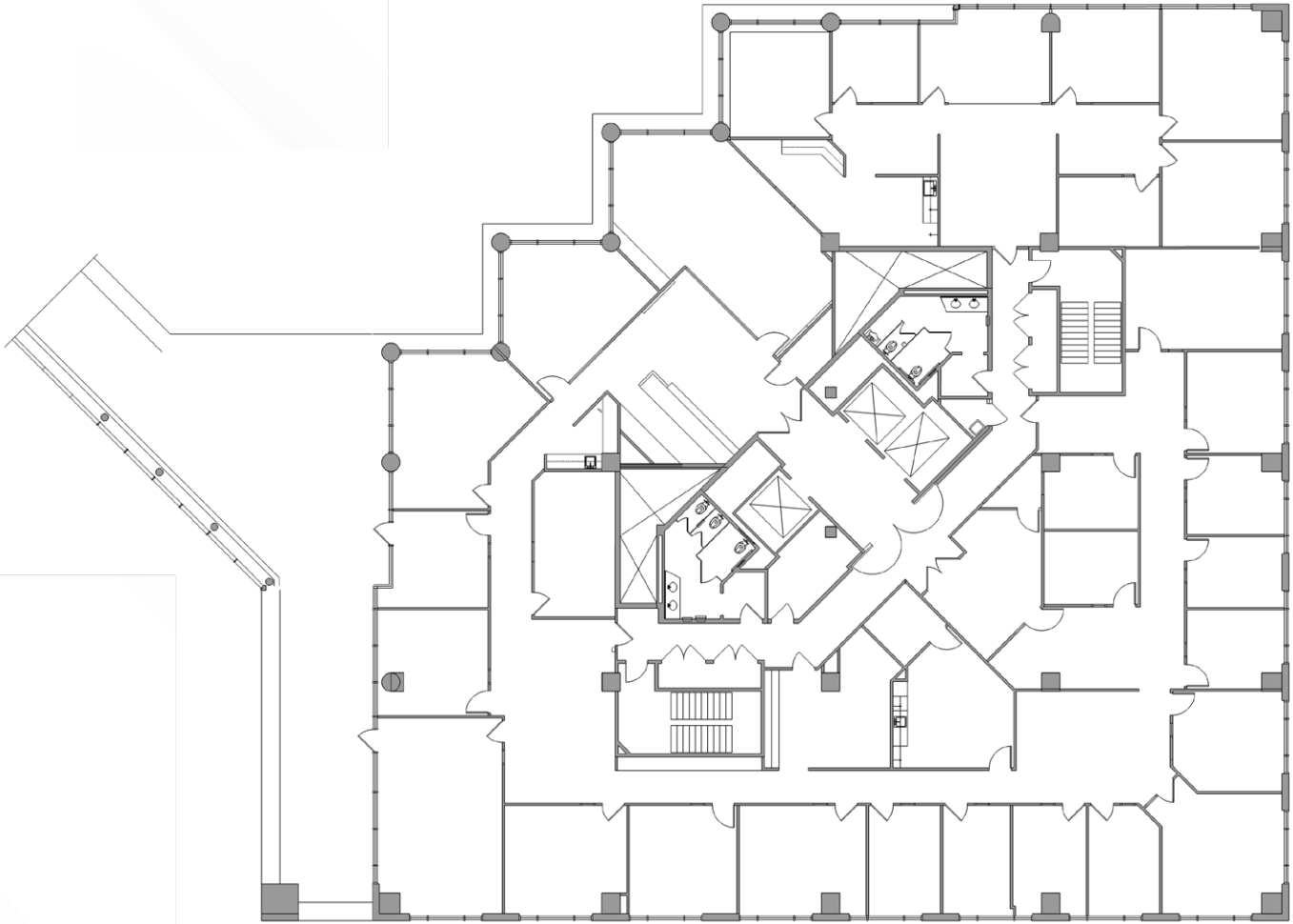
±8,261 SF



AVAILABILITIES

19100 | Suite 800

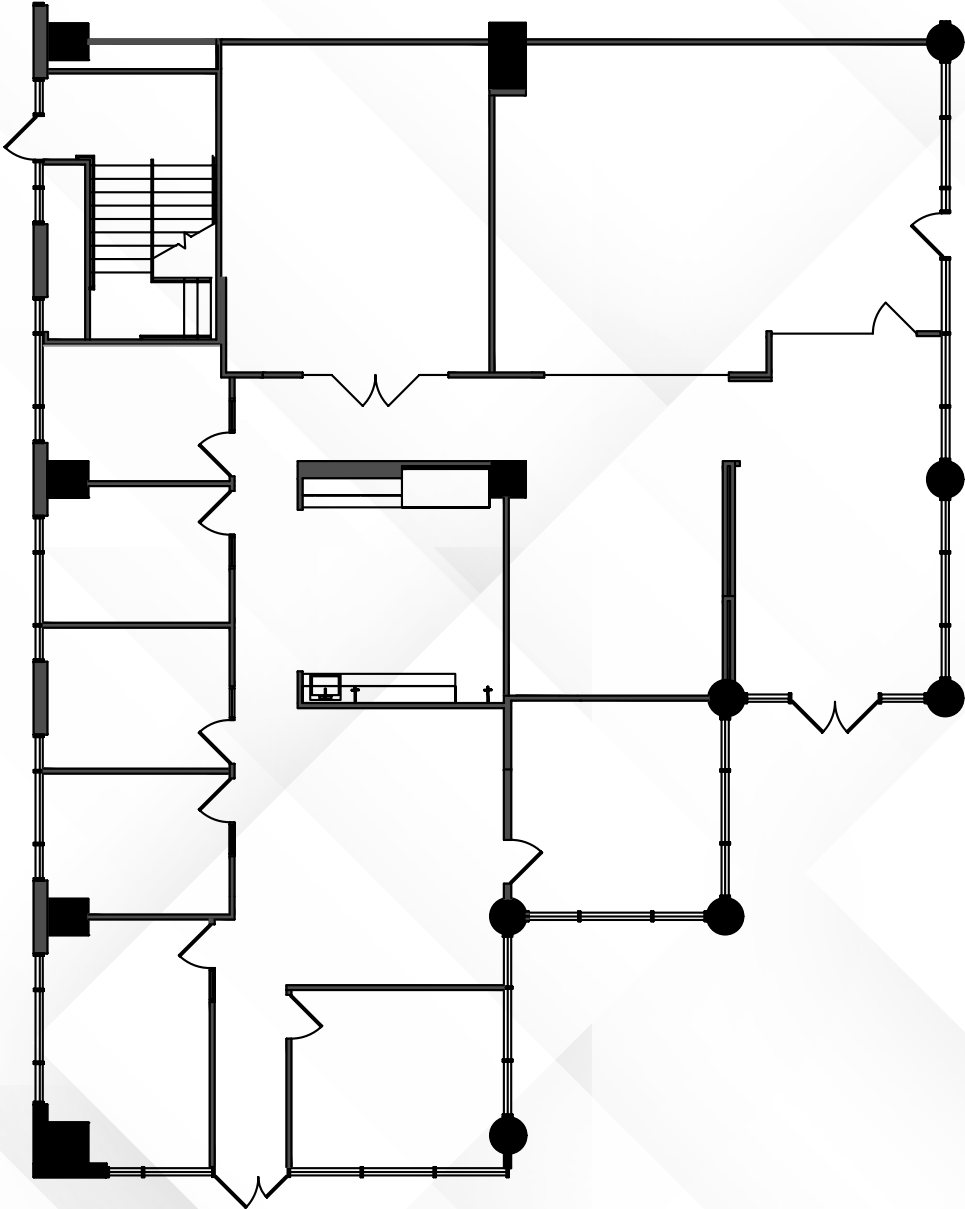
±15,476 SF



AVAILABILITIES

19200 | Suite 100

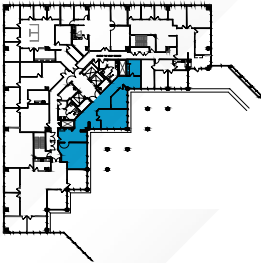
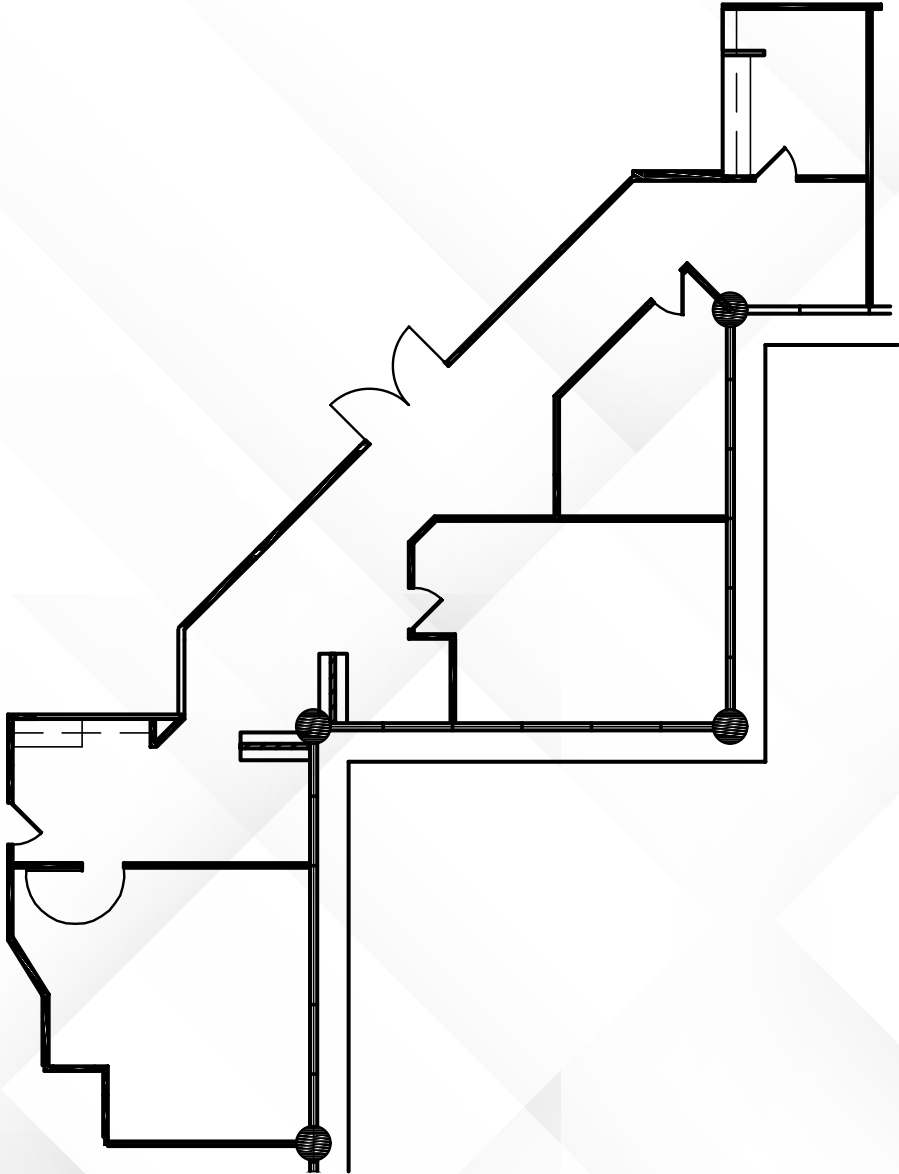
±4,722 SF



AVAILABILITIES

19200 | Suite 300

±2,267 SF

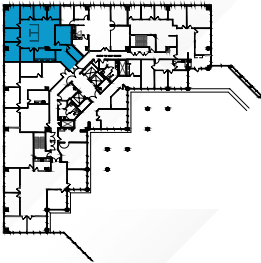
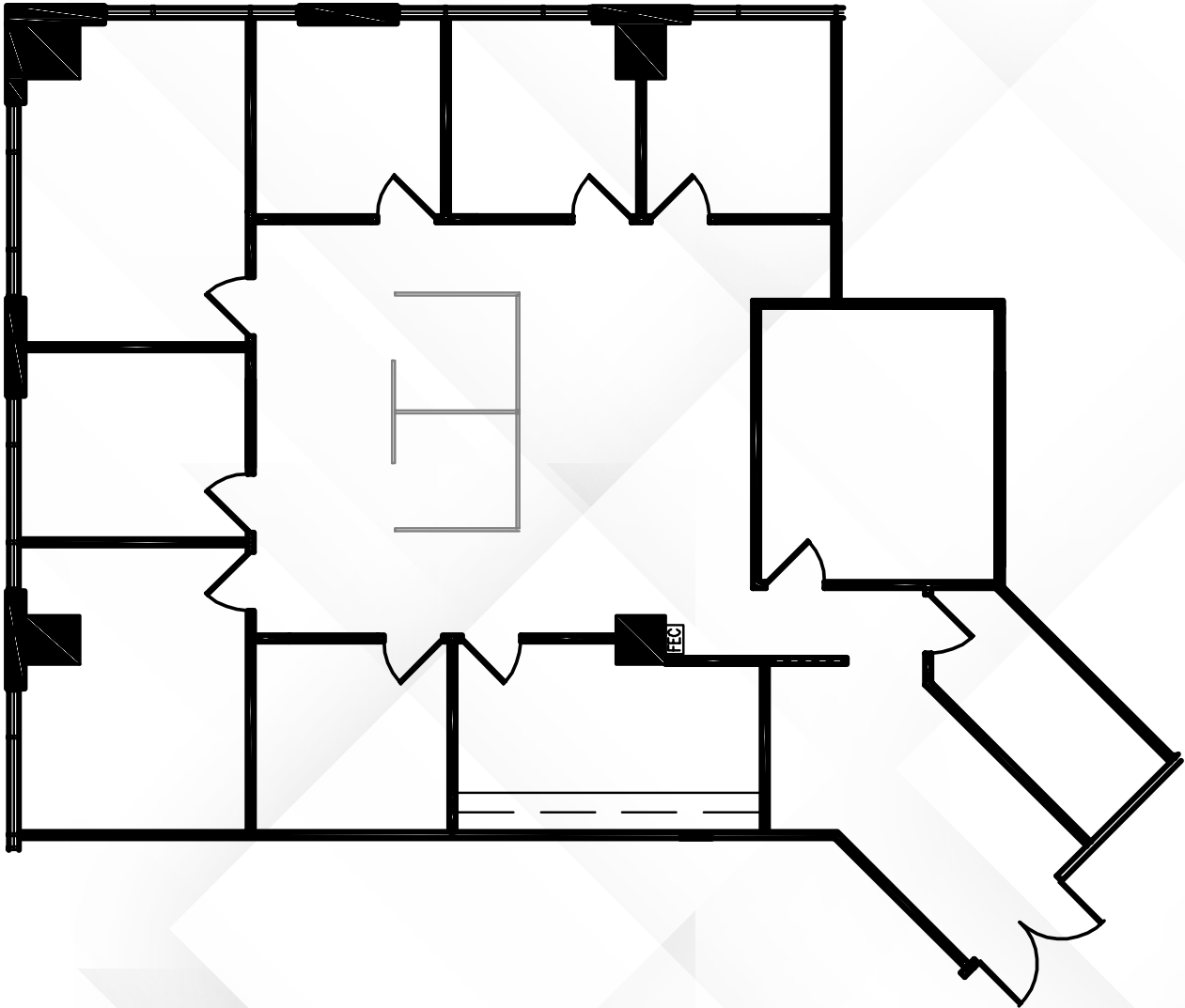


Overview

AVAILABILITIES

19200 | Suite 360

±2,624 SF

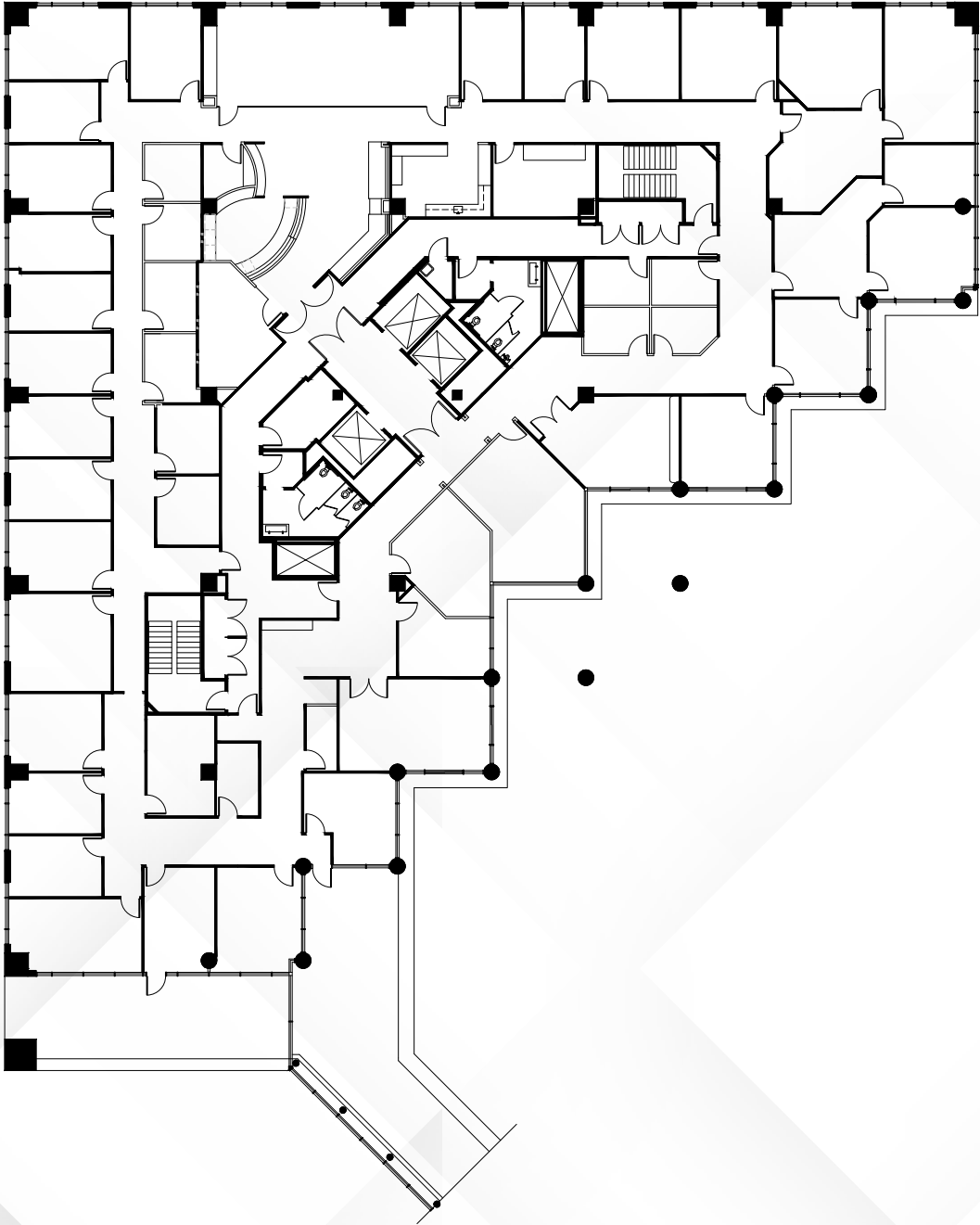


Overview

AVAILABILITIES

19200 | 4th Floor

±18,838 SF

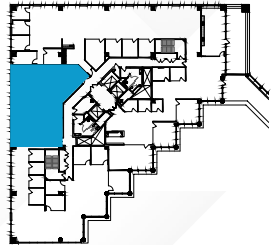
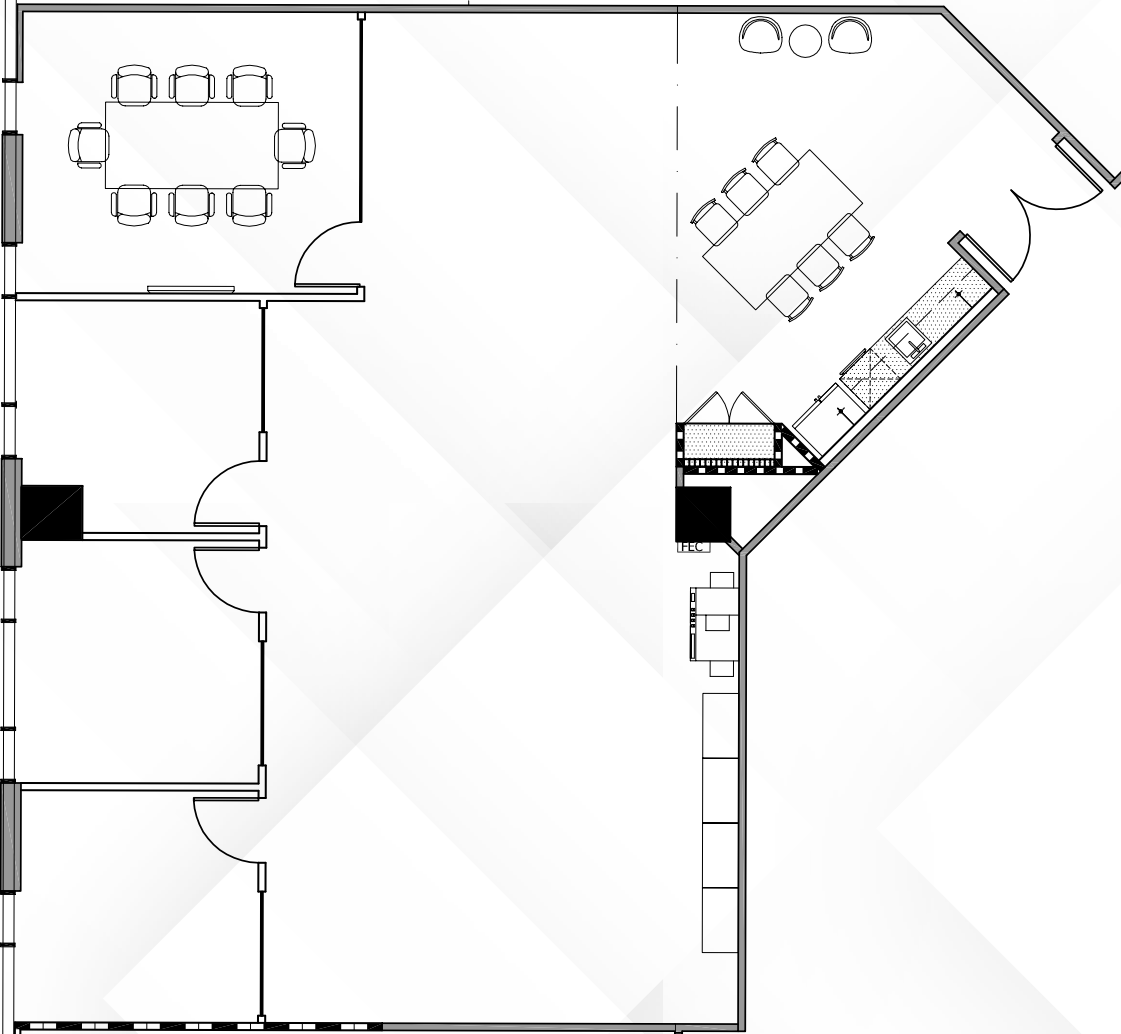


Overview

AVAILABILITIES

19200 | Suite 500

Hypothetical Spec Suite | 2,348 RSF

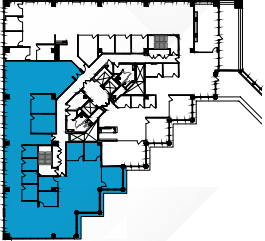
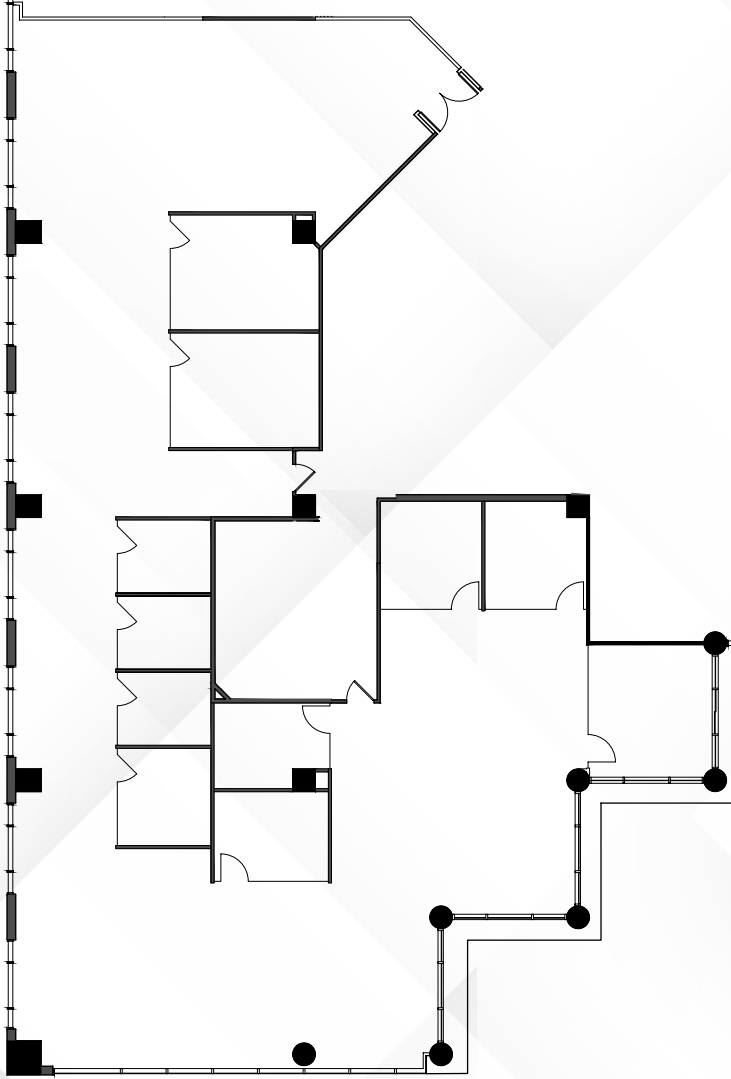


Overview

AVAILABILITIES

19200 | Suite 510

±7,454 SF

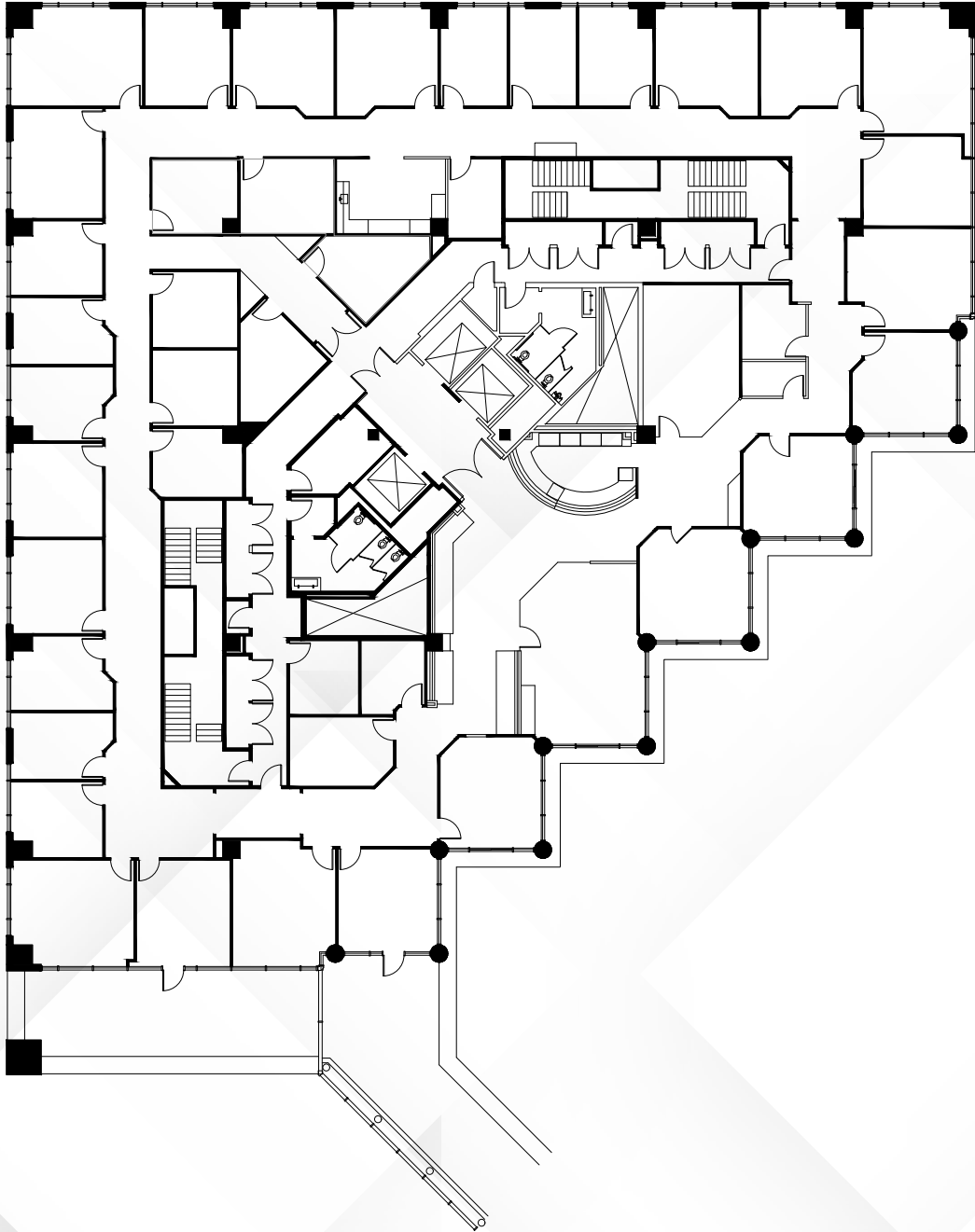


Overview

AVAILABILITIES

19200 | 6th Floor

±16,621 SF

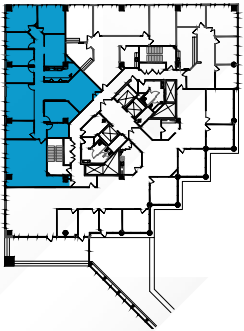
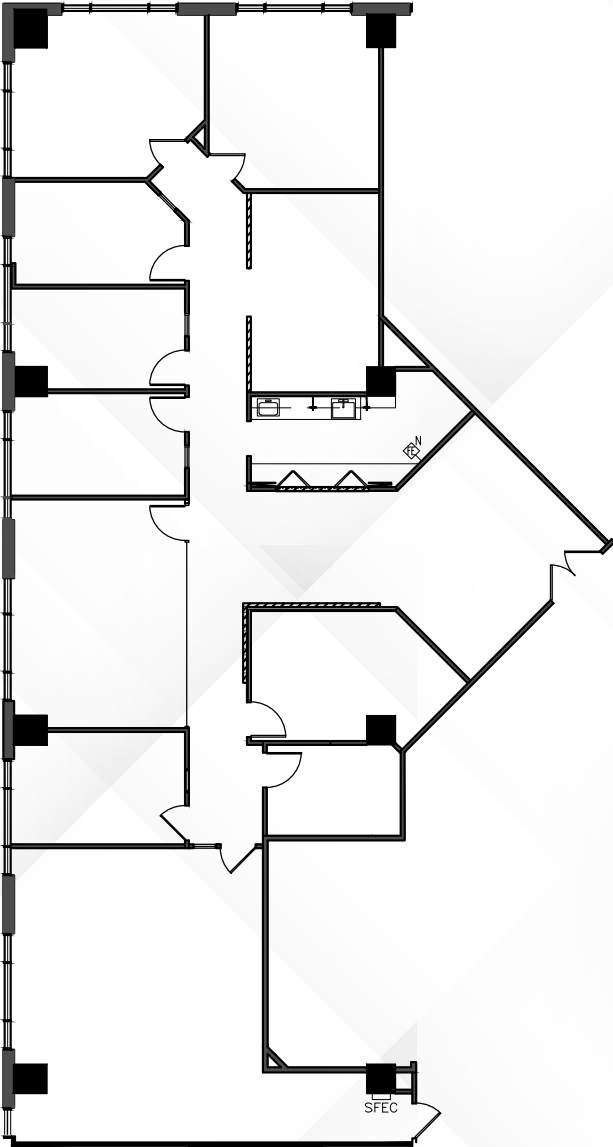


Overview

AVAILABILITIES

19200 | Suite 850

±4,185 SF

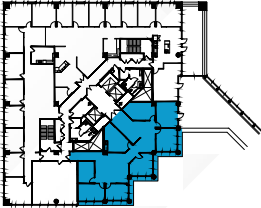
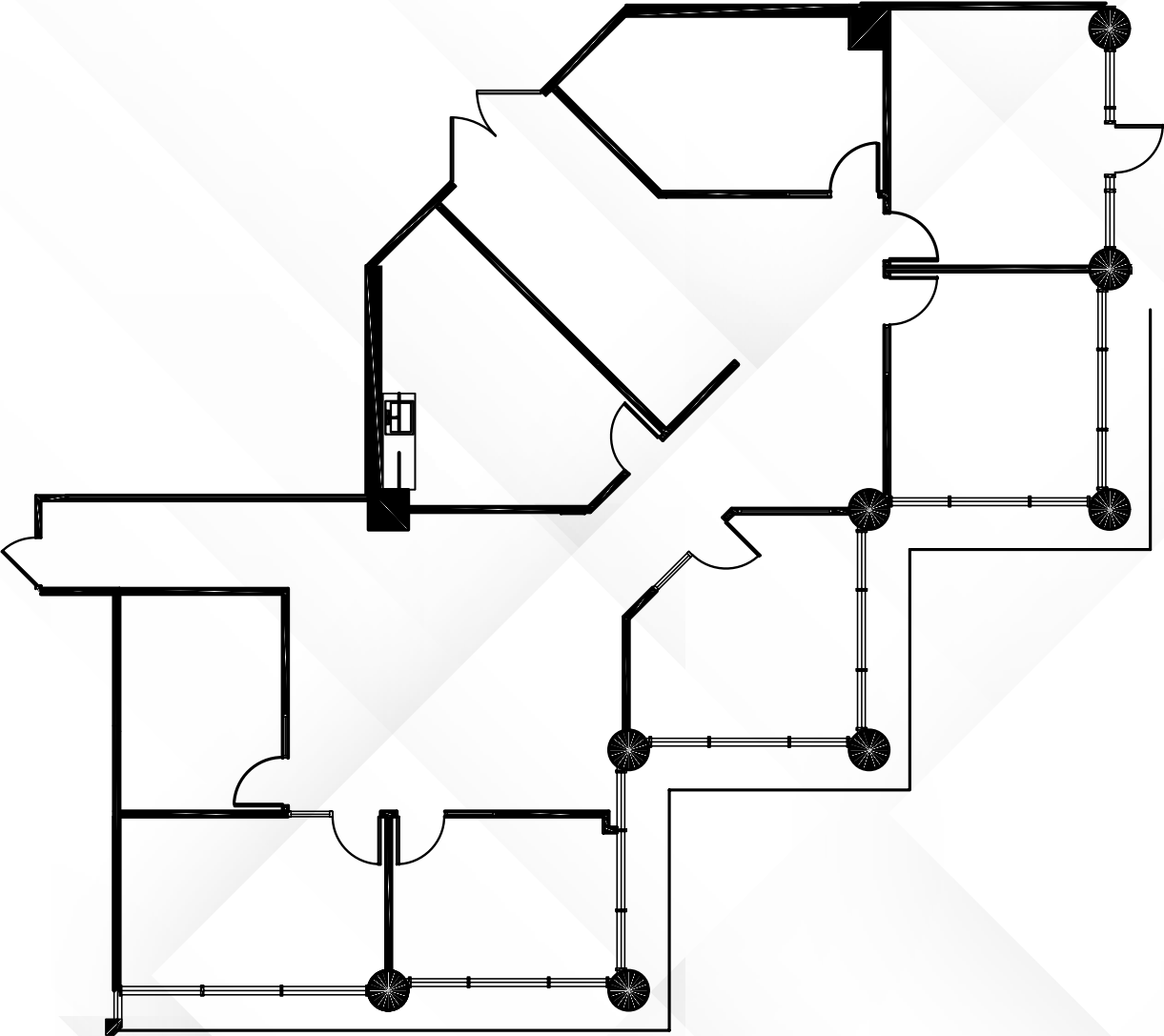


Overview

AVAILABILITIES

19200 | Suite 900

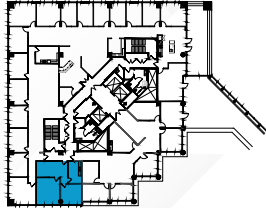
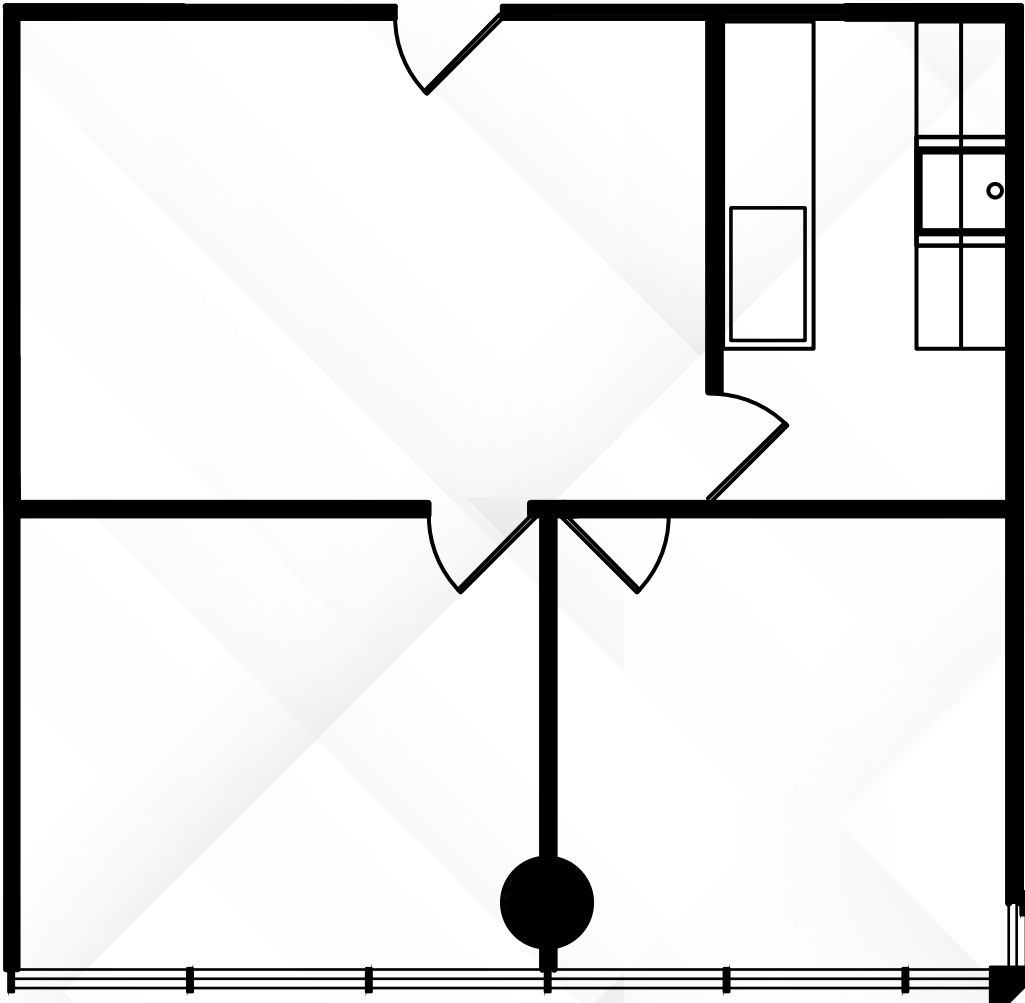
±3,652 SF



AVAILABILITIES

19200 | Suite 920

±943 SF

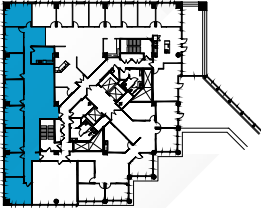
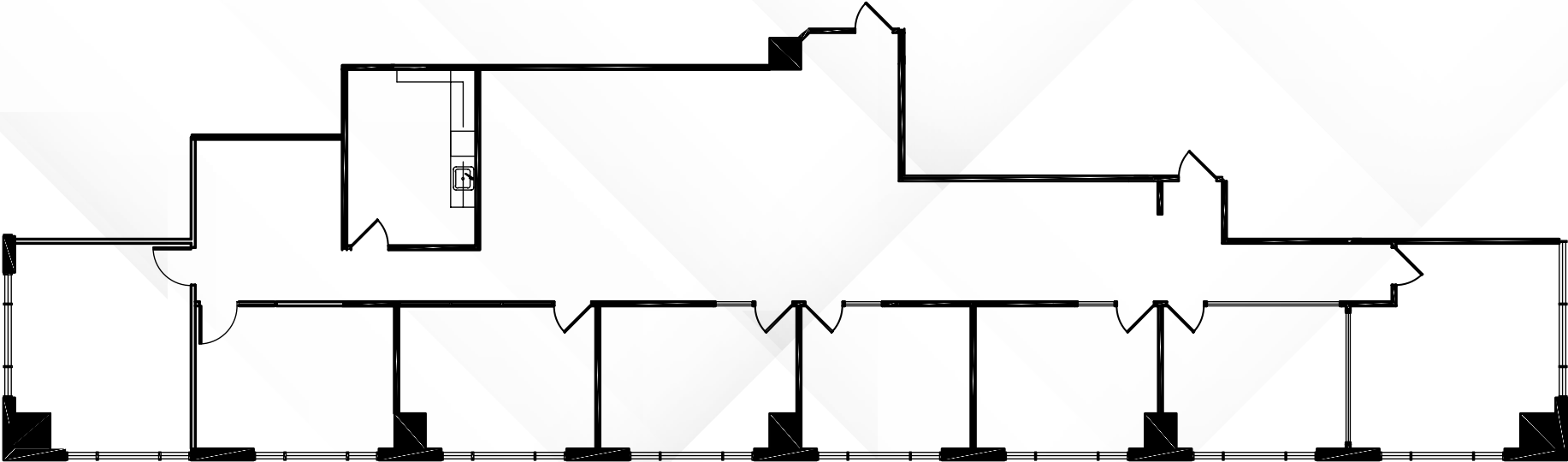


Overview

AVAILABILITIES

19200 | Suite 940

±3,681 SF

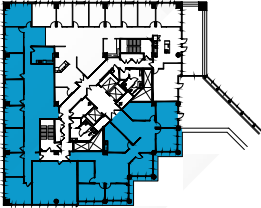
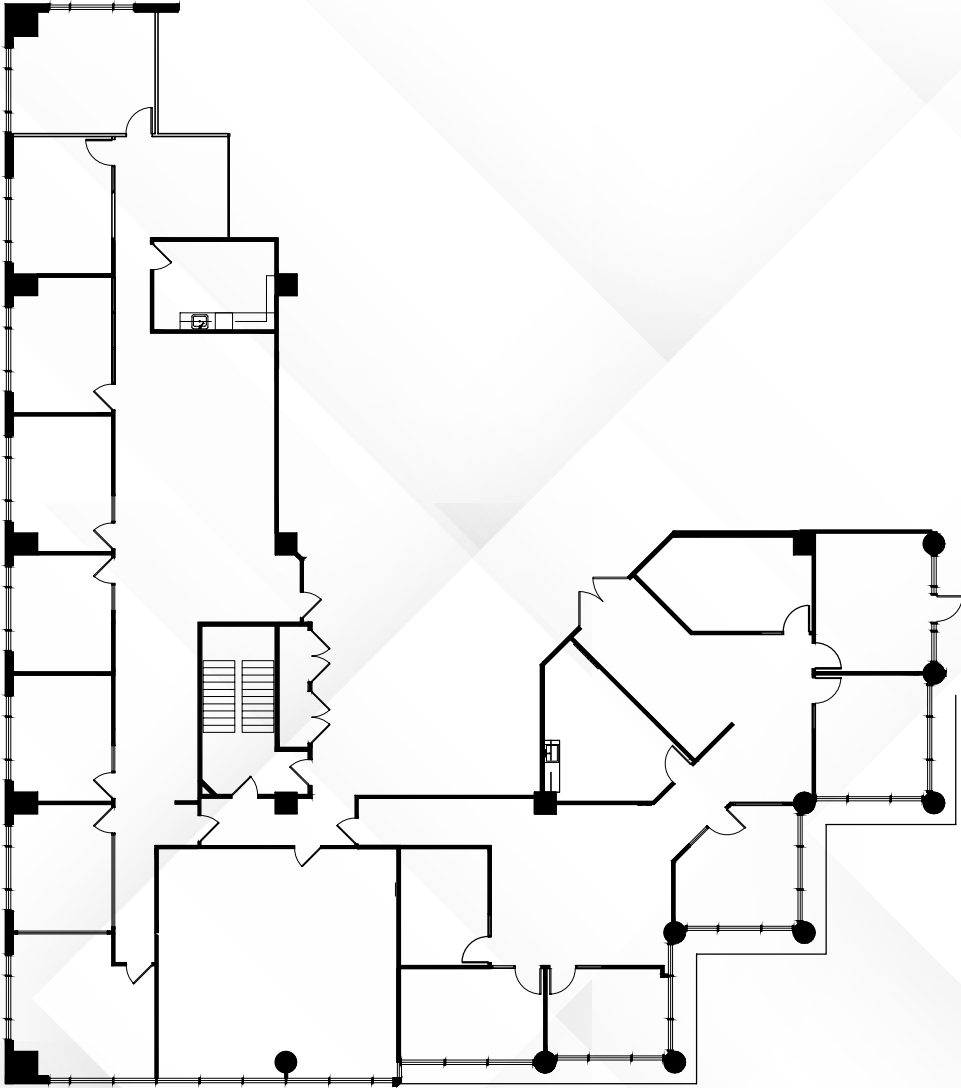


Overview

AVAILABILITIES

19200 | Suite 900, 920, & 940

±8,286 SF





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ATRIUM

19100 & 19200 VON KARMAN, IRVINE CA



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