

irvine towers[®]

18300 Von Karman Avenue | Second Floor

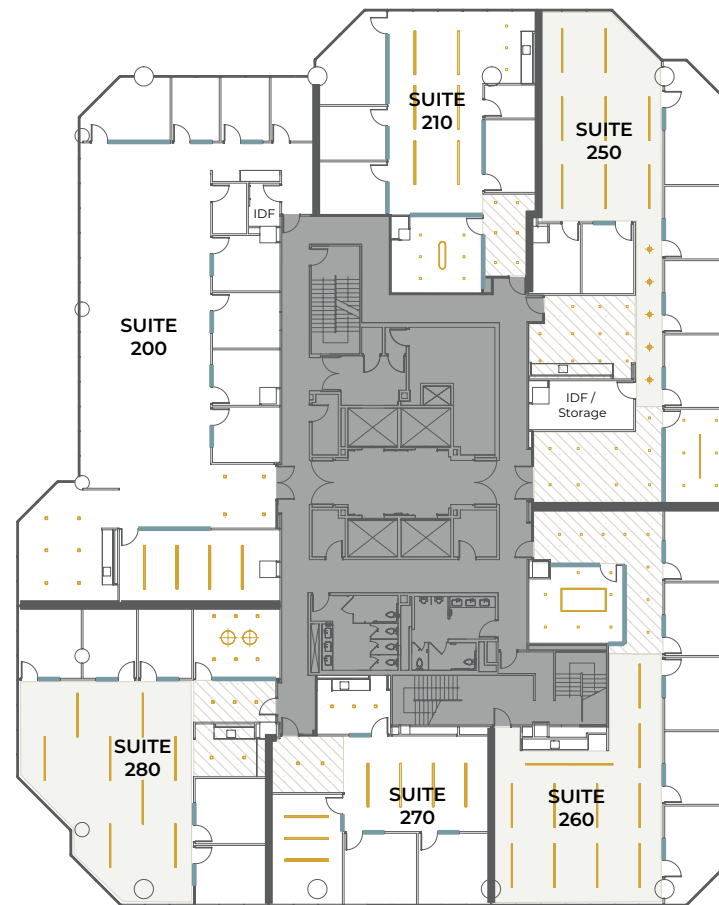
Flex+[®]
BY IRVINE COMPANY



artist rendering

18300 Von Karman Avenue

floor 2



GLASS LIGHTS OPEN CEILING HARD LID CEILING

- 5 new, premium move-in ready suites range from 1.7K - 3.9K SF (Available Fall 2026)
- High-end suite finishes include open ceiling, specialty lighting and premium break areas
- Convenient access to on-site amenities including unique outdoor workspaces, casual and fine-dining options, Kinetic fitness center, Venue Meetings & Events and free airport shuttle



18300 Von Karman Avenue

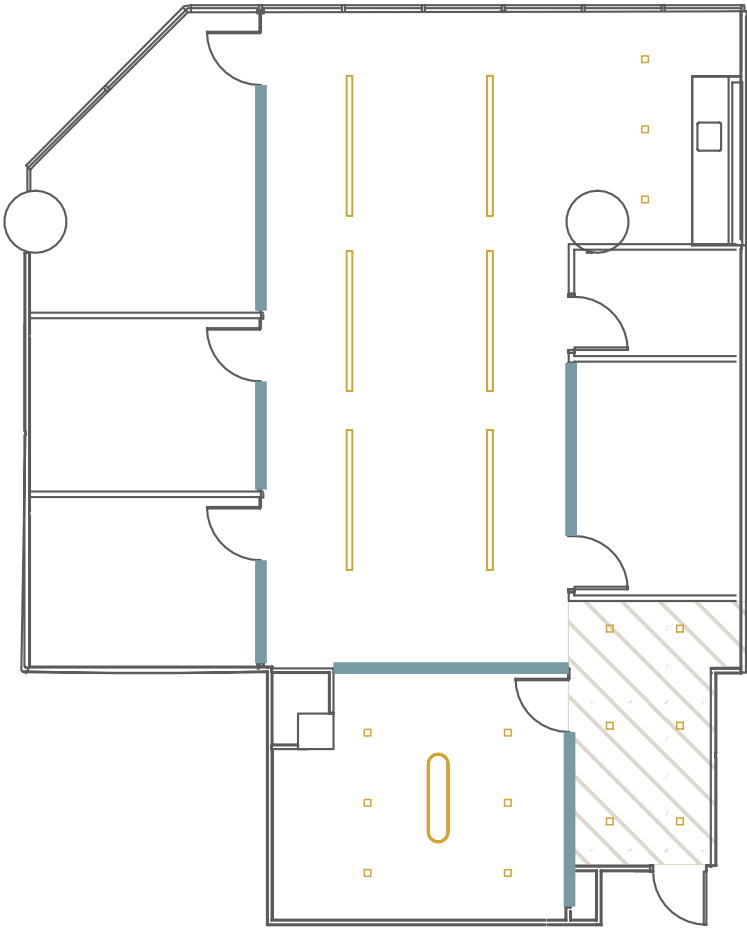
suite 210

total
size
±2,259 sqft

team
size
±10

private
offices
4

meeting
room
1



GLASS LIGHTS HARD LID CEILING



18300 Von Karman Avenue

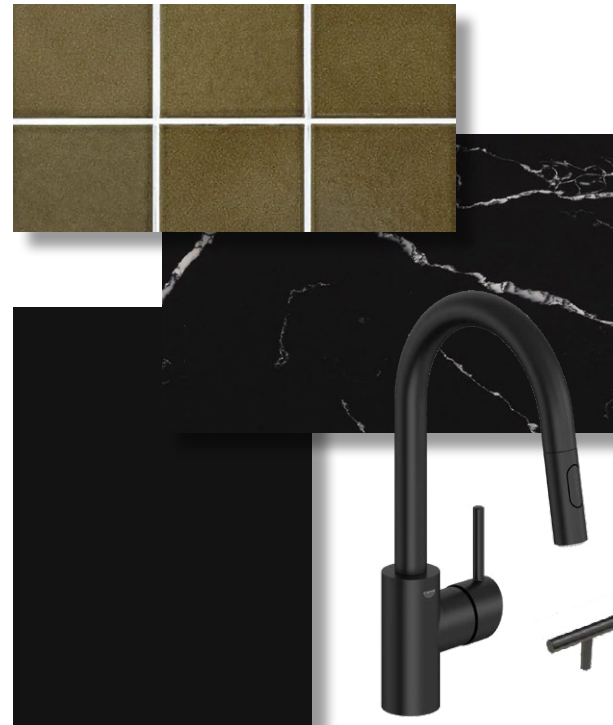
suite 210



flooring



paint scheme



breakroom



18300 Von Karman Avenue

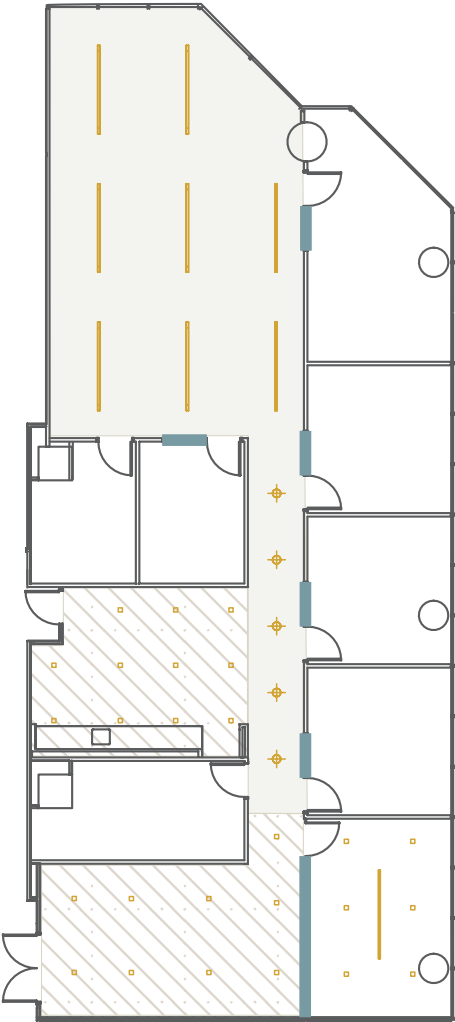
suite 250

total
size
±3,962 sqft

team
size
±18

private
offices
4

meeting
rooms
2



GLASS LIGHTS OPEN CEILING HARD LID CEILING



18300 Von Karman Avenue

suite 250



artist rendering

hard lid ceiling + matte black hardware + modern backsplash + polished concrete



18300 Von Karman Avenue

suite 250

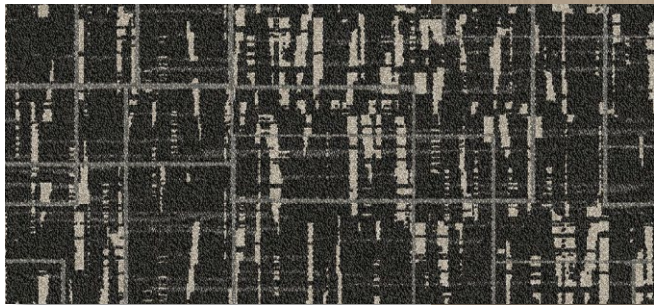
artist rendering

glass partitions + open ceiling

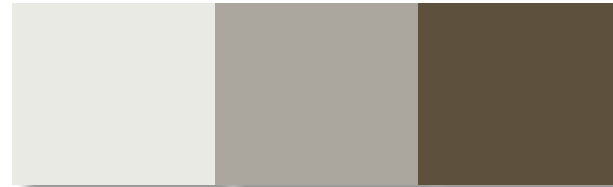


18300 Von Karman Avenue

suite 250



flooring



paint scheme



breakroom



18300 Von Karman Avenue

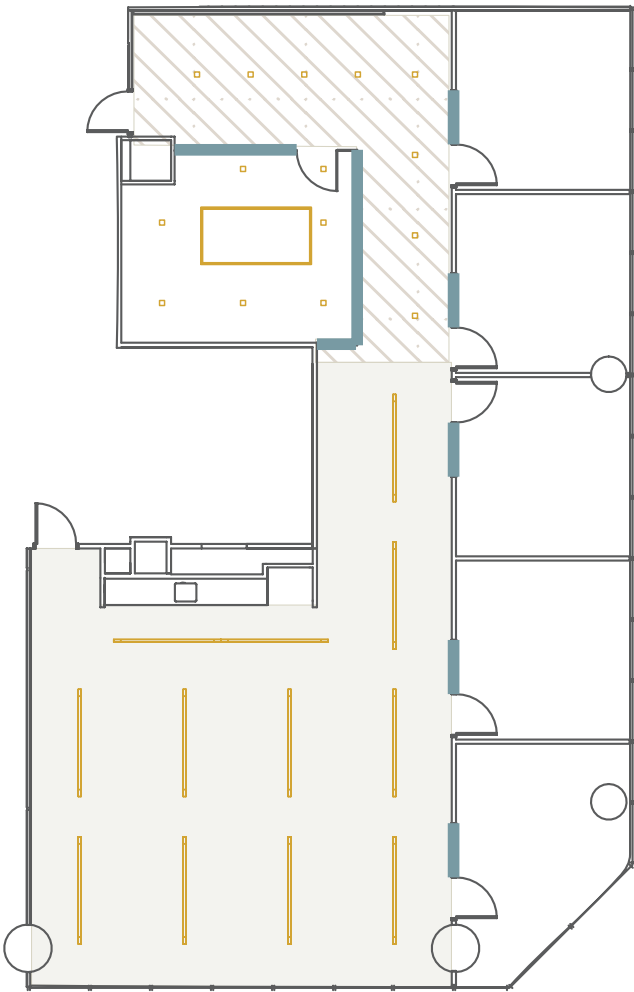
suite 260

total
size
±3,255 sqft

team
size
±14

private
offices
5

meeting
room
1



GLASS LIGHTS OPEN CEILING HARD LID CEILING



18300 Von Karman Avenue

suite 260



artist rendering

glass partitions + hard lid ceiling + polished concrete



18300 Von Karman Avenue

suite 260



artist rendering

built-in appliances + modern backsplash + open ceiling + polished concrete + stone countertop



18300 Von Karman Avenue

suite 260

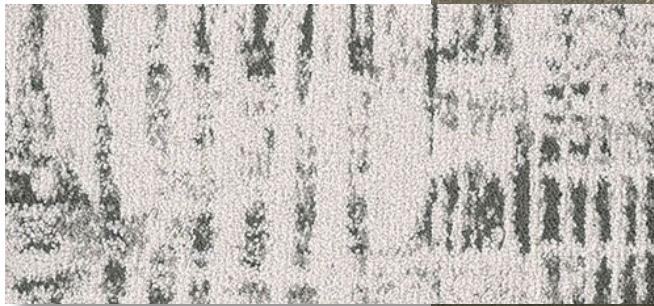
artist rendering

glass partitions + open ceiling + polished concrete

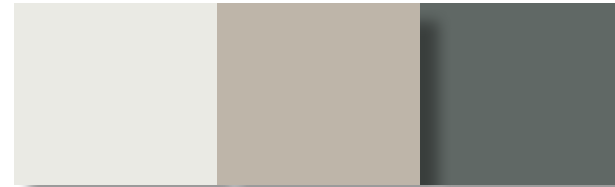
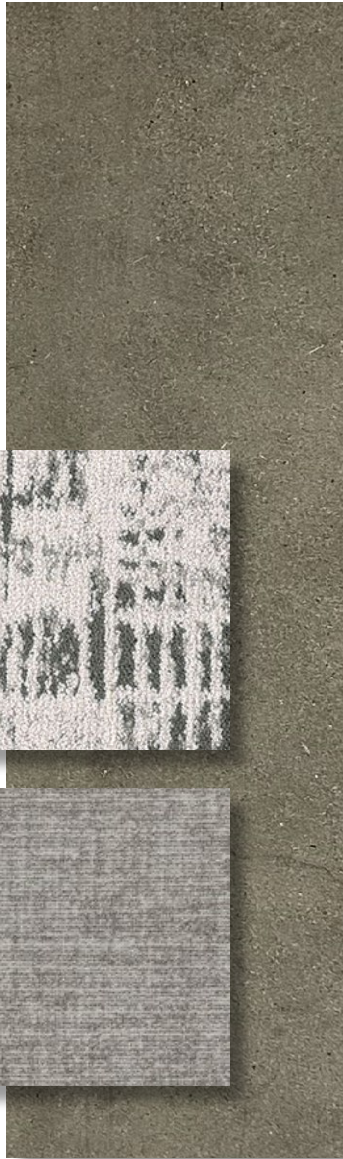


18300 Von Karman Avenue

suite 260



flooring



paint scheme



breakroom



18300 Von Karman Avenue

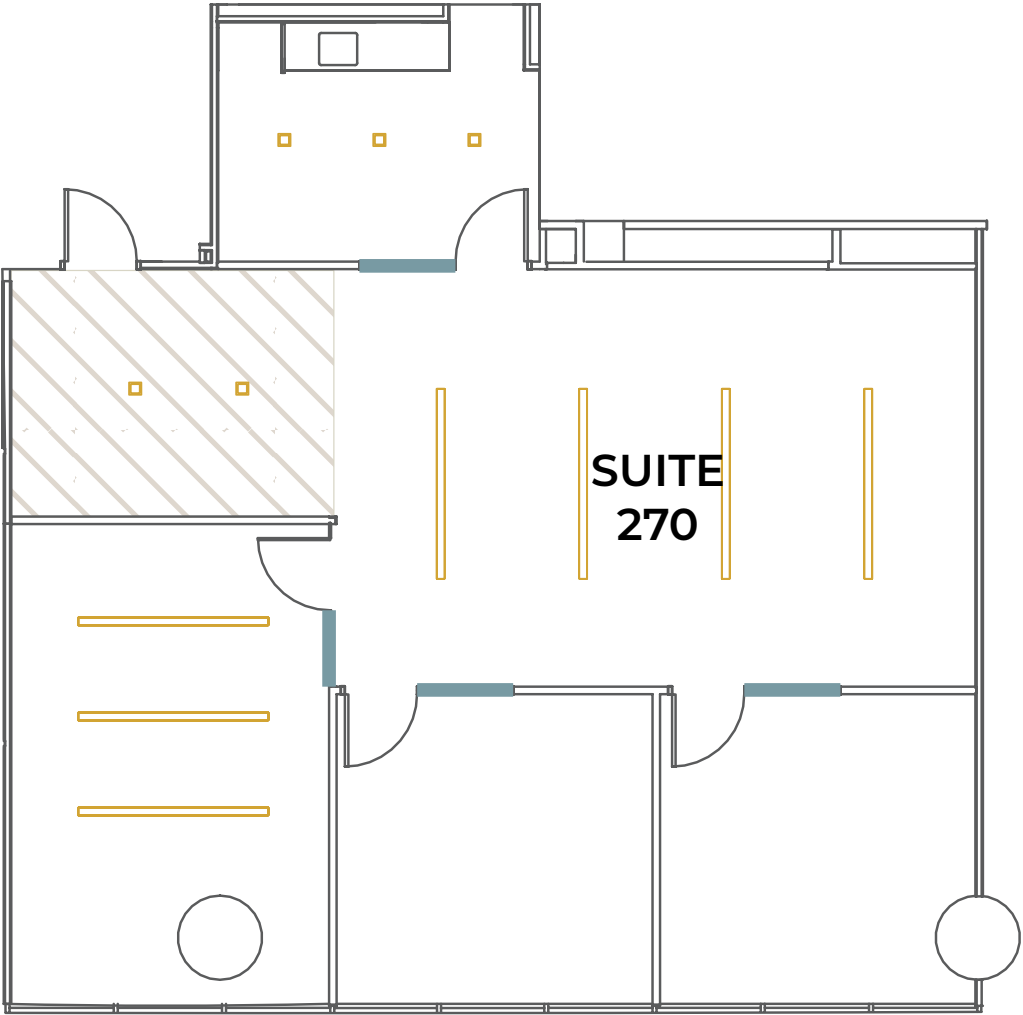
suite 270

total
size
±1,637 sqft

team
size
±7

private
offices
2

meeting
room
1



GLASS LIGHTS HARD LID CEILING



18300 Von Karman Avenue

suite 270



artist rendering

glass partitions + hard lid ceiling + specialty lighting + wood laminate flooring



18300 Von Karman Avenue

suite 270



artist rendering

built-in appliances + modern backsplash + stone countertop + wood laminate flooring



18300 Von Karman Avenue

suite 270

artist rendering

glass partition

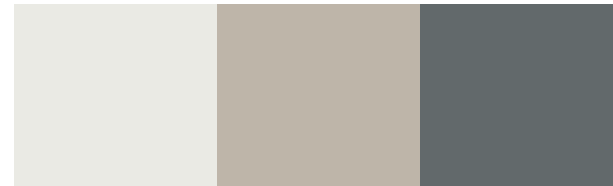


18300 Von Karman Avenue

suite 270



flooring



paint scheme



breakroom



18300 Von Karman Avenue

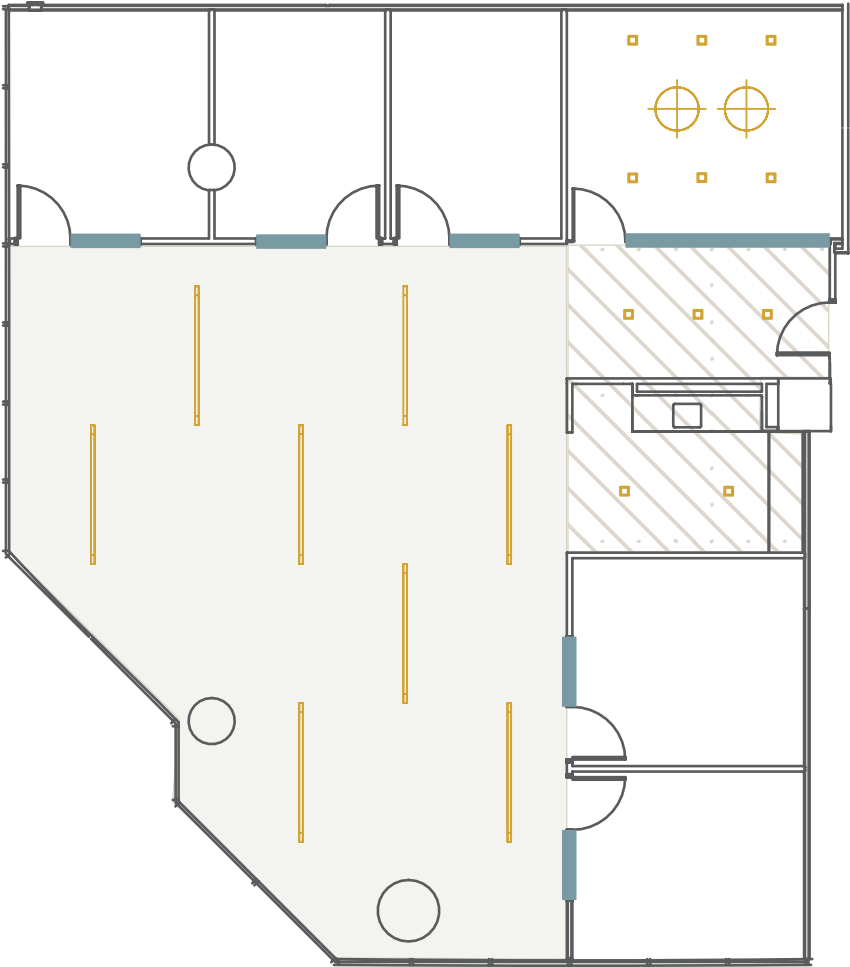
suite 280

total
size
±2,815 sqft

team
size
±13

private
offices
5

meeting
room
1



GLASS LIGHTS OPEN CEILING HARD LID CEILING



18300 Von Karman Avenue

suite 280



artist rendering

glass partitions + polished concrete + specialty lighting



18300 Von Karman Avenue

suite 280



artist rendering

hard lid ceiling + matte black hardware + modern backsplash + polished concrete + stone countertop

18300 Von Karman Avenue

suite 280



artist rendering

glass partitions + open ceiling + polished concrete + specialty lighting



18300 Von Karman Avenue

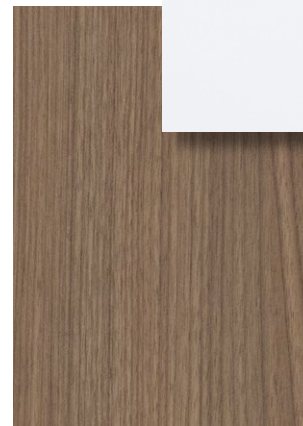
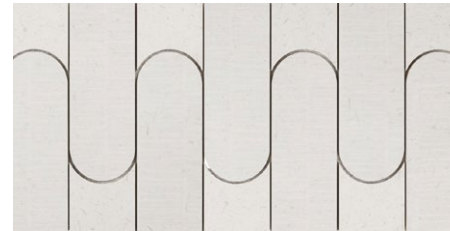
suite 280



flooring



paint scheme



breakroom



irvine towers®



ATM



AUTO
DETAILING



CAFE/
RESTAURANT



CONFERENCE
CENTER



CONVENIENCE
STORE



CUSTOMER
RESOURCE
CENTER



EV
CHARGING



FARMERS
MARKET



FITNESS
CENTER



FOOD
TRUCKS



JOHN WAYNE
AIRPORT



OUTDOOR
WORKSPACE
(WIFI-ENABLED)



PARKING
OFFICE



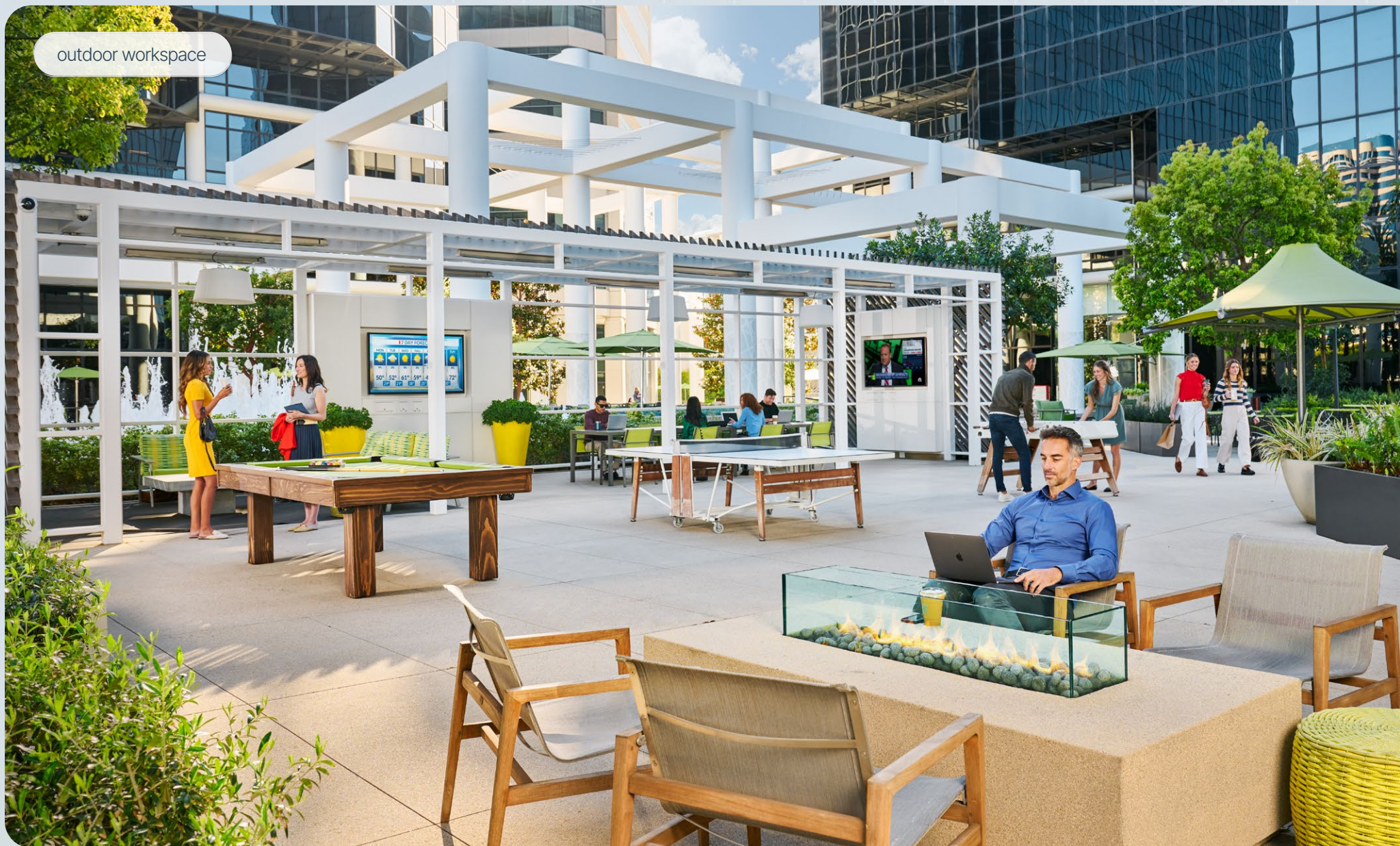
PARKING
STRUCTURE



SHUTTLE



outdoor workspace



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