

Irvine Towers®

18400 Von Karman Ave | Fourth Floor

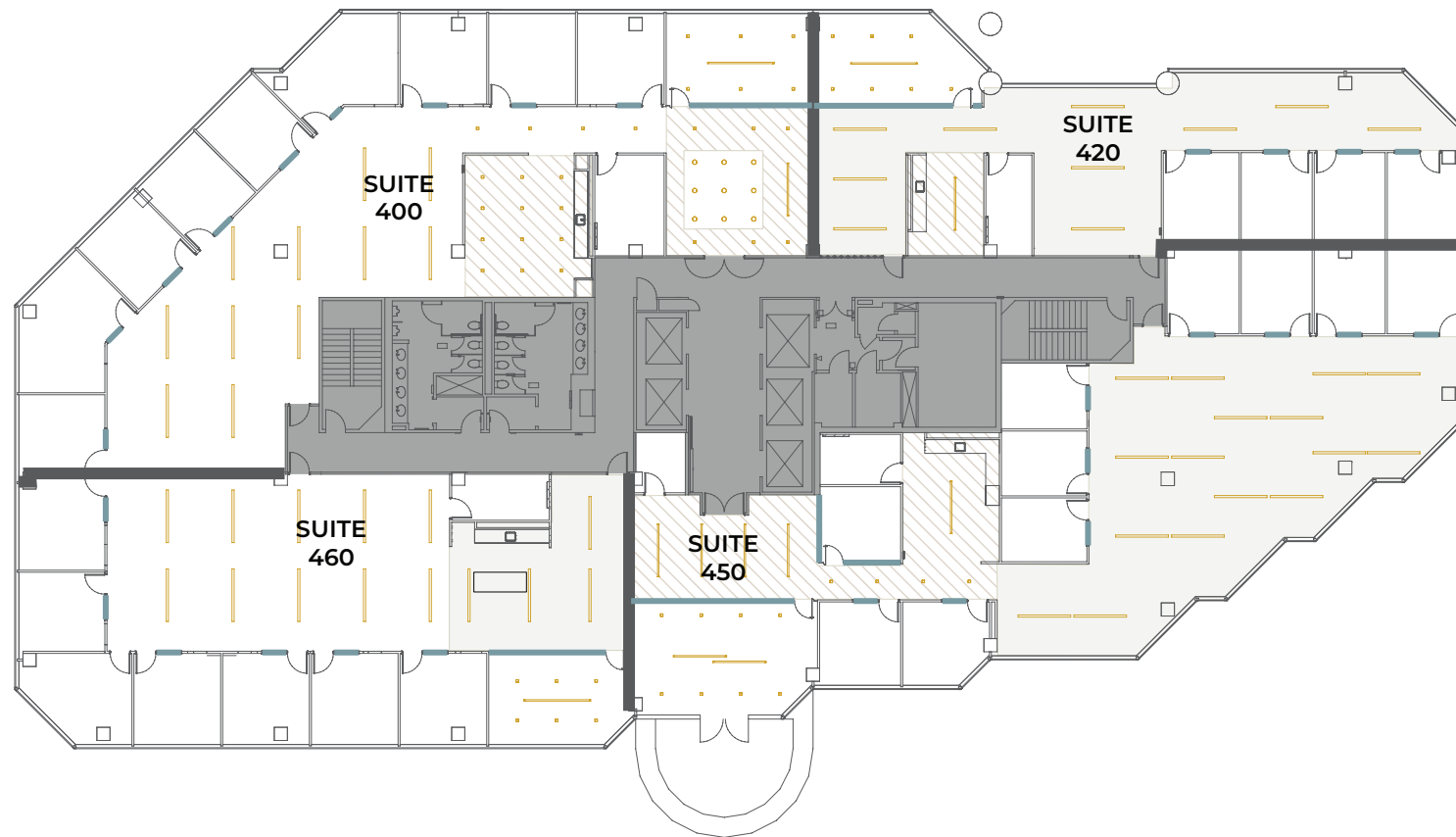
Flex+
BY IRVINE COMPANY



artist rendering

18400 Von Karman Ave

Floor 4



GLASS LIGHTS OPEN CEILING HARD LID CEILING

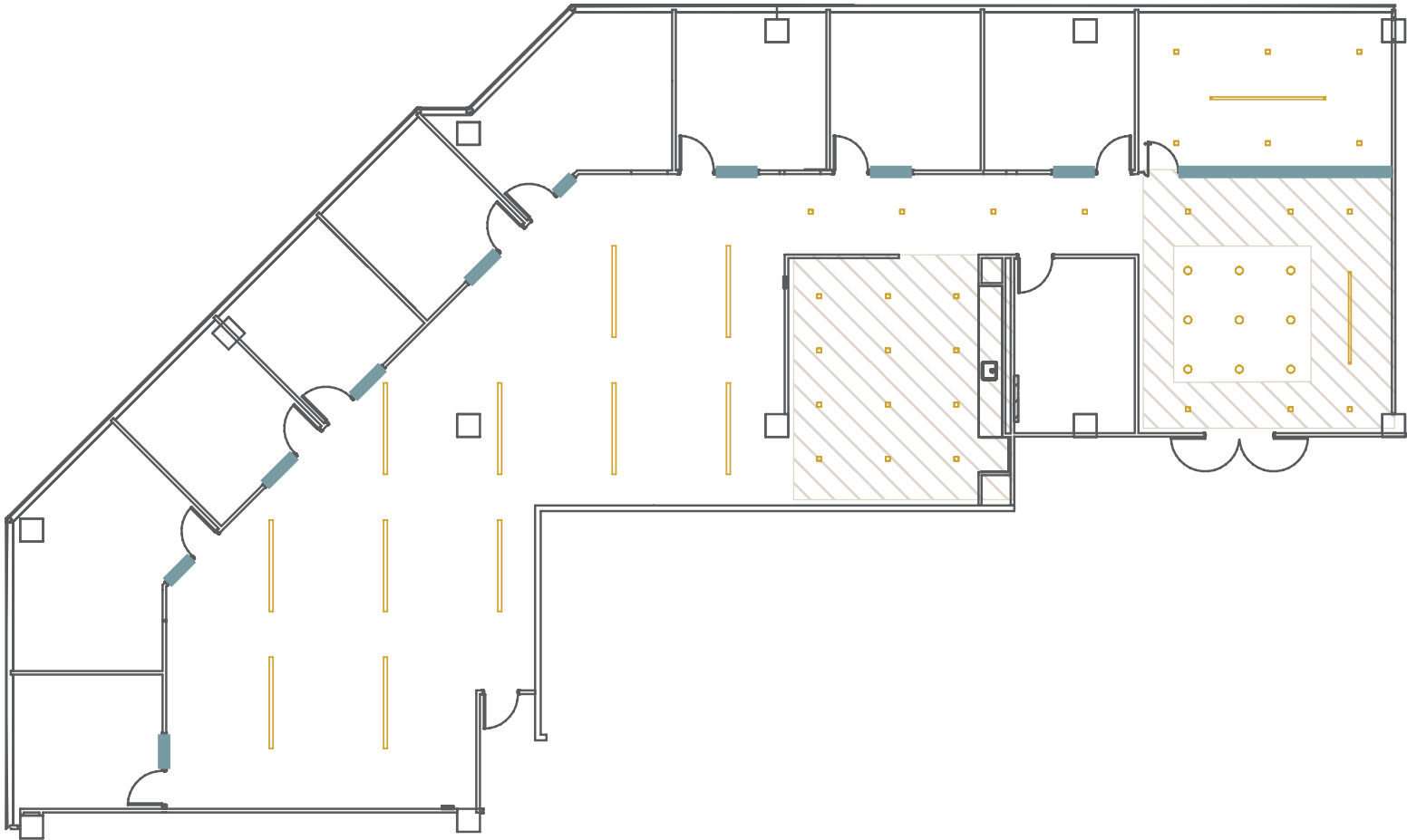
- 4 new, premium move-in ready suites range from 3.3K - 6.2K SF (Available Winter 2027)
- High-end suite finishes include open ceiling, specialty lighting and premium break areas
- Convenient access to on-site amenities including unique outdoor workspaces, casual and fine-dining options, Kinetic fitness center, Venue Meetings & Events and free airport shuttle



18400 Von Karman Ave

Suite 400

Total size	Team size	Private offices	Meeting room
±6,084 sqft	±27	9	1



GLASS LIGHTS HARD LID CEILING



18400 Von Karman Ave

Suite 400



artist rendering

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



18400 Von Karman Ave

Suite 400



artist rendering

built-in appliances + hard lid ceiling + matte black hardware + modern backsplash + stone countertop + wood laminate flooring



18400 Von Karman Ave

Suite 400



artist rendering

glass partitions + wood laminate flooring



18400 Von Karman Ave

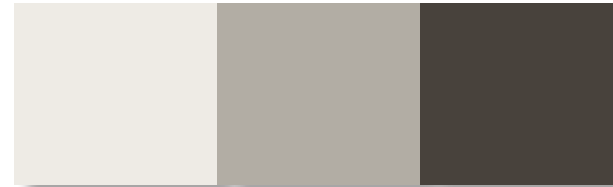
Suite 400



Ceiling



Flooring



Paint scheme



Breakroom



18400 Von Karman Ave

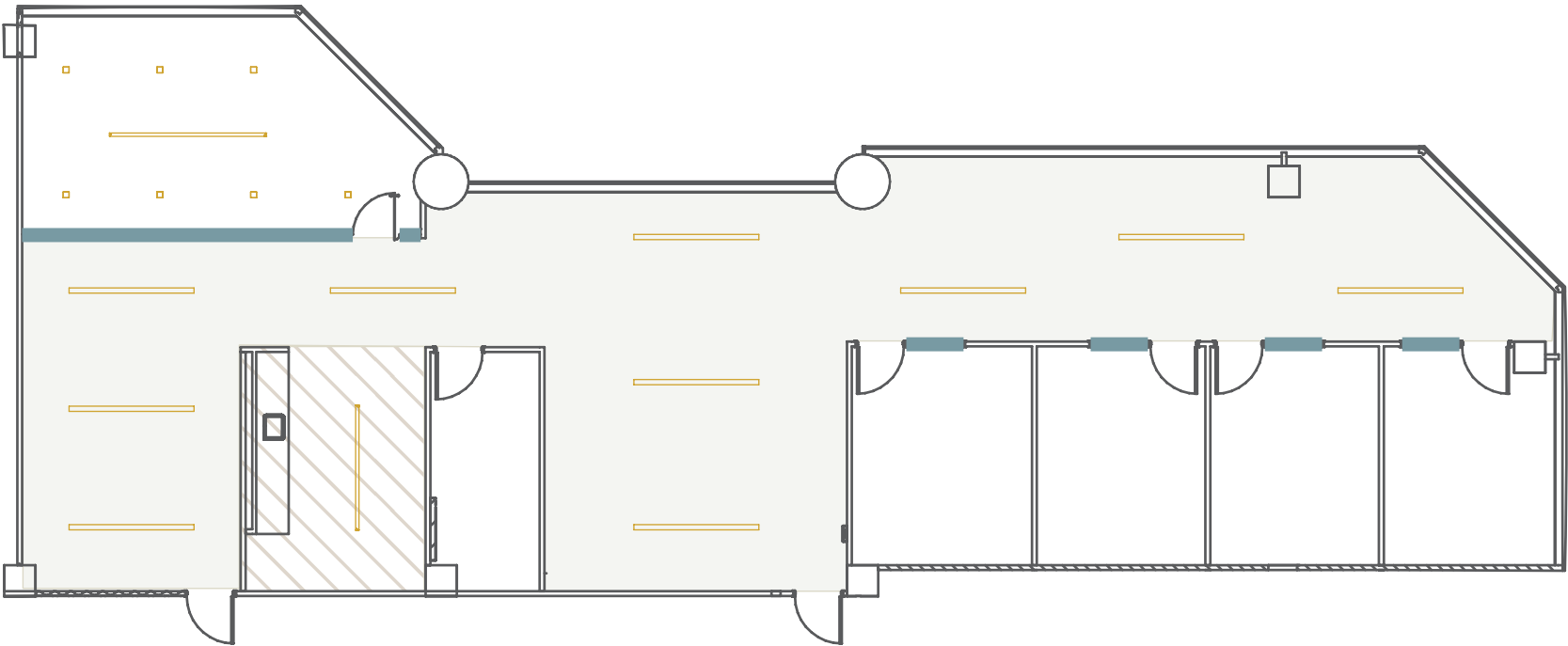
Suite 420

Total
size
±3,376 sqft

Team
size
±15

Private
offices
4

Meeting
room
1



GLASS LIGHTS OPEN CEILING HARD LID CEILING



18400 Von Karman Ave

Suite 420



artist rendering

glass partitions + open ceiling + specialty lighting + wood laminate flooring



18400 Von Karman Ave

Suite 420



artist rendering

built-in appliances + hard lid ceiling + matte black hardware + modern backsplash + stone countertop + wood laminate flooring



18400 Von Karman Ave
Suite 420

artist rendering

glass partitions + open ceiling + wood laminate flooring

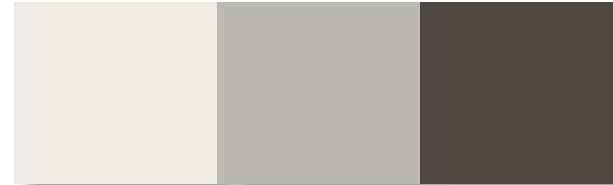


18400 Von Karman Ave

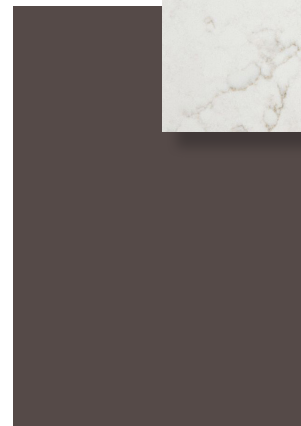
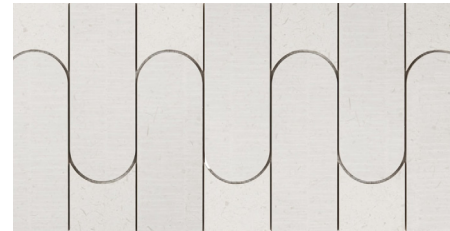
Suite 420



Flooring



Paint scheme



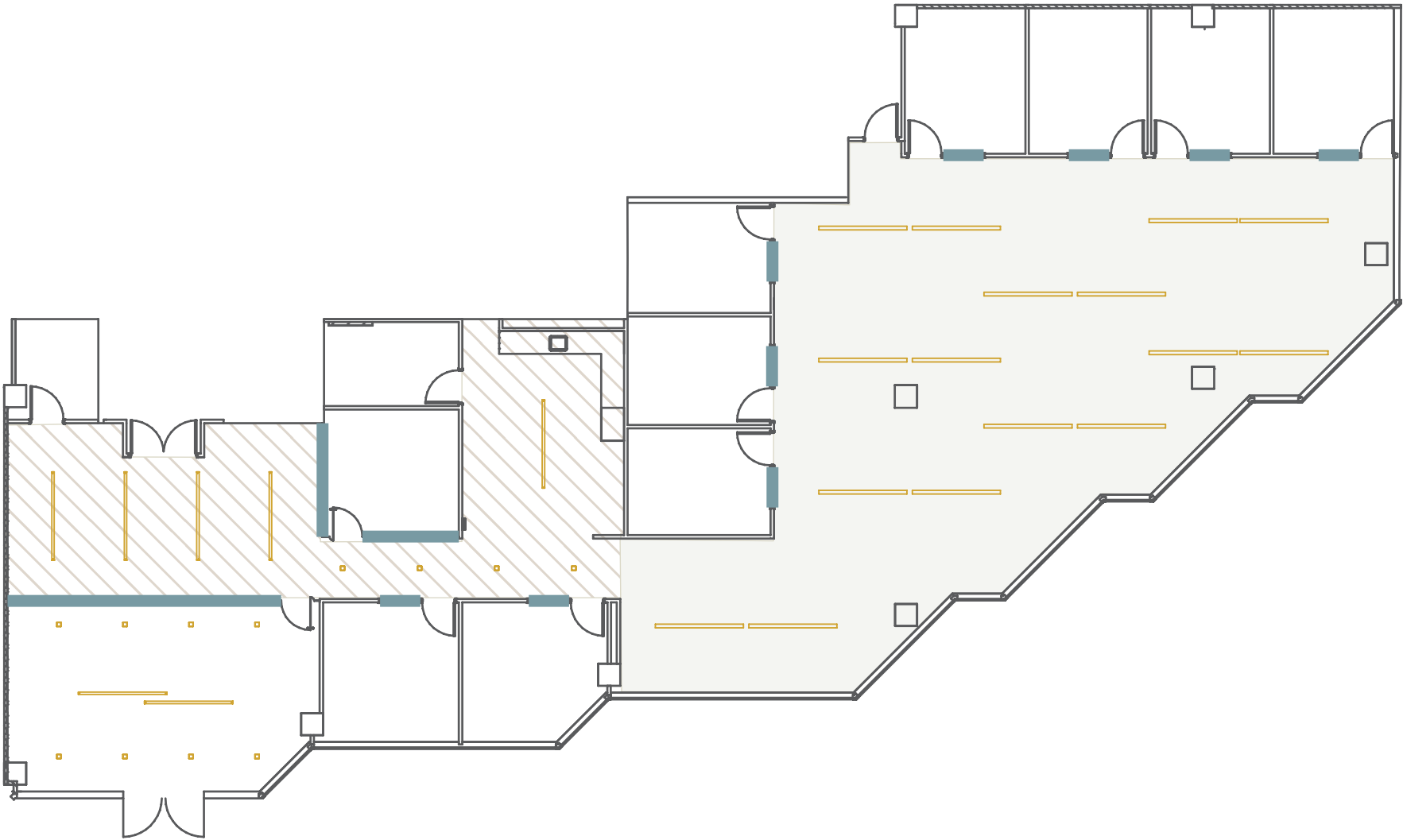
Breakroom



18400 Von Karman Ave

Suite 450

Total size	Team size	Private offices	Meeting rooms
±6,221 sqft	±28	5	2



GLASS LIGHTS OPEN CEILING HARD LID CEILING



18400 Von Karman Ave
Suite 450



artist rendering

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



18400 Von Karman Ave

Suite 450



artist rendering

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



18400 Von Karman Ave

Suite 450

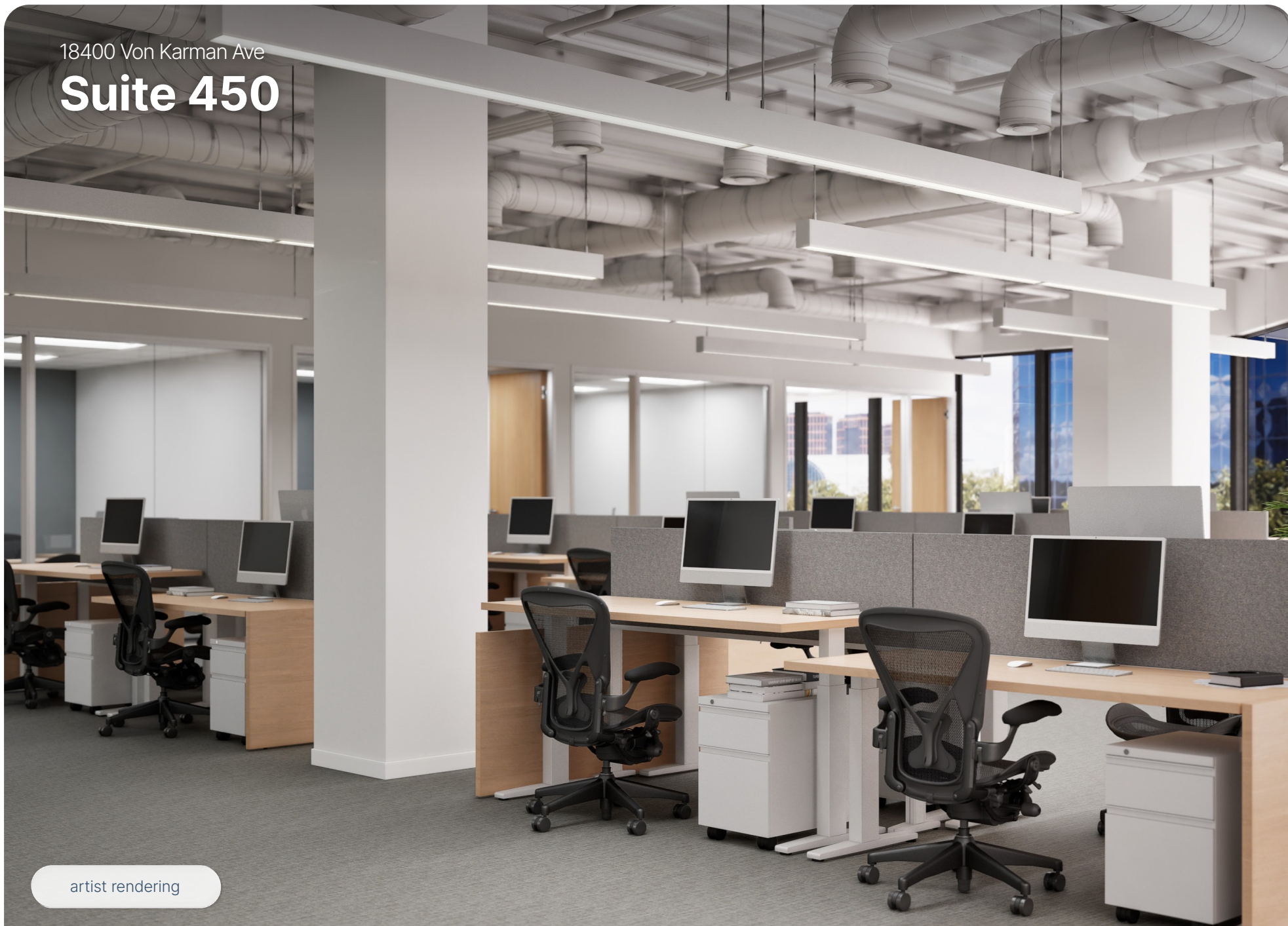


artist rendering

built-in appliances + hard lid ceiling + matte black hardware + modern backsplash + stone countertop + wood laminate flooring



18400 Von Karman Ave
Suite 450



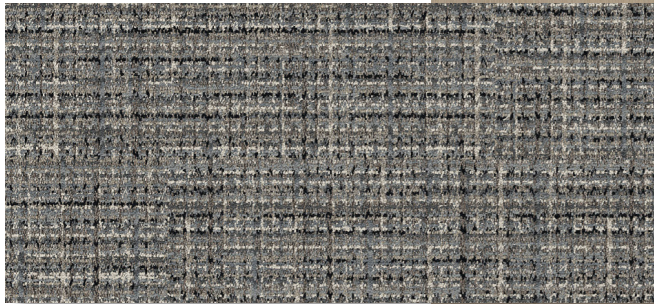
artist rendering

glass partitions + open ceiling

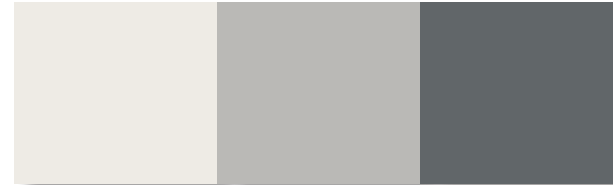


18400 Von Karman Ave

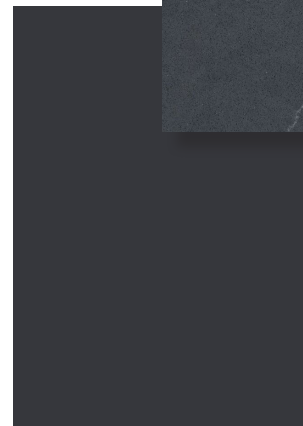
Suite 450



Flooring



Paint scheme



Breakroom



18400 Von Karman Ave

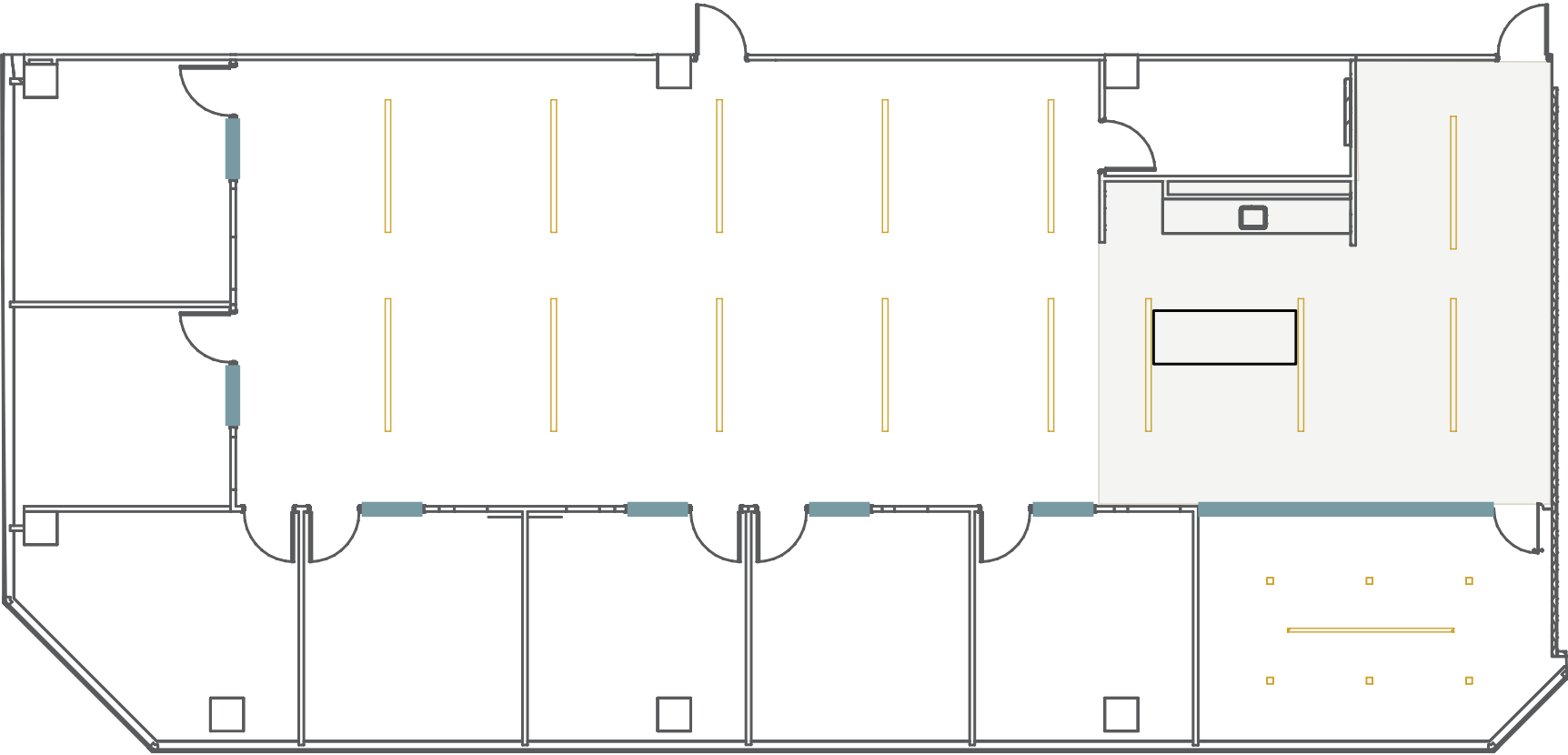
Suite 460

Total
size
±4,734 sqft

Team
size
±21

Private
offices
7

Meeting
room
1



GLASS LIGHTS OPEN CEILING



18400 Von Karman Ave

Suite 460



artist rendering

glass partitions + open ceiling + polished concrete + specialty lighting



18400 Von Karman Ave
Suite 460



artist rendering

built-in appliances + matte black hardware + open ceiling + polished concrete + stone countertop



18400 Von Karman Ave
Suite 450



artist rendering

glass partitions

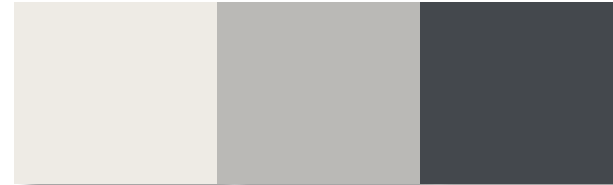


18400 Von Karman Ave

Suite 460



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



flexplus.com | 949.720.2550

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