



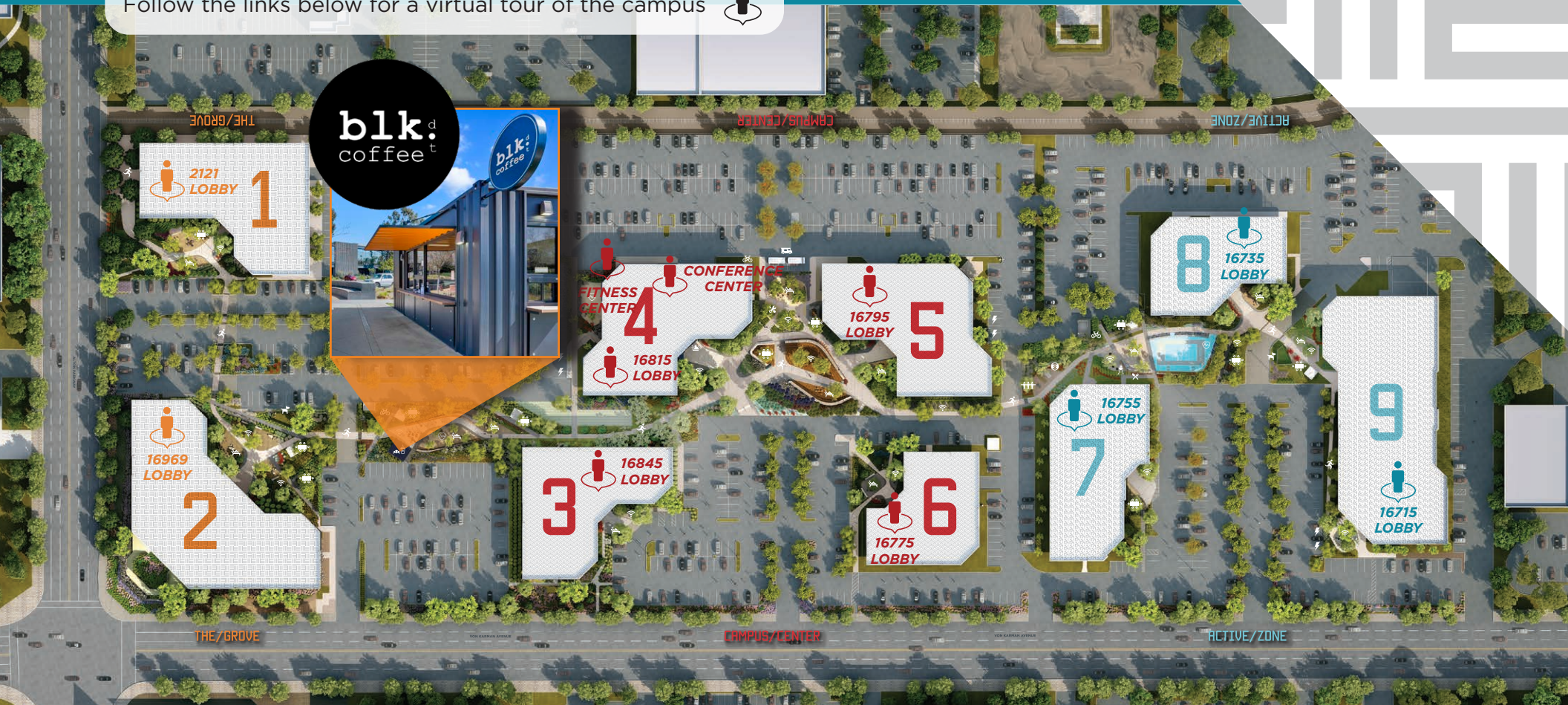
VKCC

VON KARMAN CREATIVE CAMPUS

BREAK/FROM/ROUTINE

Finally, something more...a lot more! A first in Orange County. VKCC (Von Karman Creative Campus) is a 24 acre connected workplace community offering an unexpected abundance of on-site lifestyle amenities, activities, and services as well as innovative office interiors. The campus design aesthetic and legacy architecture breaks from the monotony of Orange County's traditional office environments and offers tenants the fresh perspective for which they have been searching. Outdoor wellness, work, and social spaces are scattered throughout and designed to not only encourage employee work / life balance, but to foster an environment of collaboration and innovation.

Follow the links below for a virtual tour of the campus





THE GROVE



BLK CAFE



ACTIVE ZONE



CAMPUS CENTER

MORE OF EVERYTHING

Designed with purpose, VKCC offers more on-site experiences and personal services that are proven to enhance employee wellness, innovation, and productivity. Only VKCC offers both small and large tenants the luxuries of a headquarters style mega campus. Need a quick afternoon workout? Take a free group fitness class on-site and recharge before heading back to the office. Our unique full service lease experience, has been tailored to help VKCC companies attract the best and brightest employees in today's rapidly changing workforce. If securing top tier talent is important to your firm than look no further than VKCC.

MILLENNIALS = FUTURE WORKFORCE



BY 2020, MILLENNIALS WILL MAKE UP 50% OF THE WORKFORCE. 8 OUT OF 10 MILLENNIALS SEE WORKPLACE QUALITY AS IMPORTANT WHEN CHOOSING AN EMPLOYER.
(U.S. BUREAU OF LABOR STATISTICS)

COMPLIMENTARY ON-SITE CONCIERGE

Assists with personal errands, pick-ups, deliveries

FITNESS & WELLNESS

Programmed wellness initiatives, new indoor/outdoor fitness center, locker rooms, showers, complimentary group fitness classes

ENTERTAINMENT OPPORTUNITIES

Concerts, movies in the park, outdoor events

FOOD & DINING

On-site cafe, regular food trucks, monthly farmers market

MEETING SPACE

New interior conference center, event facility, exterior meeting areas with WiFi

VEHICLE CHARGING STATIONS

AUTO DETAILING LOCATION

ON-SITE BIKE LOCKERS & REPAIR STATION

OUTDOOR SPORT COURT

OUTDOOR KITCHEN WITH BBQ

EXTERIOR EVENT SPACE

Host employee or customer events on-site

K-9 FRIENDLY CAMPUS

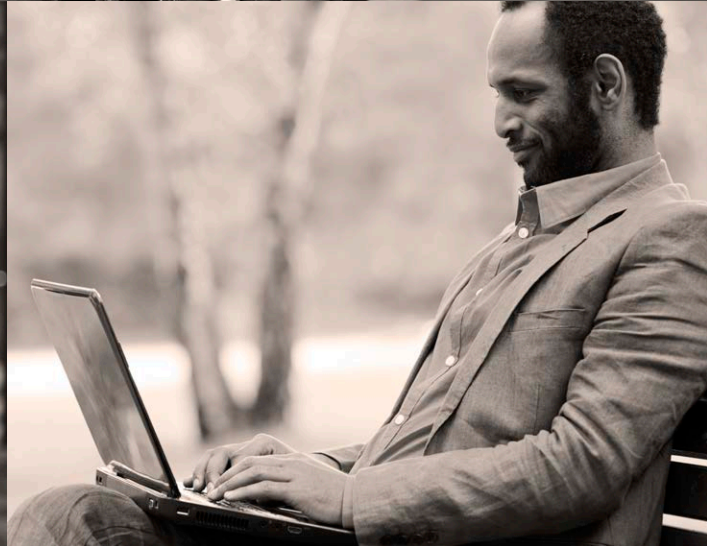
Two dedicated dog parks

WORKPLACE FLEXIBILITY = GROWTH

SMALL BUSINESSES THAT GRANT EMPLOYEES CHOICE IN HOW TO DO THEIR WORK GREW AT 4X THE RATE AND HAD INCREASED EMPLOYEE RETENTION VS. CONTROL ORIENTED FIRMS.

(SEMLER WORKPLACE SURVEY)





KEEP THEM HAPPY - KEEP THEM WORKING!

Today's biggest luxury is TIME! How do we get MORE of it, all while balancing our professional & personal lifestyles? VKCC was purposefully designed with this balance in mind. VKCC will offer this one-of-a-kind lifestyle environment to companies and their employees - creatively providing amenities and services to meet the workplace desires of today's workforce, giving employers a proven advantage to hire the best talent, all while maximizing employee productivity during the work day. Need your dry cleaning picked up or a quick item from a local store? Don't worry, our complimentary on-site concierge will take care of it so you don't have to.



CONCIERGE = GAINED TIME

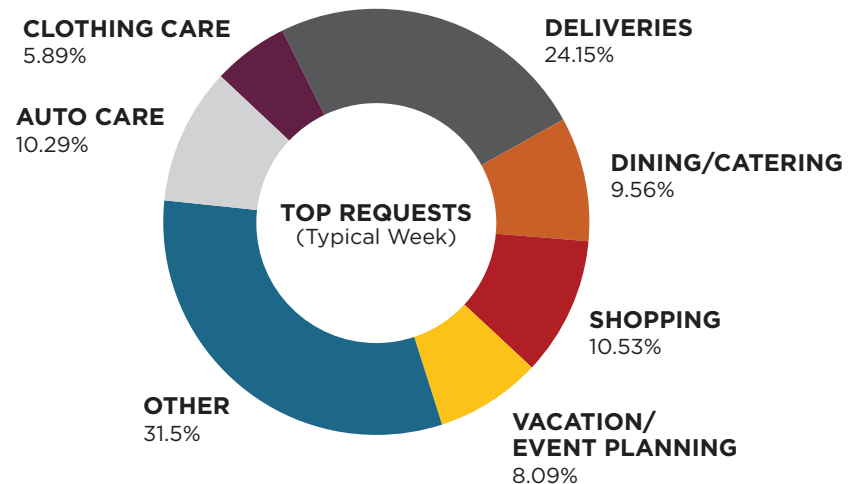
ON AVERAGE EACH EMPLOYEE GAINED 4 DAYS PER YEAR
WHEN HAVING ACCESS TO CONCIERGE SERVICES.
(CBRE)

WHAT DO YOUR EMPLOYEES NEED?

94% of today's workforce are using work time to run personal errands

TYPES OF REQUESTS

Package Pick-Up	Umbrella Requests
Dining Reservations	Tailor in the Office
Key Copying	Hotel Reservations
Auto Repair	Salon Services
In-Office Deposits	Courier
Fuel Service	Car Wash
Dry Cleaning	Grocery Delivery



SAFETY AND WELLNESS BENEFITS

EQ's vision has always focused on collaboration with all its tenant. This has allowed us to remain flexible while prioritizing safety and well-being as Tenant's re-enter the workplace. Although local market timelines and requirements continue to evolve across the country, EQ has implemented work reentry measures:



24 acre campus offers multiple spacious, fresh-air options to work and hold meetings outdoors



Low rise buildings offering multiple accessible stairways and building exterior access points, reducing contact within building common areas and eliminating the need for elevator use



Close proximity to surface parking provides for safe and "touch-less" access from your car to your office space



Highest standards in cleaning and sanitation services are implemented throughout the project to maintain the latest recommended government guidelines

For more information about EQ's Guide for Reentering the Workplace, [CLICK HERE](#).

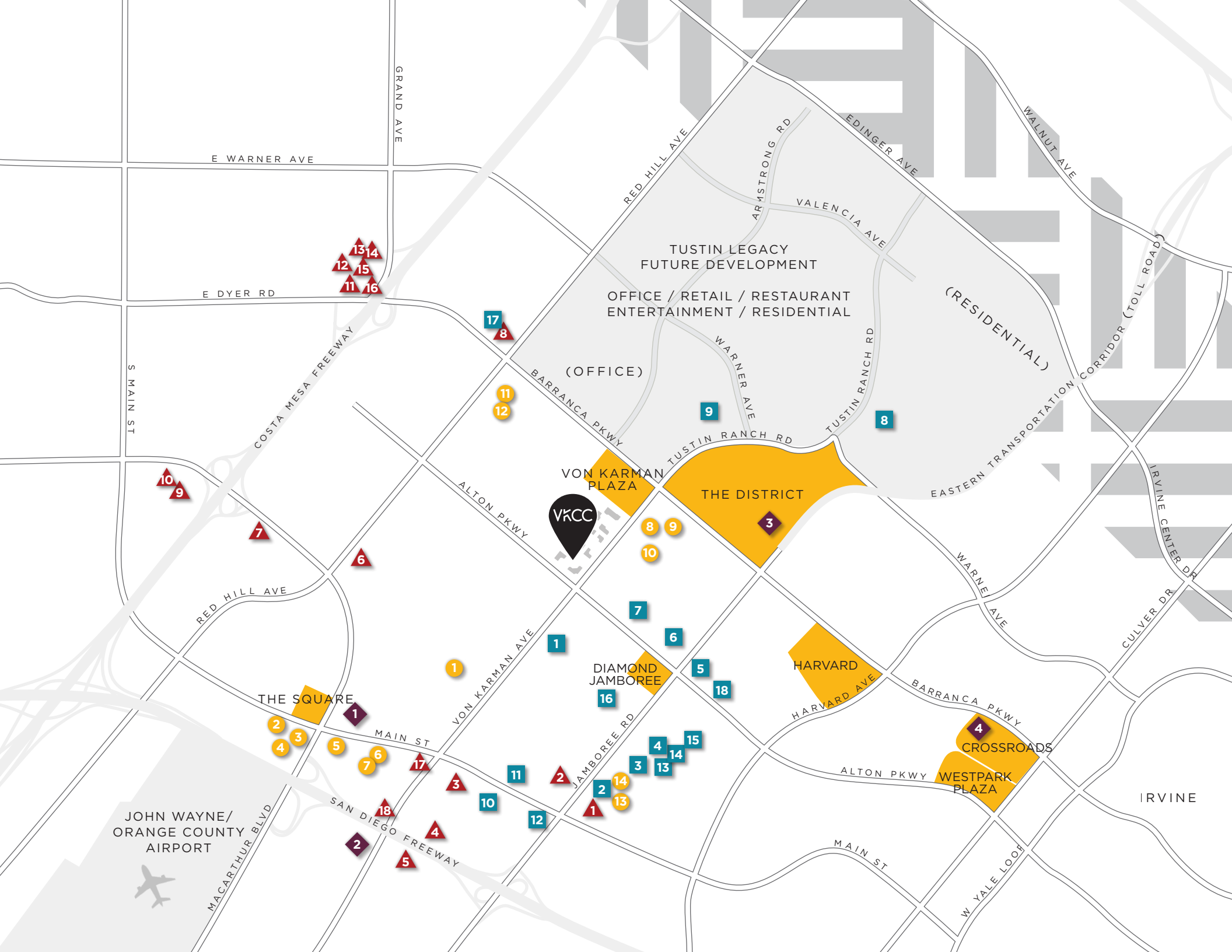
EQ IMPACT

Our purpose is to build economic health in communities by regenerating urban spaces, preserving local culture, and driving humanity into the workplace.

Our ESG program, EQ Impact, is our stakeholder-driven initiative that puts community impact, sustainability, and transparency at the forefront of our business.

By taking a **tailored, hyper-local approach** to the social impact, programs at each of our properties, we are able to truly speak to each community's needs to make a more meaningful impact.

Developing the workforce by **up-skilling teams and partners** is a key focus for us, and we've created a **community impact partnership with YouthBuild USA to expand the job skills training, hands-on mentoring and internships the organization offers to opportunity youth who wish to build a career in real estate or construction-related fields.**



WHERE TO GO

HOTELS

1. Residence Inn by Marriott Irvine
2. Courtyard Inn by Marriott Irvine
3. Hyatt House Irvine
4. Hilton Garden Inn Irvine
5. Irvine Marriott
6. Homewood Suites by Hilton
7. Spring Hill Suites by Marriott
8. Candlewood Suites OC Airport
9. Double Tree by Hilton
10. Courtyard Inn by Marriott Santa Ana
11. Embassy Suites by Hilton Santa Ana
12. Best Western Plus OC Airport
13. Comfort Inn & Suites OC John Wayne
14. Hampton Inn & Suites Santa Ana
15. La Quinta Inn & Suites by Wyndham
16. Country Inn & Suites by Radisson
17. Embassy Suites by Hilton Irvine
18. Sonesta Irvine

HEALTH & FITNESS

1. Equinox Sports Club
2. 24 Hour Fitness
3. Planet Fitness
4. LA Fitness

DINING & RETAIL CENTERS

1. Larry's Deli
2. McDonald's
3. Agora Churrascaria
4. Makino
5. El Torito Grill
6. Porch Swing
7. O-Live Tree Mediterranean Cuisine
8. El Pollo Loco
9. Arby's
10. House of Kabob
11. Carl's Jr.
12. Del Taco
13. Boudin SF
14. Krave

CROSSROADS (Partial List)

- California Fish Grill
- CAVA
- Inchin's Bamboo Garden
- Paris Baguette
- Sagami Japanese Restaurant
- Southern Spice Indian Kitchen
- Stonefire Grill
- Urban Plates

HARVARD PLACE (Partial List)

- Corner Bakery Cafe
- Einstein Bros. Bagels
- Pick Up Stix
- The Kebab Shop
- Poached Neighborhood Kitchen
- Primi Donuts
- Ralphs
- Rubio's

VON KARMAN PLAZA (Partial List)

- Wal-Mart
- Staples
- Jo-Ann Fabric
- Starbucks Coffee
- Chase Bank
- The Habit Burger Grill
- Mag's Donuts & Bagel
- Panda Express
- Taco Bell
- Jersey Mikes
- Garbanzo

THE SQUARE (Partial List)

- Carl's Jr.
- Cluck Kitchen
- Croutons
- The Flame Broiler
- Flippin' Pizza
- Jersey Mike's Subs
- Mediterrania Grill
- Nekter Juice Bar
- Poke Dot
- Starbucks Coffee

THE DISTRICT (Partial List)

- AMC Tustin 14
- Bar Louie
- Bowlmor Lanes
- Caffe Yoga
- Chick-Fil-A
- Costco
- Daphne's California Greek
- Five Guys Burgers and Fries
- Flame Broiler
- Ike's Love & Sandwiches
- In-N-Out Burger
- Lucille's Smokehouse Bar-B-Que
- Mendocino Farms
- Michaels
- Pei Wei Asian Diner
- Petsmart
- Prego Mediterranean
- Pressed Juicery
- RA Sushi
- Red Robin Gourmet Burgers
- T.J. Maxx/Home Goods
- Target
- Ulta Beauty
- Whole Foods Market

UNION MARKET (at The District Partial List)

- Aurganic Juicery
- Central Bar
- Churned
- Cubed Poke
- Flippan
- Hermosa Taqueria
- Kettle Bar
- Leaf N Cream
- OC Hit Factory
- Portola Coffee
- Roba Noodle

DIAMOND JAMBOREE (Partial List)

- 85°C Bakery Cafe
- BCD Tofu House
- Curry House CoCo Ichibanya
- The Kickin Crab

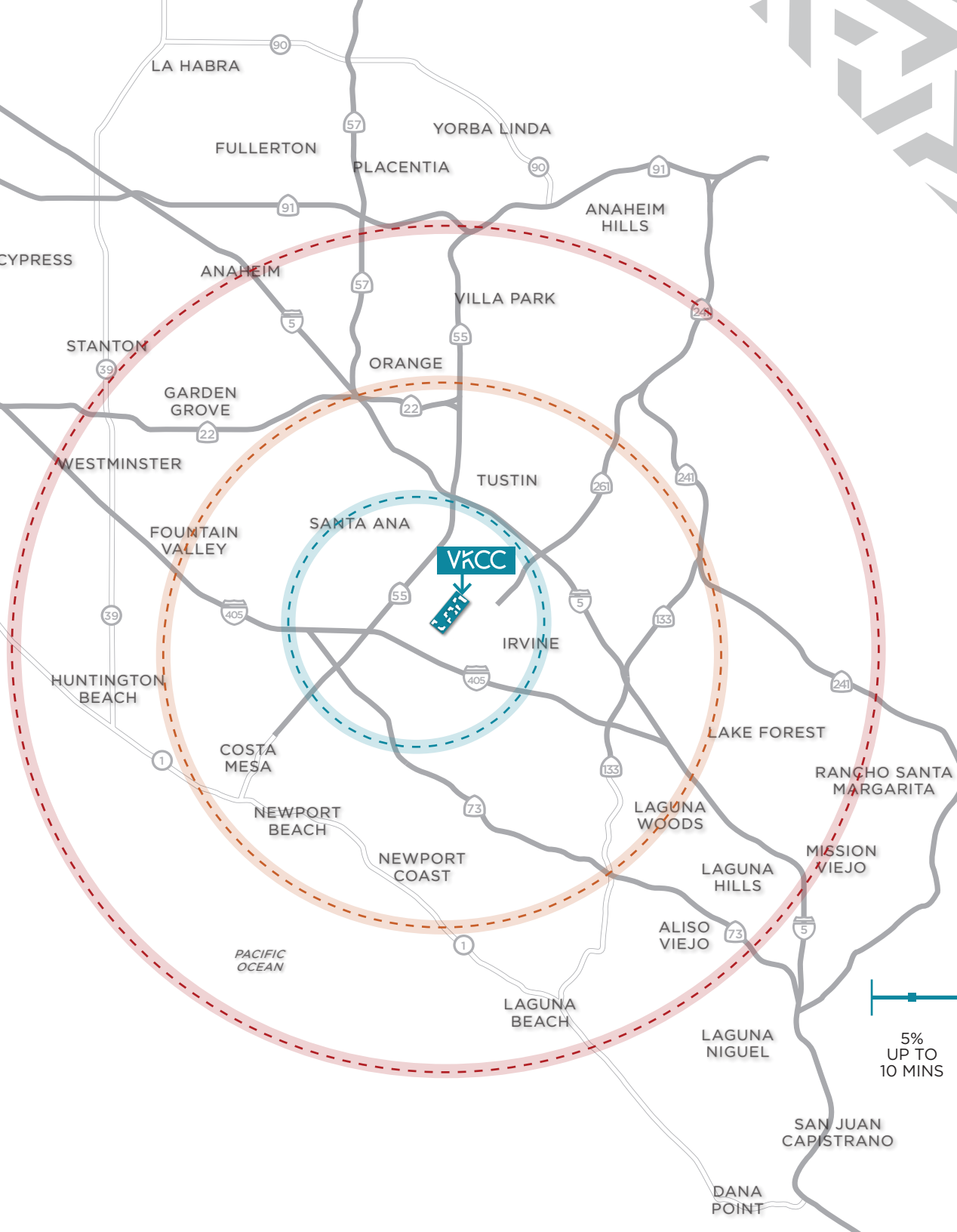
- Urban Seoul

WESTPARK PLAZA (Partial List)

- Sprouts Farmers Market
- Albertsons
- Cafe Rio
- Edwards Westpark Cinema 8
- Chili's Grill & Bar
- Marshalls
- Luna Grill
- MOD Pizza
- Olive Garden Restaurant
- Pho So 1 Vietnamese Restaurant

APARTMENTS

1. Rize Irvine
2. Camden Main & Jamboree
3. The Kelvin
4. The Residences on Jamboree
5. Calypso Apartments & Lofts
6. Avalon Irvine
7. The Alton
8. Anton Legacy
9. Amalfi Apartment Homes
10. Metropolis
11. Main Street Village
12. Skyloft
13. Modera Irvine
14. Granite Court
15. Fusion
16. Parc Derian
17. Broadstone Arden
18. The Murphy

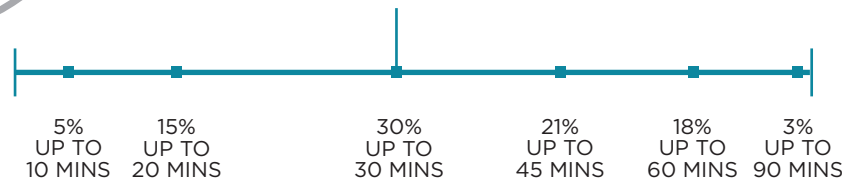


HOW TO GET THERE

- 10 minute drive time
- 20 minute drive time
- 30 minute drive time



30%

of today's workforce only want to spend 30 minutes commuting to work




AVAILABILITY

BLDG 1 - 2121 ALTON PKWY

Suite 100	7,908 RSF	Available Now	Ground floor space featuring double door entry off recently renovated lobby. Improvements to suit and can be combined for full floor opportunity totaling 24,290 RSF.
Suite 110	5,358 RSF	Available Now	Ground floor space with exterior glass door entrance and improvements to suit.
Suite 150	9,013 RSF	Available Now	Double door entry off newly renovated lobby featuring large glass conference room, perimeter offices, break room, work / copy room and large open area.
Suite 120	2,011 RSF	Available Now	As contiguous space ONLY for ground floor.
Suite 230	 2,467 RSF	Available Now	Market ready spec suite, corner space with ample glass line, five window offices, conference room, open kitchen and large open work area.
Suite 250	 2,437 RSF	Available Now	Market ready suite, four offices, small reception, conference room, open break room, server room, and open work area.

BLDG 2 - 16969 VON KARMAN AVE

Suite 125	6,627 RSF	Available Now	Double door lobby entry, reception, conference room, open kitchen with pantry, private restrooms, eight interior offices, conference room, work room, storage and large open work area.
Suite 150	 11,458 RSF	Available Now	Ground floor space with expansive window line, reception area, conference room, eleven private offices, kitchen, and large open work area.
Suite 210	5,609 RSF	Available Now	Existing layout with improvements to suit. Contiguous to Suite 220.

BLDG 3 - 16845 VON KARMAN AVE

Suite 100	11,450 RSF	October 2021	Ground floor space with dedicated reception, multiple conference rooms, perimeter offices, break room, work room, storage, IT room and large open area.
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BLDG 4 - 16815 VON KARMAN AVE

Suite 200	26,047 RSF	February 2022	Dedicated reception area, multiple private offices, conference and training rooms, kitchen/break areas and storage/IT. Call to show.
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BLDG 5 - 16795 VON KARMAN AVE

Suite 205	1,486 RSF	Available Now	Improvements to suit.
Suite 210	2,923 RSF	Available Now	Five perimeter offices, storage area and open area.
Suite 205/210	4,409 RSF	Available Now	Contiguous space.




BLDG 6 - 16775 VON KARMAN AVE

Suite 125	 3,967 RSF	Available Now	Reception area, conference room, five private offices, open break room, IT/storage and open work area.
Suite 150	 3,281 RSF	Available Now	Reception area, conference room, five private offices, open break room and large open work area.
Suite 175	 3,419 RSF	Available Now	Double door lobby exposure, reception area, conference room, five private offices, open break room and large open work area.

BLDG 7 - 16755 VON KARMAN AVE

Suite 275	6,388 RSF	Available Now	Second floor space with improvements to suit.
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BLDG 8 - 16735 VON KARMAN AVE

Suite 100	8,040 RSF	October 2021	Ground floor, double door entry space with high identity. Mix of private offices and open work area, and includes reception area, conference rooms, kitchen/break, storage and IT. Call to show.
Suite 215	 1,778 RSF	Available Now	Two window offices, conference room, kitchen/break area and open work area.
Suite 225	 3,308 RSF	Available Now	Three private offices, conference room, open kitchen and large open work area.
Suite 275	 3,600 RSF	Available Now	Double door lobby exposure, reception area with polished concrete and open ceilings, conference room, four private offices, collaboration areas, open kitchen and open work area.

BLDG 9 - 16715 VON KARMAN AVE

FULLY LEASED BUILDING

VKCLIFE.COM

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CBRE



EQ Office

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