

17885  
VKA

VON KARMAN AVENUE

 TETRA TECH

 CLARION PARTNERS

CBRE

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1785

1785 Von Karman is a Class A, five-story office building totaling 153,834 sf in Irvine, CA. The Building offers contemporary interior finishes, appealing landscaping, structured parking, and corporate visibility.

Situated on the corner of Main Street and Von Karman Avenue, 1785 Von Karman is a state-of-the-art building conveniently located proximate John Wayne Airport, OC's business & residential areas and is within minutes of Fashion Island, South Coast Plaza & UCI.

As part of the Intersect campus, tenants can take advantage of the on-site amenities available including on-site conferencing facilities, wellness trails, urban gardens, ECO auto spa, Hangar 24 and more.



## PROPERTY FEATURES



Five-story 153,834 SF, newly remodeled Class 'A' building



Highly visible signage opportunities



Immediate access to the 405, 5, & 55 Freeways, as well as the 73, 261 & 241 Toll Roads



Newly renovated building lobby



Exterior collaboration areas with outdoor seating, outdoor work space, games & lounge areas



On-site conferencing and training facility



Convenient and ample parking in the seven-level gated structure immediately adjacent to the building



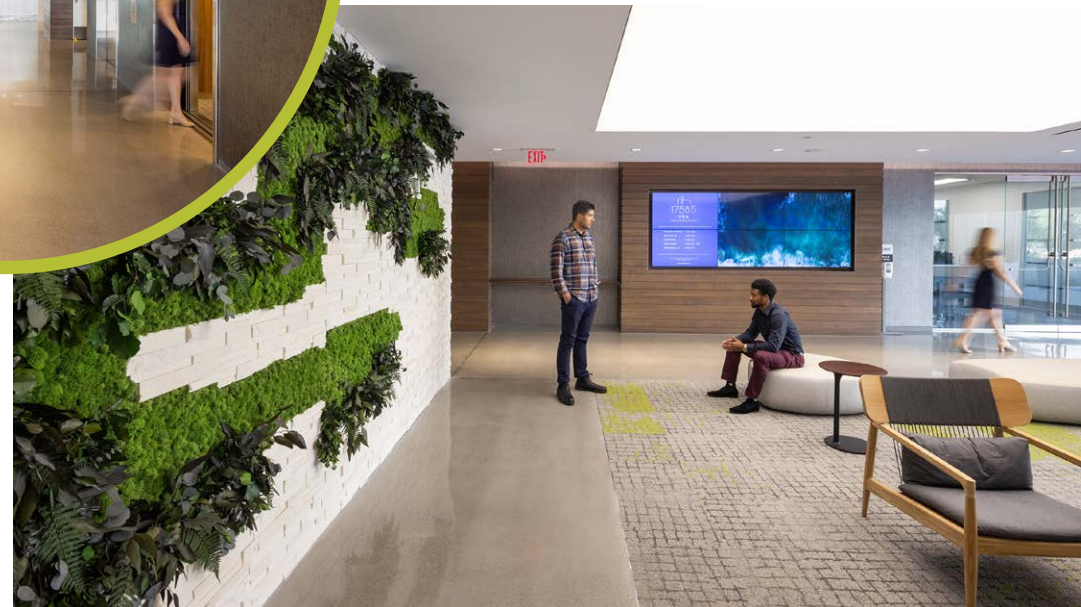
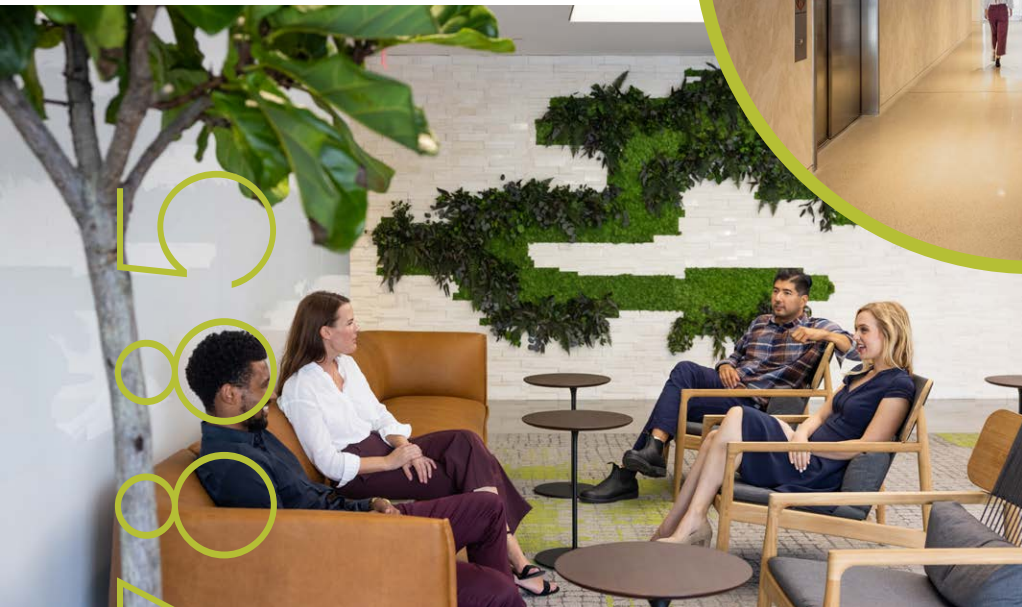
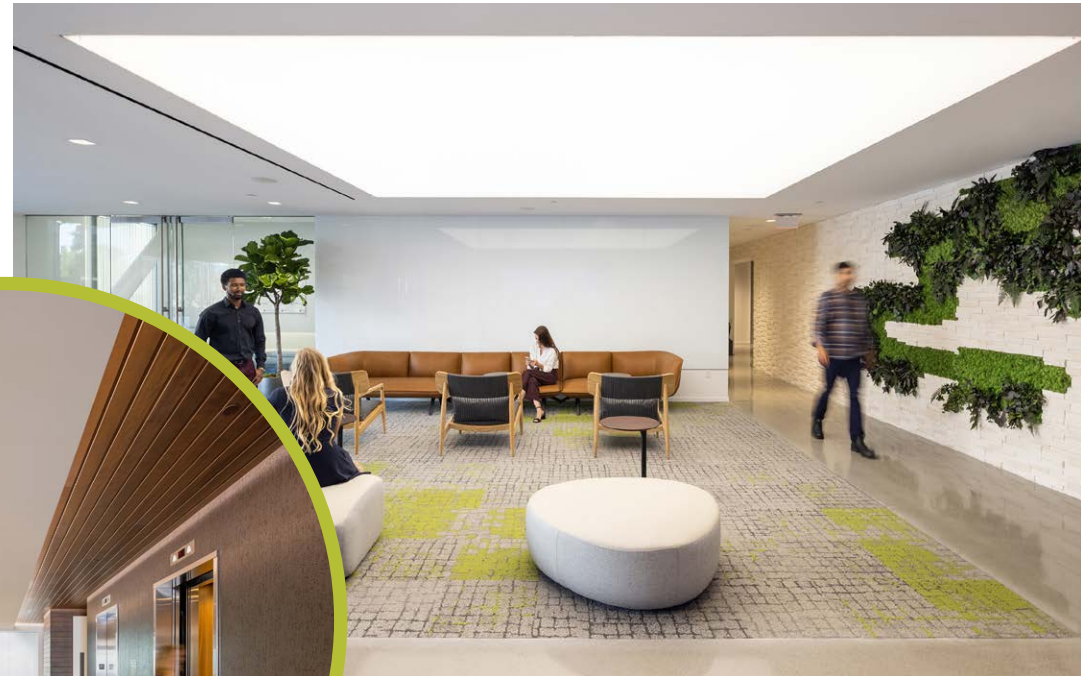
Intersect campus amenities including Hangar 24 restaurant, and "grab & go" coffee shop and bar



Immediate access to the prestigious Irvine Concourse offering a large variety of restaurants, Cafes, farmers market, Equinox sport club, 2 hotels and banks



# NEWLY RENOVATED LOBBY



VON KARMAN AVENUE




# NEWLY RENOVATED OUTDOOR SPACE



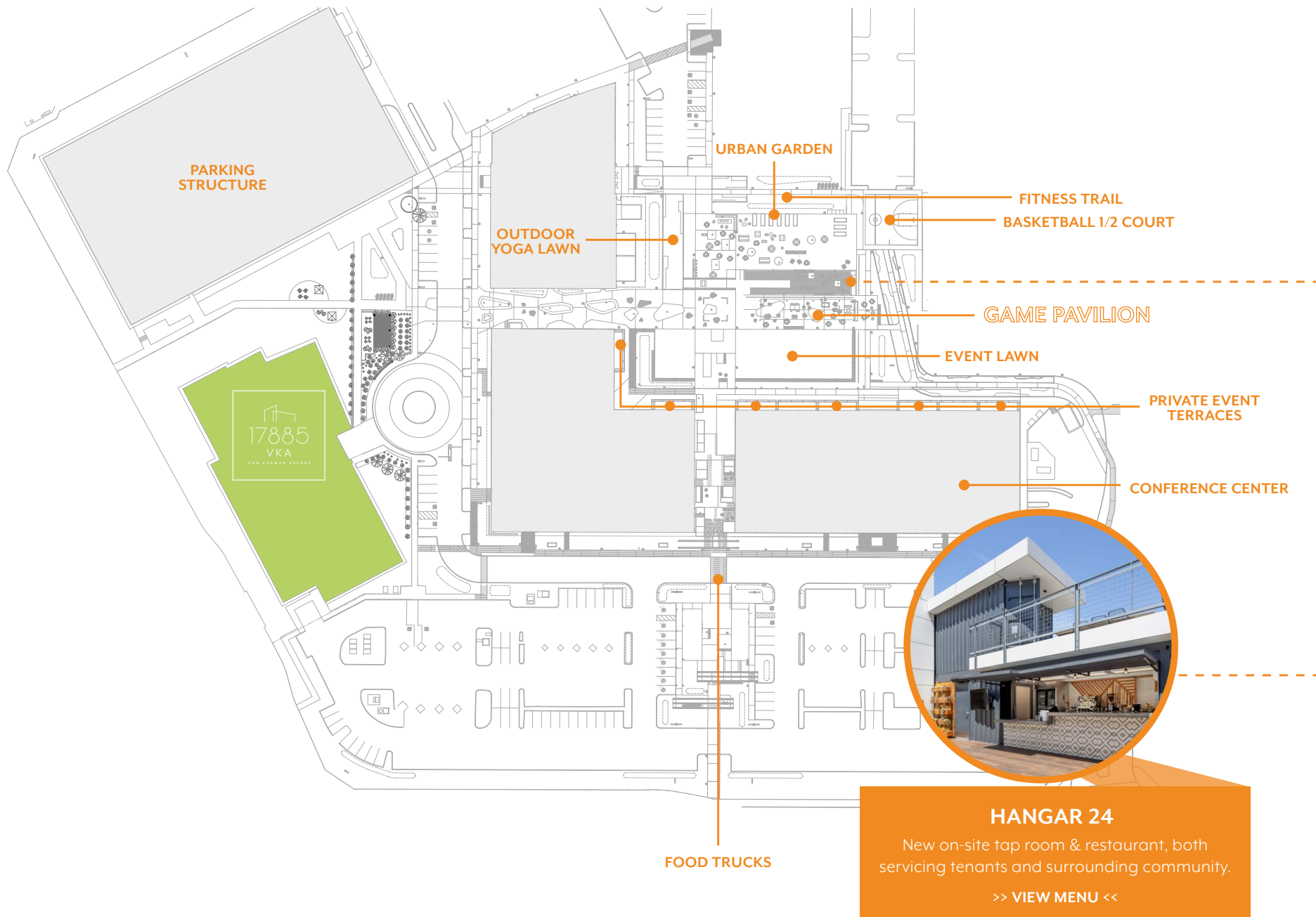
VON KARMAN AVENUE

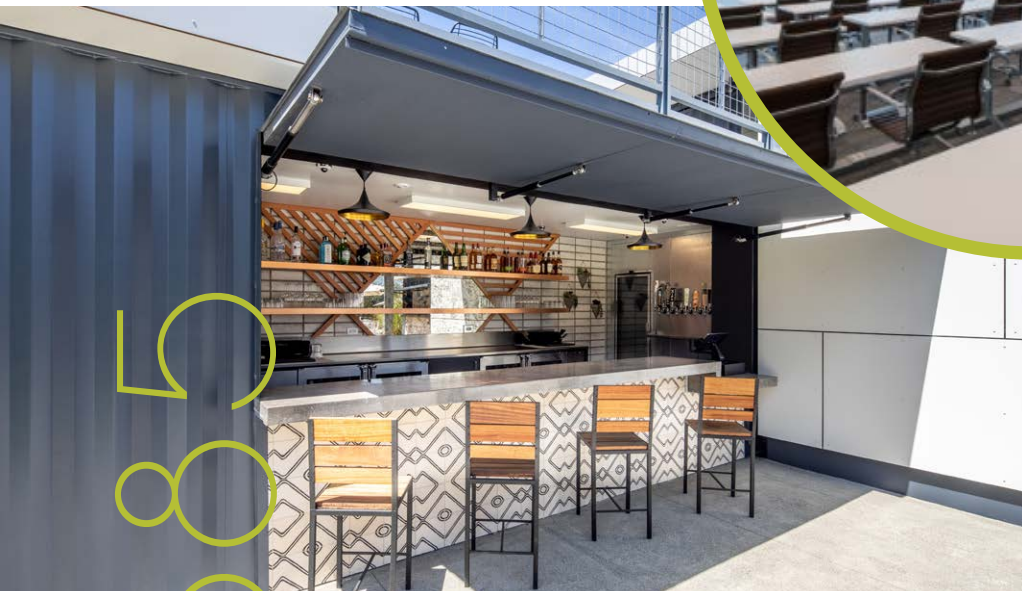
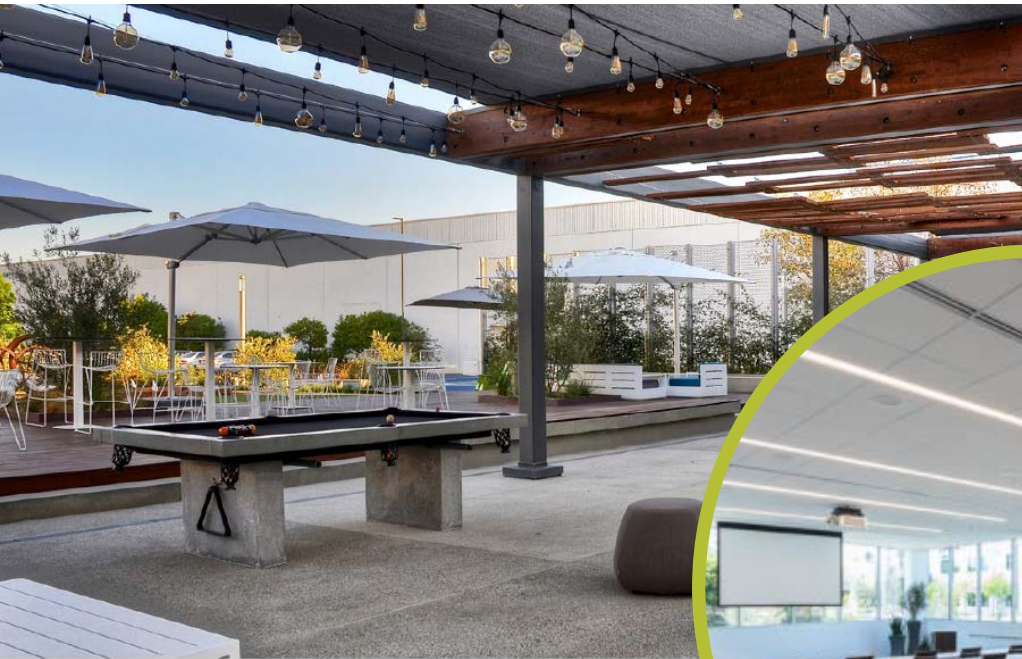
# AVAILABILITY

SUITE	SIZE	AVAILABLE	DESCRIPTION
200	23,572 RSF	March 2022	Double door lobby entry with perimeter office build-out, additional interior offices, copy/work rooms, large training room, and open work areas.
210	7,902 RSF	November 2022	Double door lobby entry, highly creative space with open ceilings, 11 private offices, large conference room, 2 small conference rooms, café/training area, break room, 4 phone booths, storage/IT and large open work area.
200/210	31,474 RSF	March 2022	Contiguous space.
300	31,957 RSF	March 2022	Full floor available with dedicated reception, full perimeter office build out with additional interior offices, multiple conference rooms, dedicated executive office area, copy/work rooms, kitchen/break, and open work areas.
400	10,665 RSF	May 2022	Corner space with double-door lobby entry, 22 private offices, work/copy room, kitchen/break room and open work area.
410	5,937 RSF	Immediate	Double door lobby entry with 12 perimeter offices, conference room, kitchen/break room and open work areas.
450	 14,843 RSF	Immediate	Fully furnished office space with quality furniture, cabling/wiring that provides easy plug & play opportunities. Double door lobby entry with 17 private offices, high-end reception area, conference room, kitchen/break room, storage and open work areas.
400/410/450	31,445 RSF	Immediate	Contiguous space.

**94,876 RSF LARGE CONTIGUOUS BLOCK - FLOORS 2, 3 & 4**







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# NEARBY AMENITIES

## IRVINE CONCOURSE

Ambrosia Cafe  
Sol Mexican Cocina  
MJ's Cafe  
Oliver Cafe and Lounge  
Eighteen Main Coming Soon  
Porch & Swing  
Starbucks at Embassy Suites Hotel  
The Copper Chef Kitchen & Bar  
Vibrant SoCal Kitchen & Bar  
Weekly Farmer's Market Thurs. 10 a.m. - 2 p.m.  
Equinox Sports Club  
Sonesta  
KIT Coffee

## TRADE FOOD HALL

Butterleaf  
Center Hub  
Dos Chinos  
Gyro King  
HiroNori Craft Ramen  
Krisp Fresh Living  
Megadon  
Pig Pen Delicacy  
Portside  
Sweet Comforts  
Two Birds  
Ootoro Sushi

## THE SQUARE

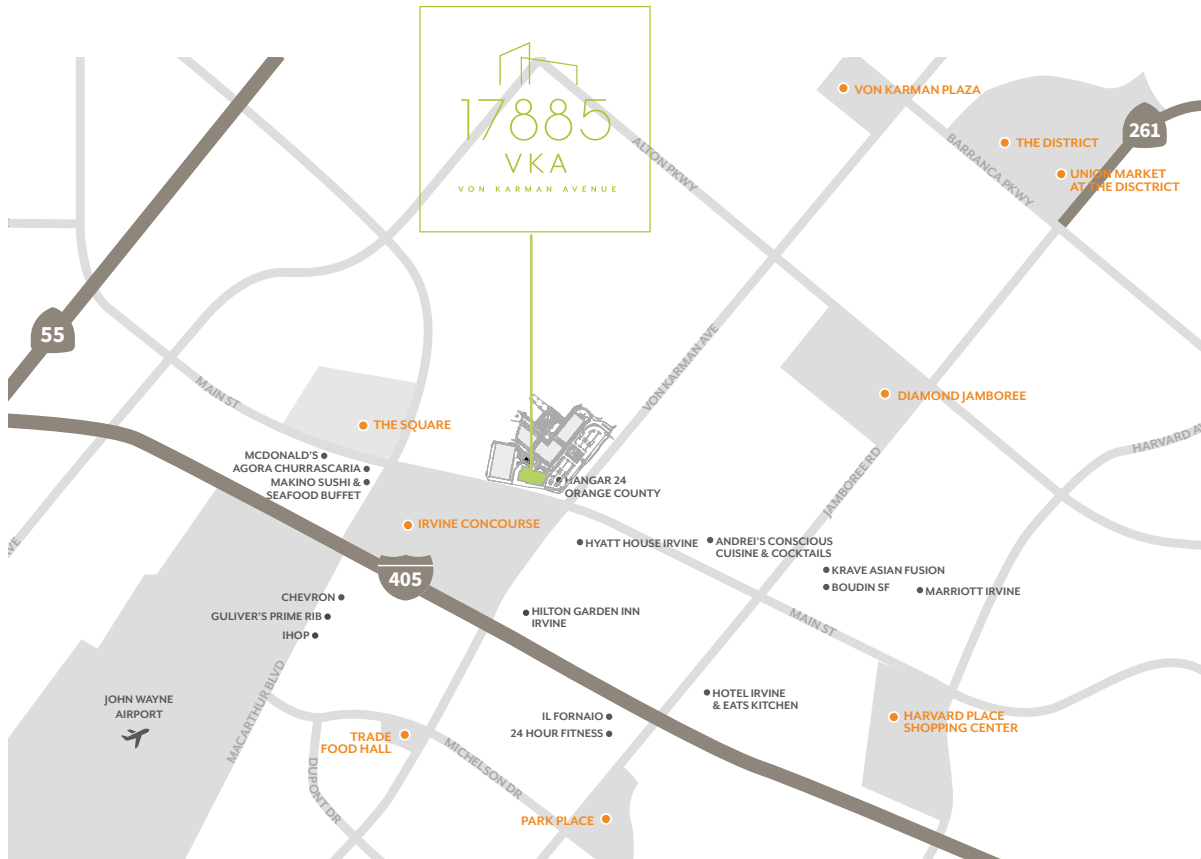
7-Eleven  
Carl's Jr.  
Croutons  
The Flame Broiler  
Flippin' Pizza  
Jersey Mike's Subs  
Mediterrania Grill  
Nektar Juice Bar  
Poke Dot  
Starbuck's Coffee  
Tokio Grill

## VON KARMAN PLAZA

Panda Express  
The Habit Burger Grill  
Taco Bell  
Walmart  
JOANN Fabrics  
Jersey Mike's Subs  
Chase Bank  
Pasta Fresh  
Apola Gyro Grill  
Mag's Donut & Bagel  
Starbucks

## PARK PLACE

North Italia  
Houston's Restaurant  
Ruth's Chris Steak House  
Panini Cafe  
Market Cafe  
LA Fitness  
Lemondae  
Which Wich?  
The Counter  
AC Hotel by Marriott  
Puesto  
Fatty Tuna



## HARVARD PLACE

The Coffee Bean & Tea Leaf  
Jama Juice  
CVS  
Rubio's Coastal Grill  
Einstein Bros. Bagels  
Corner Bakery Cafe  
Chase Bank  
Pick Up Stix  
Shel Gas Station  
Del Taco  
Jiffy Lube Oil  
Union Bank

## DIAMOND JAMBOREE

Tokyo Table  
Guppy Tea House Cafe  
SWSH Shabu Shabu  
Kula Sushi  
Capital Seafood Restaurant  
Meet Fresh  
Chef Hung Taiwanese Beef Noodle  
85C Bakery Cafe  
Kura Revolving Sushi  
Ajisen Ramen  
Paper Lantern Dumpling House  
The Kickin' Crab  
Urban Seoul Restaurant  
Kona Loa Coffee  
BCD Tofu House  
Plush

## THE DISTRICT

Petsmart  
Mendocino Farms  
Massage Envy  
Target  
Lowe's  
Costco  
Michael's  
T.J. Maxx / Home Goods  
Whole Foods  
Chick-Fil-A  
In-N-Out  
AMC Tustin 14  
Bowlmore Lanes  
Five Guys Burgers  
Lucille's Smokehouse BBQ  
Prego Ristorante  
JT Schmid's Restaurant  
Pei Wei Asian Diner  
RA Sushi  
Wells Fargo  
The Winery Restaurant

## UNION MARKET

Portola Coffee Roasters  
The Kroft  
Mr. Holmes  
Milk Box  
Central Bar  
The Dirty Cookie  
Hatch  
Kettle Bar  
Sweets Choice  
Front Porch Pops  
M2P Pasta/Salads  
Cubed Poke  
Crepe Coop  
Market 2 Plate  
Churned Creamery  
Bear Cheese Tart  
Berry Brand Superfoods



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