

17911

VON KARMAN



ARDEN realty, inc.
a GE Capital Real Estate company

Voit
REAL ESTATE SERVICES

17911

VON KARMAN

17911 VON KARMAN,
IRVINE, CA

AVAILABILITY

| Floor | Suite | Size (S.F.) | Availability |
|-------|-------|---------------------|--------------|
| 2 | 200 | 21,727 (Full Floor) | With Notice |
| 3 | 300 | 21,727 (Full Floor) | Immediate |
| 4 | 400 | 21,727 (Full Floor) | Immediate |

Total Availability in Project - 65,181 SF



FEATURES

- Centrally Located in Irvine Concourse - Orange County's Finest Business Campus
- Parking 4:1,000
- Convenient Access to 405, 73, and 55 Freeways
- Easy Access to John Wayne Airport
- Nearby Amenities include Equinox Fitness Club, Embassy Suites, Wyndham Hotel, El Torito Grill, McCormicks & Schmick's plus a dozen more restaurants
- Access to Irvine iShuttle www.irvineshuttle.net
- Major Renovations in 2012
- Institutional Owner



Exclusively Offered by:

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BUILDING SPECIFICATIONS

Building Size:

- 5 Stories
- 104,375 SF Total Rentable Building Size
- 21,727 SF Typical Floor Size

Structure: Mid-rise moment resisting steel frame with metal decks and structural steel beams, girders and columns.

Floor Loads: 50 PSF

Finished Ceiling Heights:

- 1st floor: 10'
- 2nd – 5th floors: 9'

HVAC: VAV single duct system hot water reheat with chilled water central plant. (2) 150 Ton chillers.

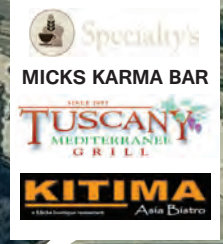
Electrical: 277/480V 3 Phase with 2,500 amp service.

FLS: Full fire alarm and sprinkler protection.

Elevators: (2) overhead traction passenger elevators with 3,000 pound capacity/car and (1) overhead traction freight elevator with 3,500 pound capacity.



OVER 20 RESTAURANTS
 5 BANKS
 2 HOTELS
 2 FITNESS CENTERS



WORLD CLASS AMENITIES



Highly Upgraded *OFFICE BUILDING*

17911 Von Karman is one of the premier office properties in Orange County's illustrious and highly desired Airport Area office market. The building is centrally located in Irvine's finest business campus, Irvine Concourse, a 46 acre master planned, mixed use business center, located just minutes from the John Wayne Airport, the 405 Freeway, fine dining, world class hotels, convenient retail, and the Equinox fitness club. The 5-story, 104,375 square foot office property offers the highest quality construction, finishes, and building systems. Recently upgraded in 2012, 17911 Von Karman offers a highly modern working environment, including brand new modernized lobbies, elevators, restrooms, and exterior.

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MORE THAN A LANDLORD, YOUR PARTNER

Arden Realty, Inc. is a forward-thinking national commercial real estate landlord with a business model of innovation, sustainable solutions and accountability. A fully integrated office platform of GE Capital Real Estate and its parent company General Electric, Arden delivers commercial real estate expertise in property management and leasing, high-quality construction management and engineering, corporate services and investment sales. A sustainability leader in the commercial real estate industry, Arden is nationally recognized for its commitment to energy conservation and efficiency. Currently, Arden has a portfolio in excess of 15 million square feet in major markets across the US.

For further details and leasing information please contact:

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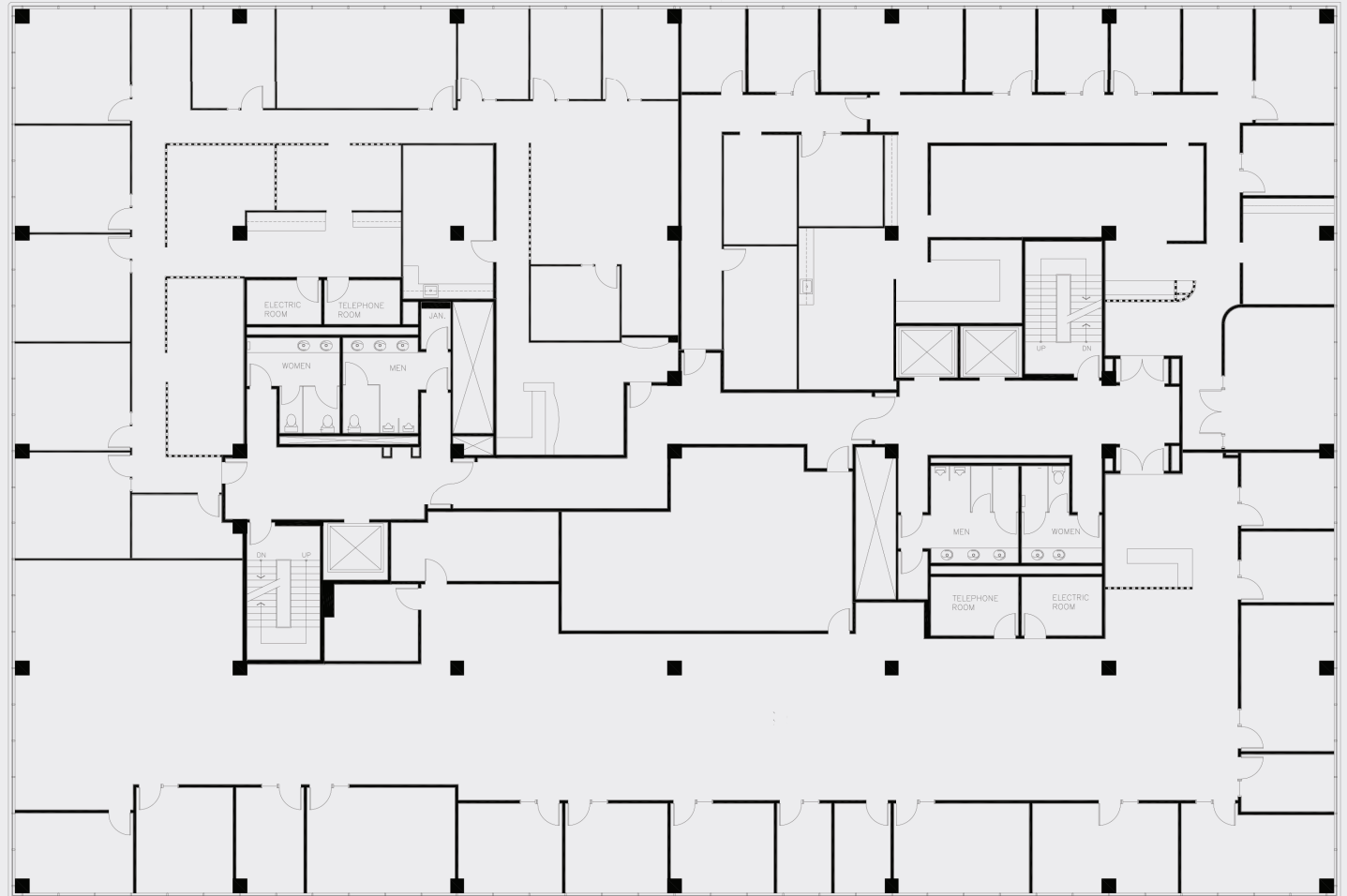
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SUITE 200 - 21,727 SF



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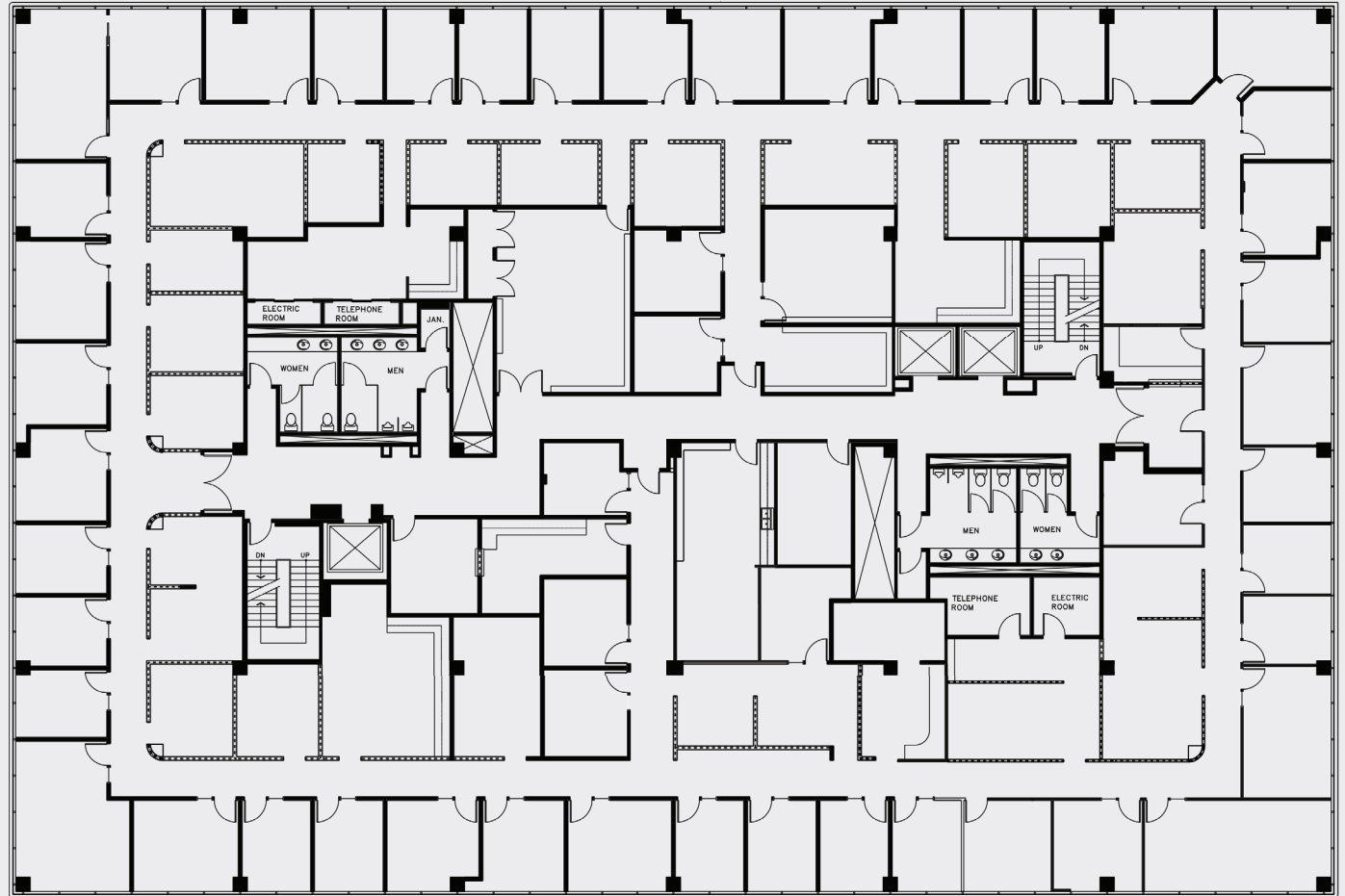
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SUITE 300 - 21,727 SF



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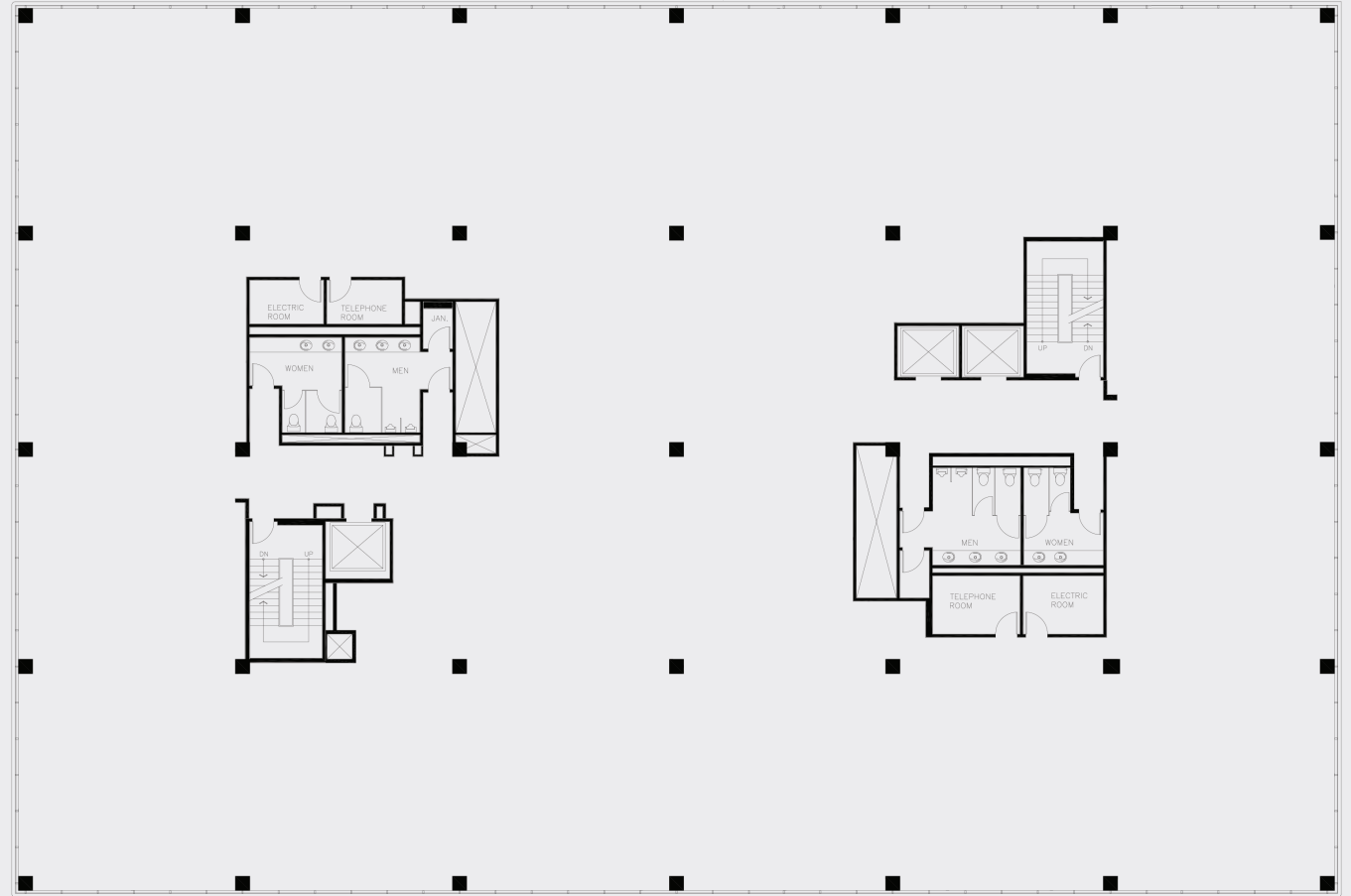
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SUITE 400 - 21,727 SF



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