

VON KARMAN CENTER

17 HIGH IMAGE INDUSTRIAL & OFFICE BUILDINGS FOR SALE

1,800 TO 19,700 SQUARE FEET



16782 Von Karman Avenue ■ Irvine, CA

For Further Information, Please Contact:

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Developed By



Units 10-12, 20-22 (Office Buildings)

UNIT	1st Floor Office	2nd Floor Office	Total
10 SOLD	4,766	N/A	4,766
11 SOLD	1,868	N/A	1,868
12	8,462	4,116	8,462*
20 SOLD	3,279	N/A	3,279
21 SOLD	1,868	N/A	1,868
22 SOLD	3,321	N/A	3,321

Units 14-17, 23-25 (Industrial Buildings with Mezzanine)

UNIT	1st Floor Office (Sq. Ft.)	1st Floor Industrial (Sq. Ft.)	2nd Floor Industrial (Sq. Ft.)	Total
14	1,053	4,478	3,078	8,609
15	1,100	4,466	3,180	8,746
16	938	4,002	2,516	7,456
17	914	3,829	2,514	7,257
23 SOLD	924	3,771	2,726	7,422
24	954	3,591	2,860	7,405
25	1,250	4,806	3,667	9,723

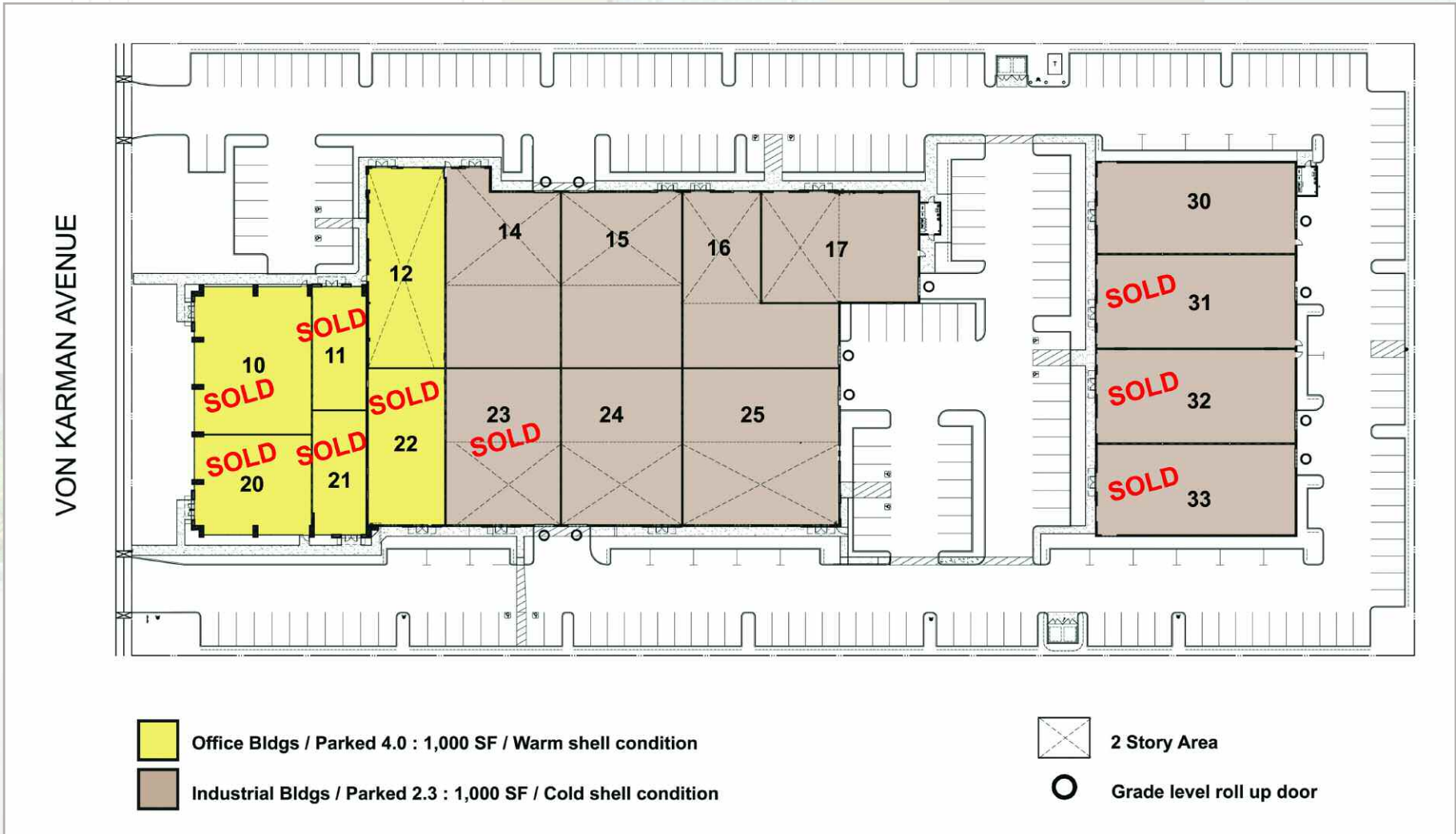
Units 30-33 (Single Story Industrial Buildings)

UNIT	1st Floor Office (Sq. Ft.)	1st Floor Industrial (Sq. Ft.)	Total
30	900	4,045	4,945
31 SOLD	925	4,124	5,049
32 SOLD	925	4,124	4,049
33 SOLD	900	4,045	4,945

* 1,625 SF of Unit 12 must be earmarked for industrial use (i.e., manufacturing, storage, assembly, etc.)

Features

- High image office and industrial buildings
- Adjacent to the "District at Tustin Legacy", a 1,000,000 square foot regional entertainment lifestyle and retail center
- Abundant parking
- Prestigious Von Karman address and frontage
- 1,800 to 11,600 square foot office buildings
- 4,700 to 19,700 square foot industrial buildings
- Immediate access to 5, 405 & 55 Freeways and 241 Toll Road
- Elegant exterior treatments
- Grade level loading



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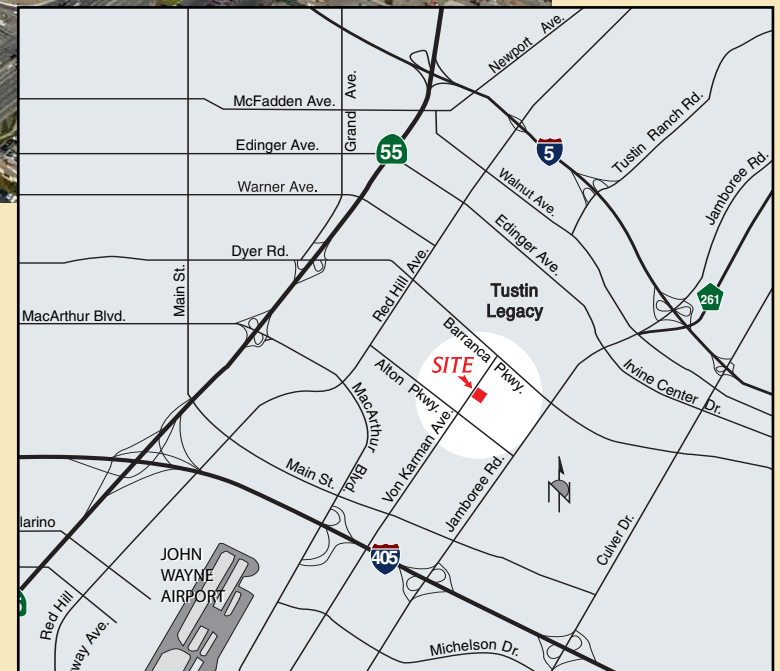
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Von Karman Center Pricing

as of 11/29/2007

Office Buildings

Unit	Square Feet	Price per Sq. Ft.	Sale Price
10	4,766	---	SOLD
11	1,868	---	SOLD
12	8,462	\$310	\$2,623,220
20	3,279	---	SOLD
21	1,868	---	SOLD
22	3,321	---	SOLD

Industrial Buildings delivered in turn-key condition

Unit	Square Feet	Price per Sq. Ft.	Total Sales Price
14	8,609	\$245	\$2,111,504
16	7,456	\$250	\$1,866,076
17	7,257	\$250	\$1,816,954
24	7,405	\$250	\$1,853,851

Industrial Buildings delivered in cold-shell condition

Unit	Square Feet	Price per Sq. Ft.	Sale Price
15	8,746	\$220	\$1,924,120
23	7,422	---	SOLD
25	9,723	\$235	\$2,284,905
30	4,945	\$270	\$1,335,150
31	5,049	---	SOLD
32	5,049	---	SOLD
33	4,945	---	SOLD