

**Von Karman CENTER**  
16782 Von Karman Avenue, Irvine, California

**Turn-key**  
**Description**

Units in turn-key condition are "move-in" ready.  
These tenant improvements are scheduled to be complete in February 2007

11/26/2007

General

Electrical	200 Amp service installed & distributed
Fire Sprinklers	100% Distribution (with dropped heads)
Storefront Entry	Aluminum & Glass Storefront Door w/cylindrical lockset
Telephone/low voltage	Conduit for telephone/low voltage service provided from main telephone room to rear warehouse
Loading Doors	10 ft. wide by 12 ft. high Steel Roll-up Doors with access to warehouse
HVAC	Installed and distributed throughout Office and Mezzanine areas

Office (1st Floor & Mezzanine)

Flooring Finishes	Commercial Grade Carpet	Bentley "Interplay" - Color: Canvas #889031
	Carpet Rubber Base	Roppe #P171 "Sandstone" - 4"
Millwork Finishes	Plastic Laminate Countertops	Formica #3688-58 "Madrias Indian Slate" Matte Finish
	Plastic Laminate – Vertical Surfaces	Formica #7708-58 "Flax Gauze"
Door Finishes	Solid Wood Core Door with Wood Veneer in Clear Anodized Aluminum Framing and Satin Aluminum Hardware	Makore, Quartered Plain with Clear Matte Finish
Wall Finishes	Walls – Drywall/Taped/Painted	Sherwin Williams #101 "Swiss Coffee"
Ceiling Finishes	at Dropped Ceilings	Armstrong 2 x 4 "Second Look" Acoustical ceiling tile with Tegular Edge and 9/16" Grid
Lighting	at Dropped Ceilings	2 x 4 direct/indirect Avante T8 fluorescent fixtures

Restrooms (1st Floor)

Flooring Finishes	12" x 12" Ceramic Floor Tile	Crossville A750 "Brown Tweed"
	6" x 6" Ceramic Tile Base	Crossville A750 "Brown Tweed"
Door Finishes	Solid Wood Core Door with Wood Veneer in Clear Anodized Aluminum Framing and Satin Aluminum Hardware	Makore, Quartered Plain with Clear Matte Finish
Wall Finishes	Walls – Drywall/Taped/Painted	Sherwin Williams #101 "Swiss Coffee"
Ceiling Finishes	Drywall Ceiling – Painted	Sherwin Williams #101 "Swiss Coffee"

Warehouse (1st Floor)

Flooring Finishes	Concrete Floor – Broom Swept	
Wall Finishes	Walls – Drywall/Taped/Painted	Sherwin Williams #101 "Swiss Coffee"
Ceiling Finishes	Exposed to Structure Above	
Lighting	High-bay Warehouse	Metal Halide Fixtures Suspended from Ceiling
	Underneath Mezzanine	Suspended linear 4' direct/indirect fluorescent fixture