



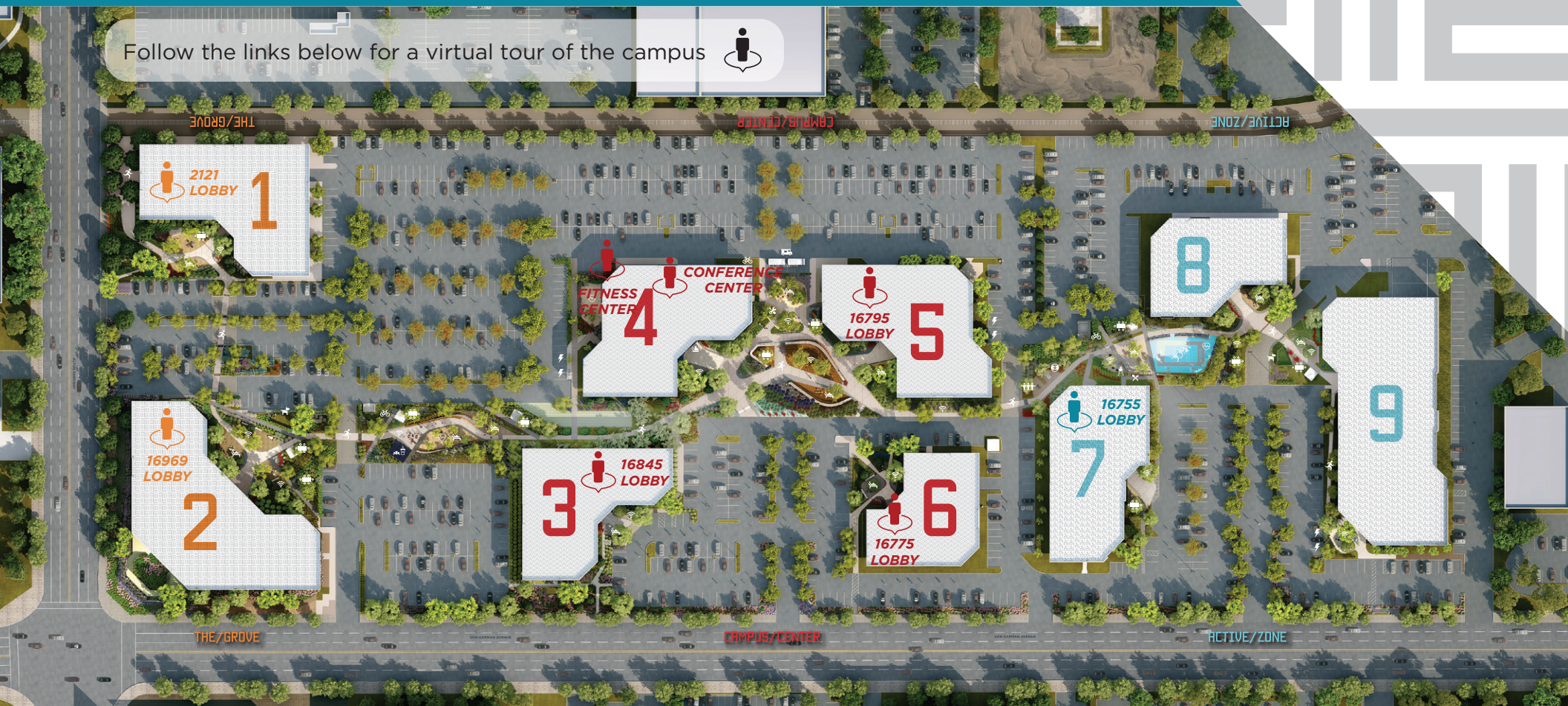
VKCC

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



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 fuller 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

### ISHUTTLE PICK-UP

Service to Metrolink and John Wayne Airport

### 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.

(SENIER 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

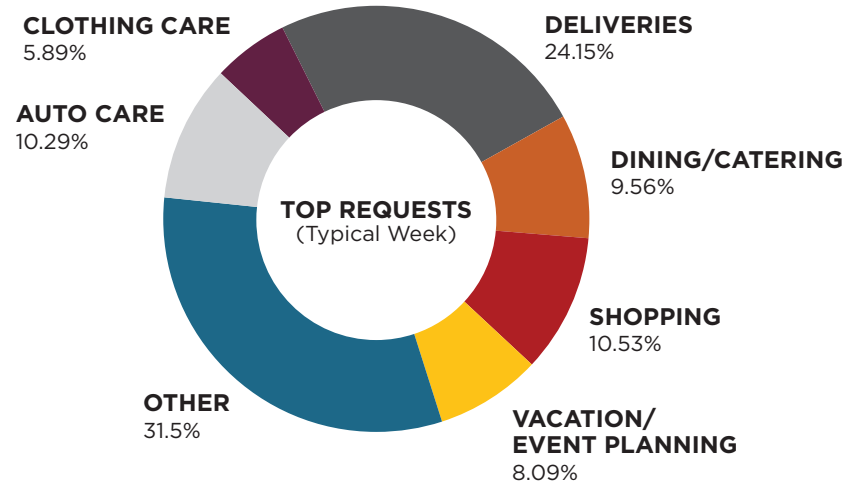
ON AVERAGE EACH EMPLOYEE GAINED 4 DAYS PER YEAR  
WHEN HAVING ACCESS TO CONCIERGE SERVICES.  
(CBRE)

## 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

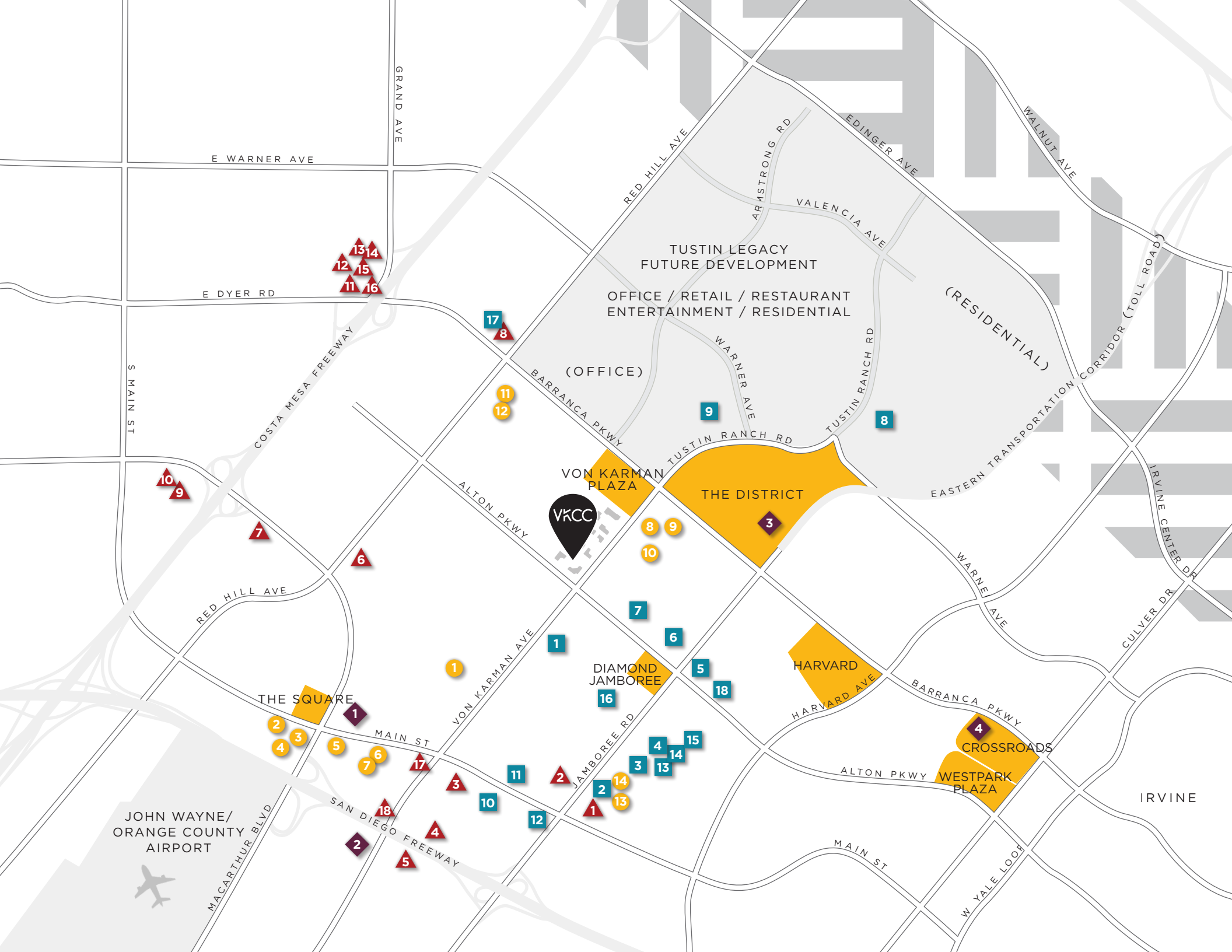


Close proximity to surface parking provides for safe and "touch-less" access from your car to your office space



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







# 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
- Mediterranean 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)

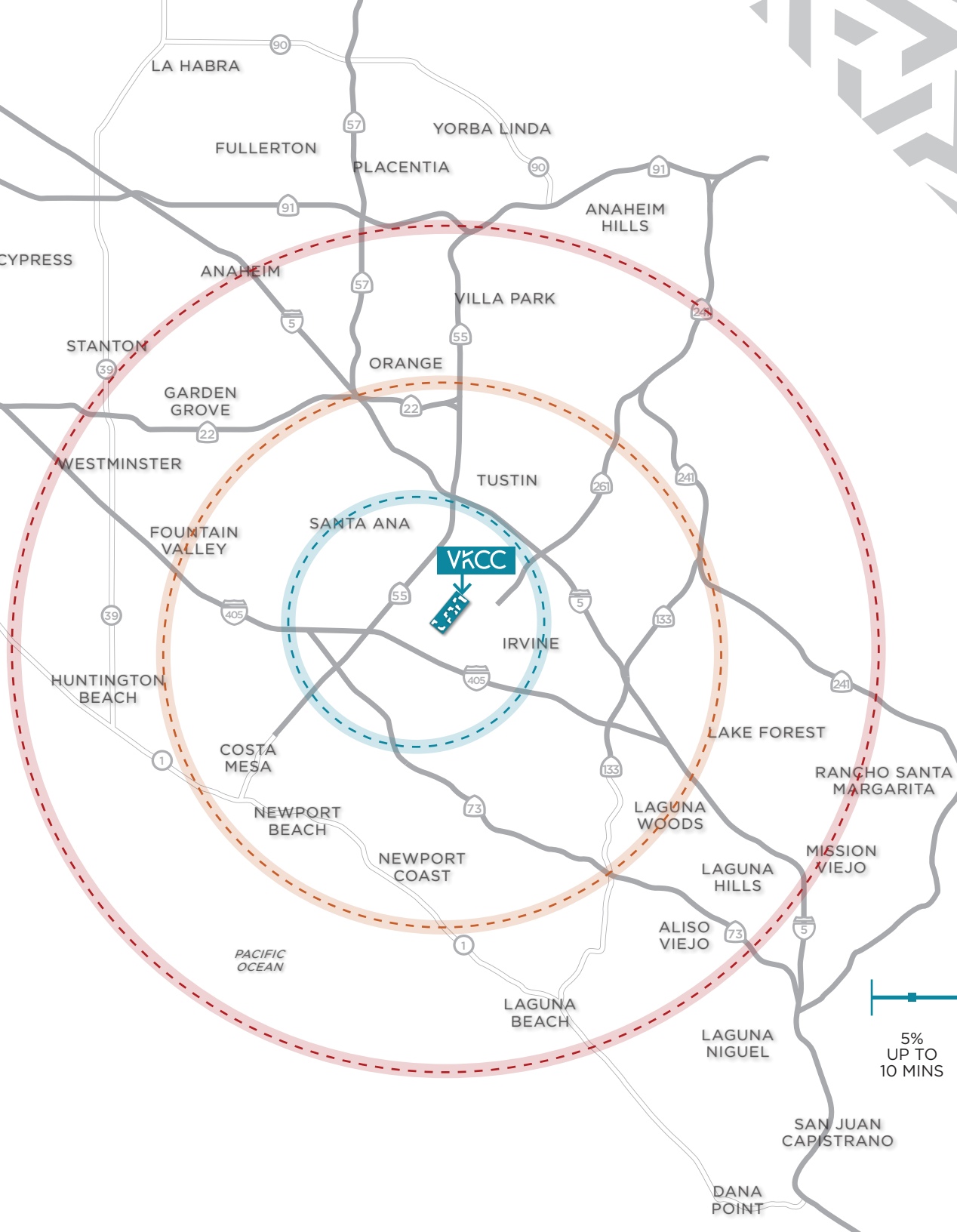
- 85°C Bakery Cafe
- BCD Tofu House
- Curry House CoCo Ichibanya
- The Kickin Crab
- Urban Seoul

## 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

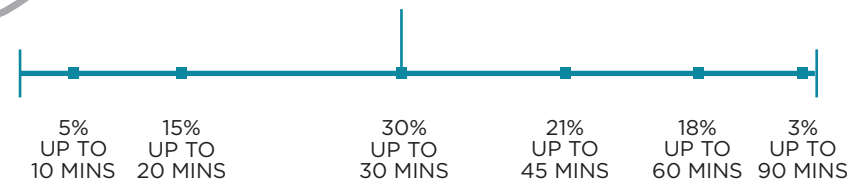


## HOW TO GET THERE

- 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

## Available 2121 ALTON PKWY

Suite 110/112 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 110/112 150/115/120 16,382 RSF Contiguous space available November 2020 or 30 days notice.

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 spec suite, four offices, small reception, conference room, open break room, server room, and open work area.

## BLDG 2 16969 VON KARMAN AVE

Suite 125 6,705 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 3,715 RSF Available Now  
Creative spec suite featuring large conference room, three private offices, open kitchen/break room, lounge areas, and large open area for cubicles.

## BLDG 3 16845 VON KARMAN AVE

Fully Leased Building

## BLDG 4 16815 VON KARMAN AVE

Fully Leased Building

## BLDG 5 16795 VON KARMAN AVE

Suite 205 1,486 RSF Available Now  
Improvements to suit.

Suite 210 2,923 RSF March 2021  
Five perimeter offices, storage area and open area.

Suite 205/210 4,409 RSF Contiguous space.

## BLDG 6 16775 VON KARMAN AVE

Suite 125 3,967 RSF November 2020  
Reception area, conference room, five private offices, open break room, IT/storage and open work area.

Suite 150 3,281 RSF November 2020  
Reception area, conference room, five private offices, open break room and large open work area.

Suite 175 3,419 RSF November 2020  
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.

## BLDG 8 16735 VON KARMAN AVE

Suite 215 1,778 RSF Available Now  
Two private offices, conference room, open kitchen and open work area.

Suite 225 3,308 RSF Available Now  
Three private offices, conference room, open kitchen and large open work area.

Suite 250 6,005 RSF Available Now  
Double door lobby exposure, reception area with polished concrete and open ceilings, two conference rooms, five private offices, collaboration areas, open kitchen and large open work area.

Suite 275 3,601 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

Full Leased Building



VKCLIFE.COM

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**CBRE**



**EQ Office**

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