

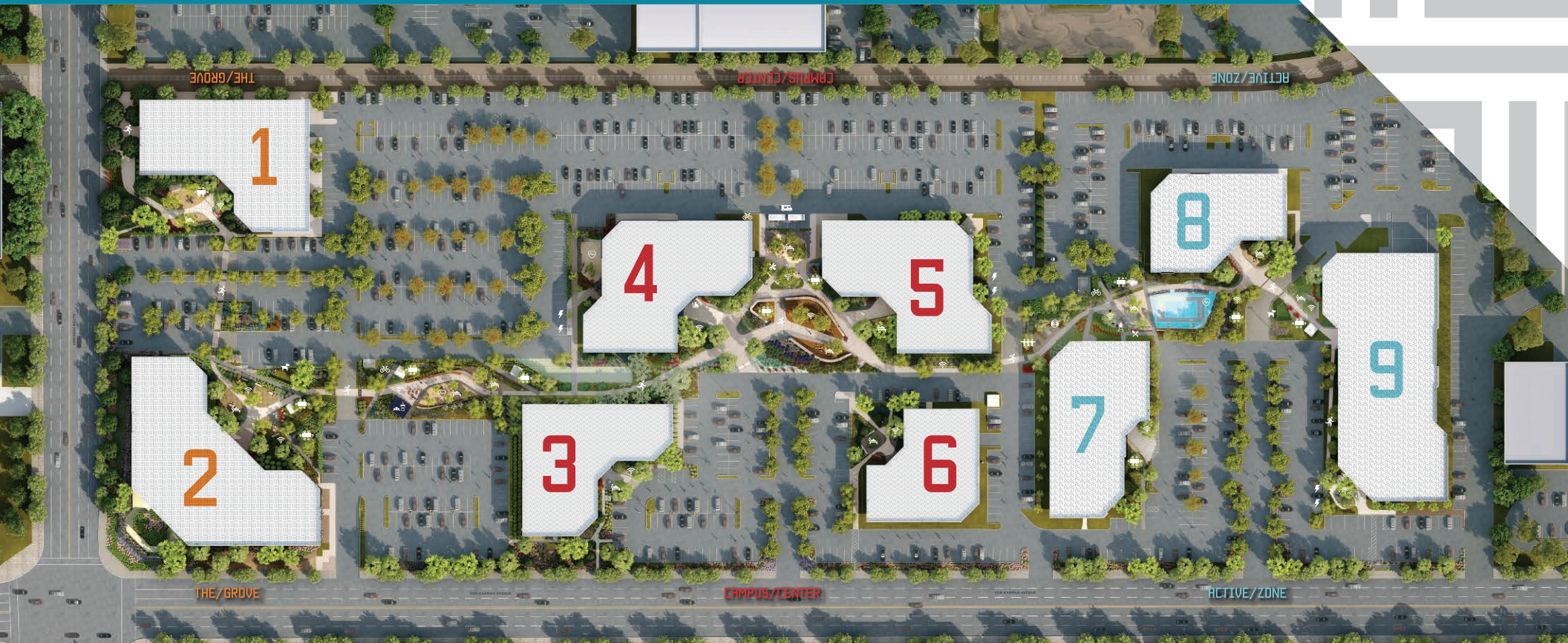


VKCC

VON KARMAN CREATIVE CAMPUS

BREAK/FROM/ROUTINE

Finally, something more...a lot more! A first in Orange County. VKCC (Von Karman Creative Campus) will be 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.





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 full 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

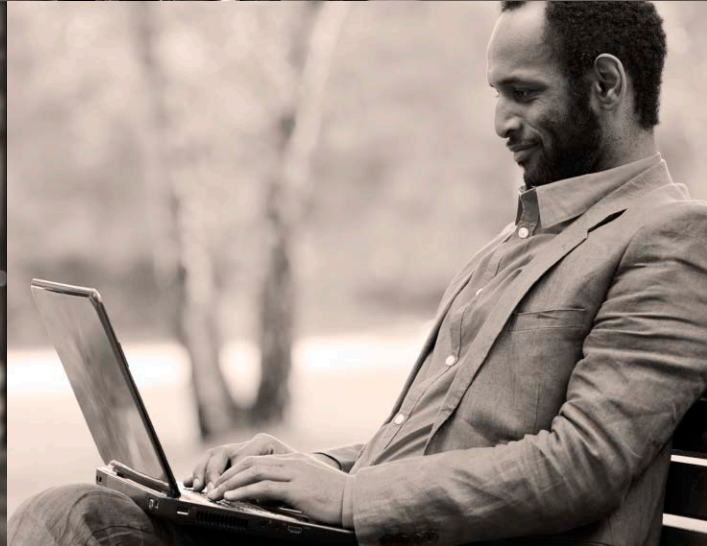
Two dedicated dog parks

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.

(GENSLER 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

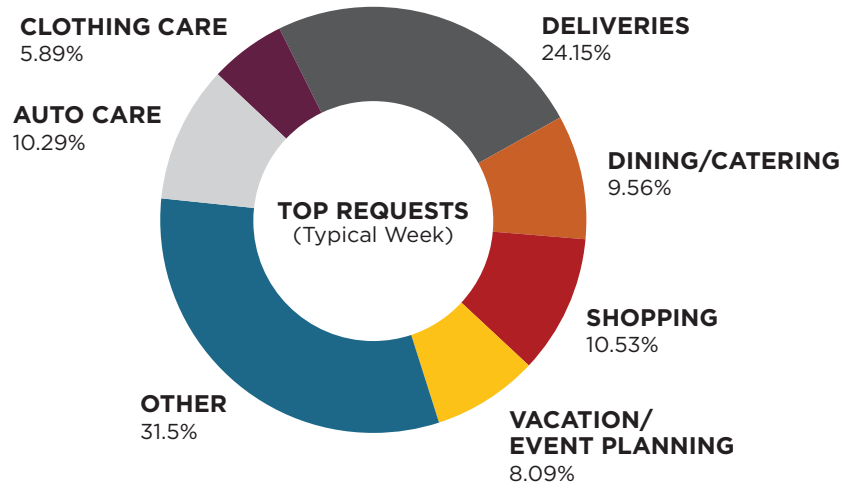
ON AVERAGE EACH EMPLOYEE GAINED 4 DAYS PER YEAR WHEN HAVING ACCESS TO CONCIERGE SERVICES.

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 Dining | Courier |
| Check Deposits | Car Wash |
| Fuel Service | Grocery Delivery |
| Dry Cleaning | |



NEED EMPLOYEE HOUSING?

We've got you covered! In the Irvine Business Complex, 11,284 units are either built or under construction, with another 4,600 units at neighboring Tustin Legacy.

**TUSTIN LEGACY
DEVELOPMENT
4,600 UNITS RESIDENTIAL**

64% of today's workforce are renting

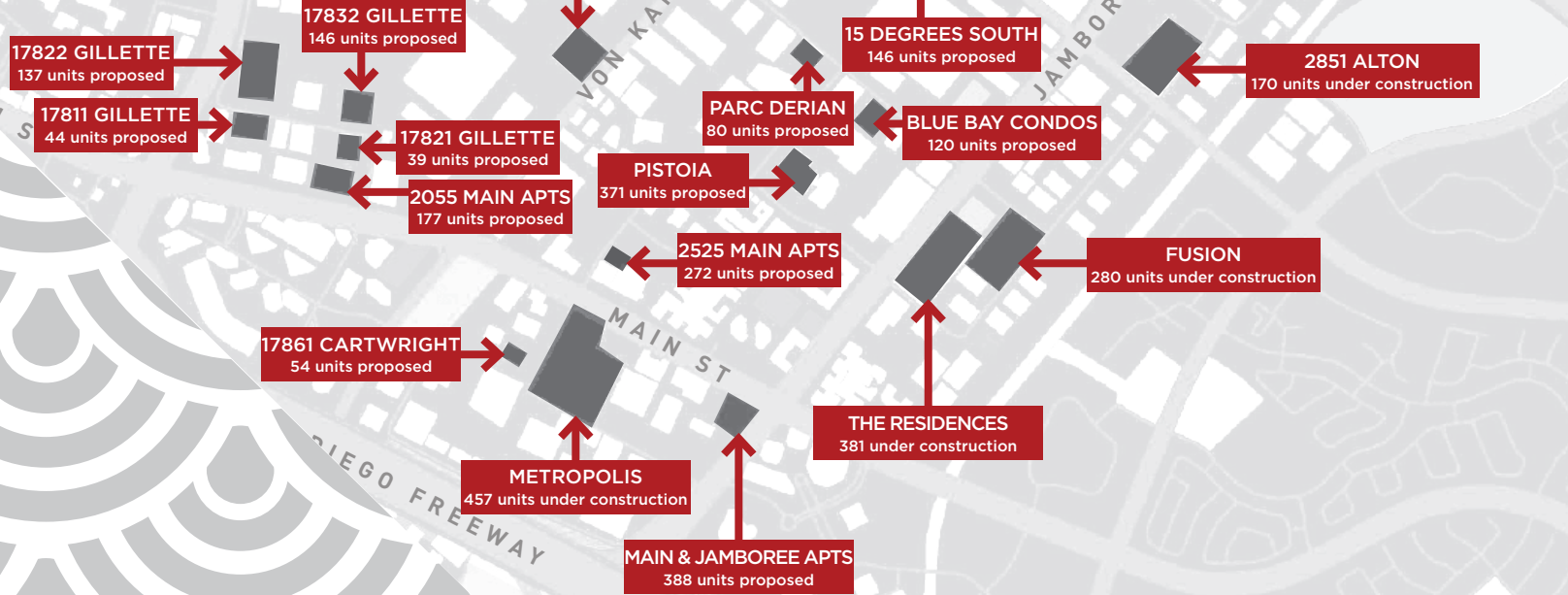
TOP REASONS WHY?

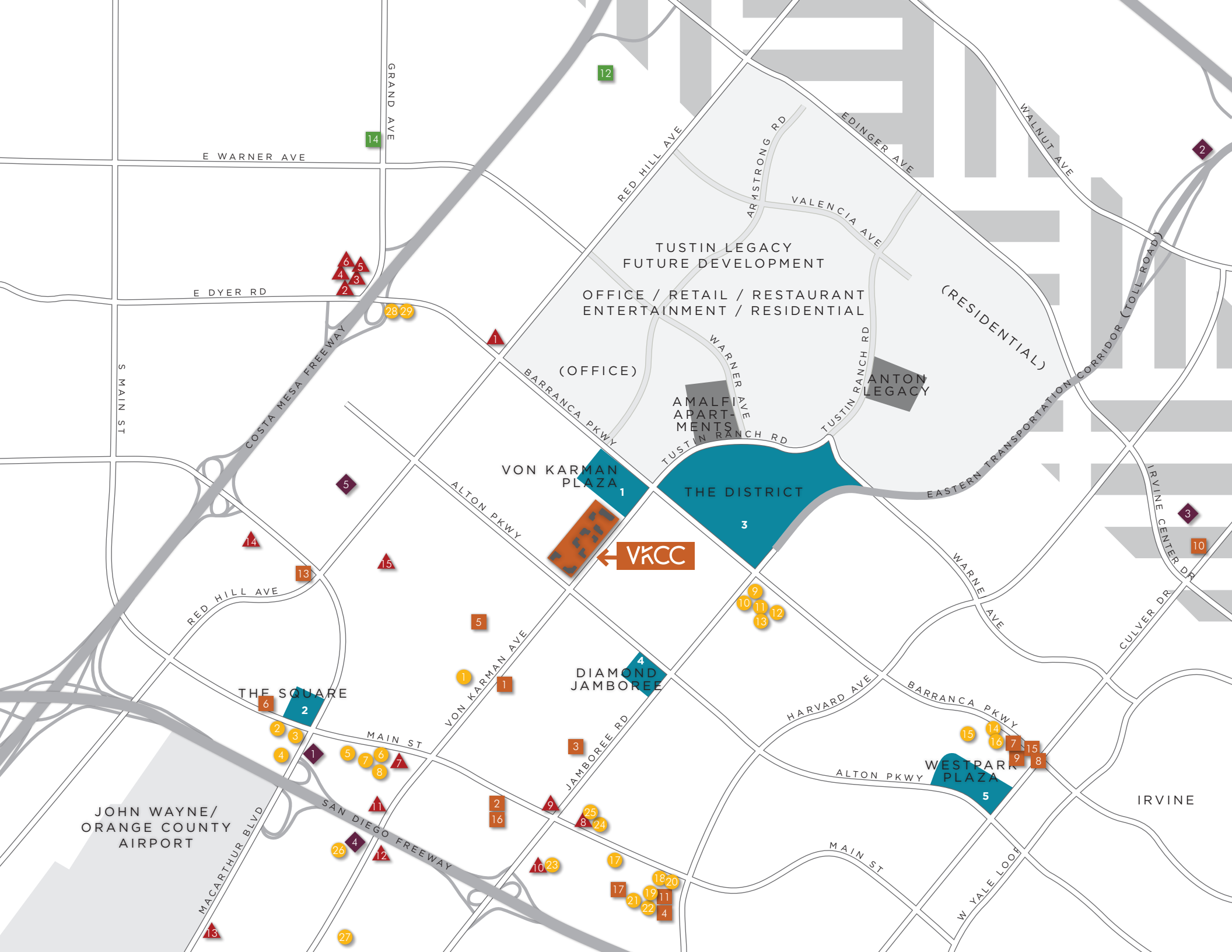
65%
cost/financial
circumstances

31%
short-term
convenience

CBRE RESEARCH DEPT.

VKCC





WHERE TO GO

LODGING

1. Candlewood Suites
2. Embassy Suites
3. La Quinta Inn & Suites
4. Hampton Inn & Suites
5. Best Western Plus
6. Quality Suites
7. Embassy Suites
8. Residence Inn
9. Courtyard Irvine
10. Hyatt Regency
11. Wyndham Irvine
12. Marriott
13. Hilton Irvine
14. SpringHill Suites
15. Homewood Suites by Hilton

HEALTH & FITNESS

1. Equinox Sports Club
2. LA Fitness
3. 24 Hour Fitness
4. 24 Hour Fitness
5. CrossFit Irvine

SERVICES

1. First Foundation Bank
2. Wells Fargo Bank
3. State Street Bank & Trust Co
4. AT&T
5. T-Mobile
6. FedEx Office Ship Center
7. Chase Bank
8. Citibank
9. The UPS Store
10. East West Bank
11. James Shoe Repair
12. SchoolsFirst Federal Credit Union
13. Red Hill Mobile
14. Bank of America
15. Sprint Store
16. Piccadilly Cleaners
17. CVS

DINING

1. Larry's Deli
2. McDonald's
3. Agora Churrascaria
4. Makino

RETAIL CENTERS

1. Von Karman Plaza
 - Staples
 - Elements Massage
 - Jo-Ann Fabric & Craft
 - Walmart Supercenter
 - Panda Express
 - The Habit
 - Taco Bell
 - Jersey Mike's Subs
 - Starbucks
 - Garbanzo Mediterranean Grill
 - Chase Bank
2. The Square
 - Starbucks
 - Carl's Jr
 - 7-Eleven
 - Union Bank
 - Flippin' Pizza
 - Poke Dot
 - Flame Broiler
 - Croutons
 - Tokio Grill
 - Mediterrania Grill

3. The District (Partial List)

- Petsmart
- Mendocino Farms
- Massage Envoy
- Target
- Lowe's
- Costco
- Michael's
- T.J. Maxx/Home Goods
- Whole Foods
- Chick-Fil-A
- In-n-Out
- AMC Tustin 14
- Bowlmor 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 at The District (Partial List)

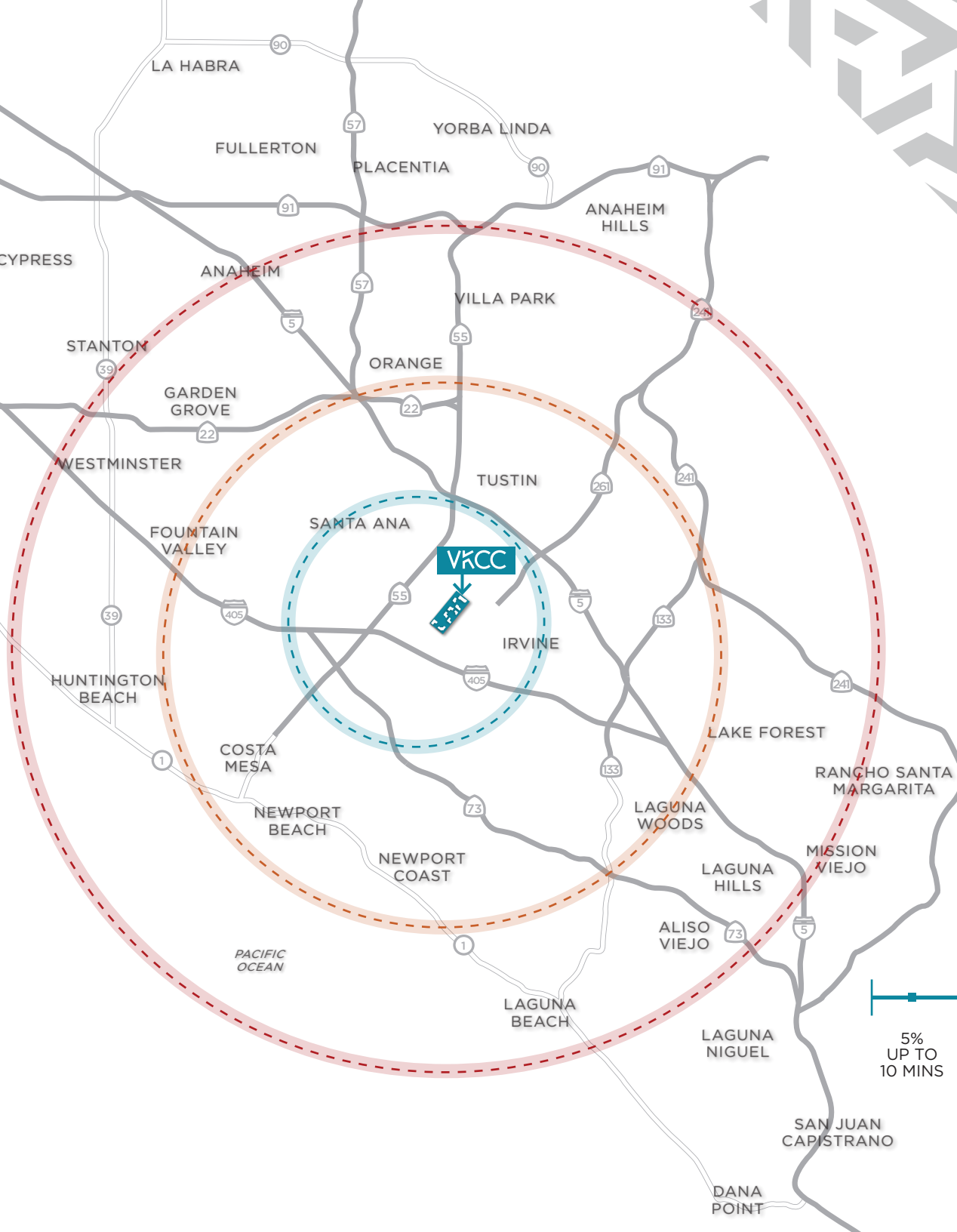
- Portola Coffee Roasters
- The Kroft
- Mr Holmes
- Milk Box
- Central Bar
- The Dirty Cookie
- Hatch
- Kettle Bar
- Sweets Choice
- Font Porch Pops
- M2P Pasta/Salads
- Cubed Poke

4. Diamond Jamboree (Partial List)

- Tokyo Table
- Guppy Tea House Cafe
- SWSH Shabu Shabu
- Kula Sushi
- Capital Seafood Restaurant

5. Westpark Plaza

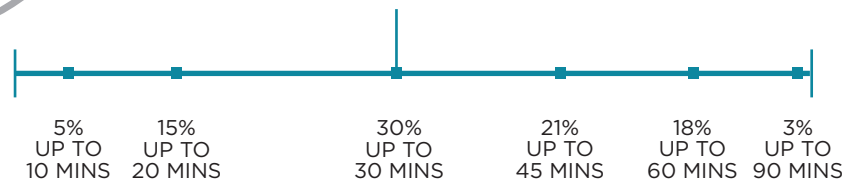
- Sprouts Farmers Market
- Albertsons
- Mobile Gas
- Edwards Theaters
- Chili's Grill & Bar
- Olive Garden
- Rite Aid Pharmacy
- Starbucks
- Bank of America



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

BLDG 1 2121 ALTON PKWY

Suite 110/112	5,028 RSF	Available Now
Ground floor space with exterior glass door entrance and improvements to suit.		
Suite 210	6,295 RSF	Available June 2018
Market ready creative office space featuring double door entry off elevator, open hospitality style reception area, two highly improved conference rooms, open break room, six perimeter offices, three breakout meeting booths and large open area.		
Suite 220*	3,448 RSF	Available June 2018
Market ready creative office space featuring open hospitality style reception area, highly improved conference room, open break room, five private offices, IT closet and large open area.		
Suite 230*	2,427 RSF	Available June 2018
Market ready creative office space featuring open hospitality style reception area, large conference room, five perimeter offices, open break room and large open area.		
Suite 240**	3,411 RSF	Available June 2018
Market ready creative office space featuring open hospitality style reception area, large conference room, six perimeter offices, open break room, IT closet and large open area.		
Suite 250**	2,379 RSF	Available June 2018
Market ready creative office space featuring open hospitality style reception area, large conference room, two private offices, open break room, IT closet and large open area.		
Suite 260	4,310 RSF	Available June 2018
Market ready creative office space featuring double door entry off elevator, highly improved conference room, four private offices, open break room, file / storage room and large open area.		
* Contiguous	5,875 RSF	
** Contiguous	5,790 RSF	

BLDG 2 16969 VON KARMAN AVE

Suite 120	8,536 RSF	Available Now
Market ready creative suite featuring open ceiling, polished concrete floors, and exclusive outdoor patio. Upgraded finishes include glass private offices, upgraded lighting fixtures, and built-in collaboration vignettes.		
Suite 210	3,661 RSF	Available May 2018
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

Suite 150	8,687 RSF	Available Now
Creative spec suite featuring highly upgraded conference room, open break room, private offices and large open area.		

BLDG 4 16815 VON KARMAN AVE

Suite 100	8,482 RSF	Available Now
Creative and upgraded design & finishes, includes reception area, glass conference room, eight interior offices, open kitchen/lounge, two small meeting rooms, large open area for workstations.		
Suite 160	2,925 RSF	Available May 2018
Market ready spec suite featuring glass conference room, three private offices, lounge area and creative/open work space.		
Suite 180	2,909 RSF	Available May 2018
Market ready creative spec suite featuring large conference room, four private offices, reception area, open break room and large open area.		

BLDG 5 16795 VON KARMAN AVE

Suite 200	9,985 RSF	Available May 2018
Double door entry off lobby with improvements to suit.		
Suite 250	2,801 RSF	Available Now
Two window offices with glass, one interior office with glass, conference room, huddle/ lounge area, open area for workstations, copy/storage, open break area.		

BLDG 6 16775 VON KARMAN AVE

Suite 125	2,827 RSF	60 Days Notice
Reception, four window offices, conference room, copy room, open area.		

BLDG 7 16755 VON KARMAN AVE

Suite 150	6,402 RSF	Available May 2018
Creative spec suite featuring large glass conference room, three private office and large open area with open break room and work area.		

BLDG 8 16735 VON KARMAN AVE

Suite 110	8,947 RSF	Available Now
Creative spec suite - Glass double door entry off lobby, highly upgraded kitchen/break area with upgraded appliances, interior private offices, open/dropped ceilings, open area.		
Suite 200	4,664 RSF	Available Now
Nine offices, reception, conference room, kitchen/break room, open area.		
Suite 225	3,513 RSF	Available 30 Days
Second floor suite with elevator identity and improvements to suit.		

BLDG 9 16715 VON KARMAN AVE

Fully Leased Building		
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