



## Oracle Tower

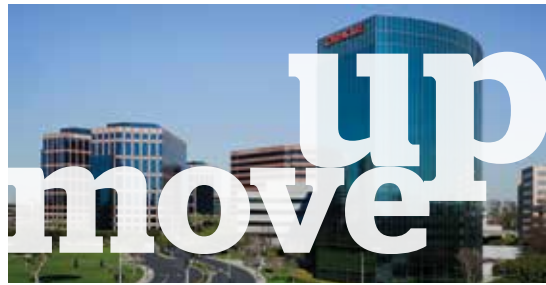
17901 Von Karman Avenue, Irvine, CA

Prominently located in the Irvine Concourse, the Oracle Tower is a Class A high-rise building that offers convenient amenities and easy access to major transportation routes. Discover the Oracle Tower today!



*John Hancock*

Real Estate



## Oracle Tower

17901 Von Karman, Irvine, CA



### Property Highlights

- Floor-to-ceiling glass walls and modern finishes
- Well maintained landscaping with distinctive water feature
- Outdoor patio seating
- Free public Wi-Fi
- On-site security and engineering staff
- On-site seven level parking structure (4 per 1,000 SF)
- Four passenger elevators plus freight

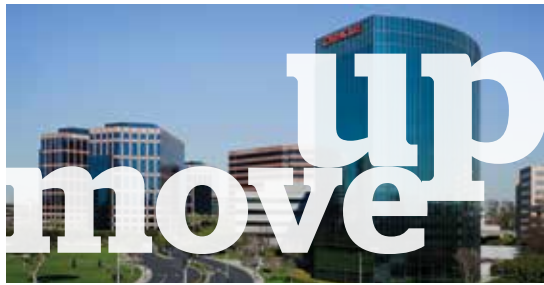
### Environmental Leadership

- Energy Star certification
- LEED® Gold certification
- BOMA 360 Performance building designation
- Comprehensive recycling program
- High-performance energy management system
- Water conservation measures



**Questions? Contact:**

Todd Collins, Leasing Manager T: 949.237.7000 E: Todd\_Collins@jhancock.com  
Parker Jones, Leasing Director T: 213.630.1217 E: Parker\_Jones@jhancock.com



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## A Superior Location

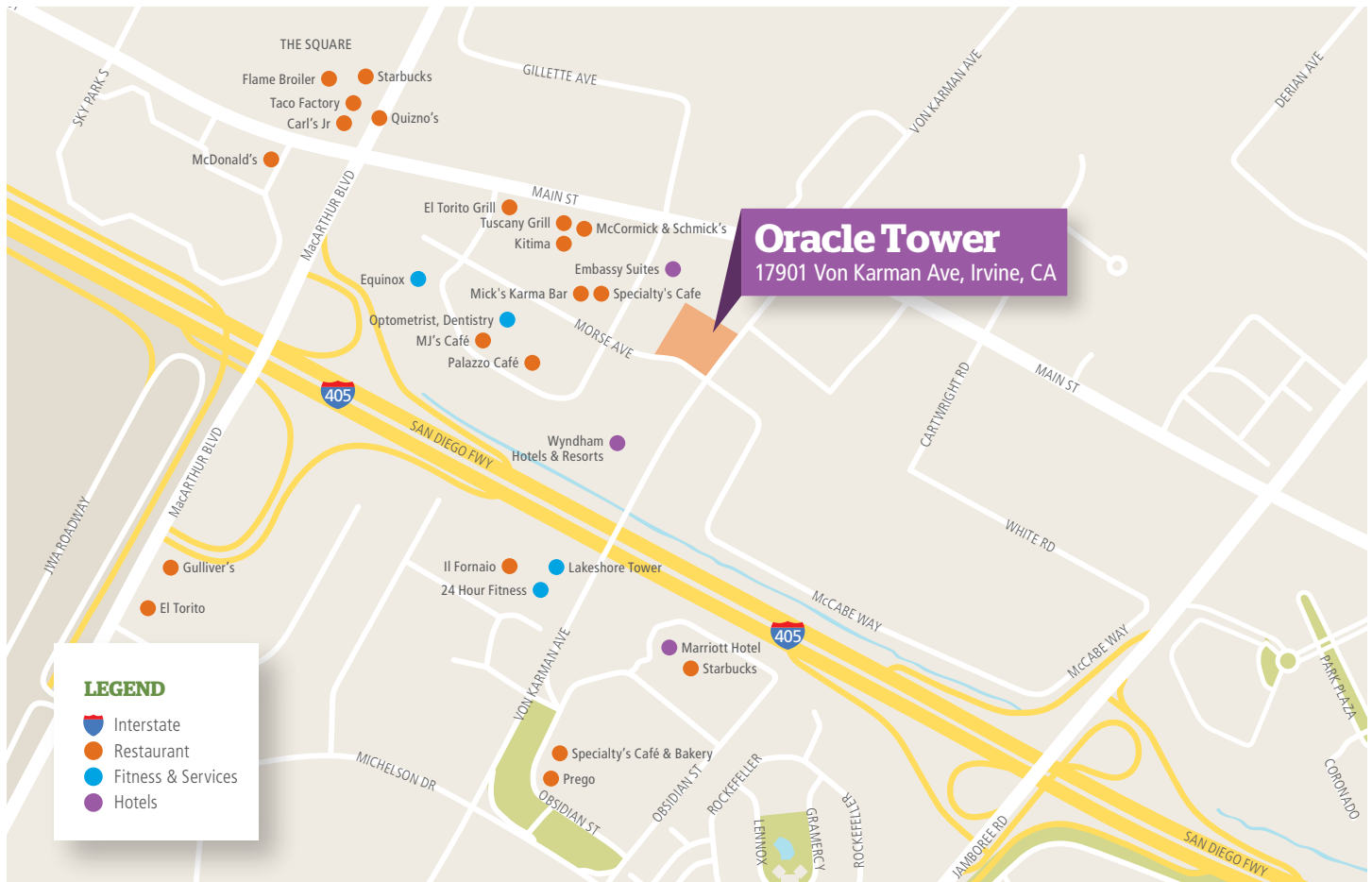
Located in the prestigious Irvine Concourse, Oracle Tower offers convenient access to major thoroughfares and key destinations such as Los Angeles, San Diego and San Bernardino.

- Proximately located near the 405, 55 and 5 freeways, as well as the 241 and 73 transportation corridors
- Immediate access to the John Wayne Airport

## Area Amenities

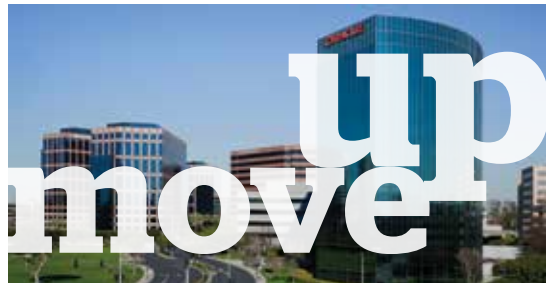
Oracle Tower is ideally surrounded by amenities to service your everyday needs.

- Close proximity to a number of eateries, coffee shops and full service restaurants
- Conveniently located near an Equinox Athletic Club and other healthcare services
- Minutes from Embassy Suites, Wyndham Hotel & Resorts and Marriot Hotel



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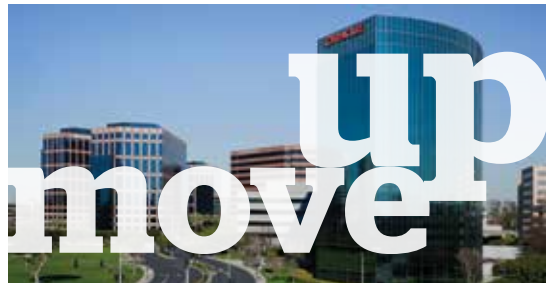
## Building Specifications



- **Finishes:** Dramatic aluminum and reflective tinted green glass curtain wall system with granite accents on ground and second floor.
- **Structure:** Steel moment resisting frame system.
- **Ceiling heights:**
  - Ground floor ..... 10+ ft.
  - Floors 2 thru 11 ..... 9 ft.
  - Floor 12..... 10+ ft.
- **Column spacing:** Various: 20 ft. on flat areas and 10 ft. to 32 ft. on radius.
- **Bay depths:** 41 ft., multi-tenant to full tenant use
- **Mullion spacing:** 3'4" window mullion spacing to accommodate a wide variety of office sizes
- **Windows:** From 2'6" A.F.F. to 8'11" A.F.F.  
1/4" PGG Solarbay 560 - 14 Solex.
- **Floor load:** Lightweight concrete over metal deck on all elevated floors; 100 lb. per sq. ft. reduced with partitions included in live load.
- **Elevators:** (5) 40HP Westinghouse high-rise, traction-type elevators. The programmable electronic floor dispatch control interacts with SECOM card access system for after-hours operation.
- **Heating/Cooling:** Individual, dual-duct variable air volume (VAV) air-handling systems per floor. Chilled water is provided by a central thermal storage chilling plant located in parking structure.
- **Electrical System:** High voltage (15 KV) connection from street to Southern California Edison vault in parking garage with 480/277-volt, 3-phase, 4-wire, 8,000-amp, 100% duty-rated electrical service to switchboards in parking garage.
- **Emergency Power:** A single 450 KW diesel-powered emergency generator with a 300-gallon fuel tank located in the parking structure is connected to the emergency power riser through an automatic transfer switch, supplying power to all emergency conduits in the building via a dedicated riser.
- **Fire/Life Safety System:** A floor-zoned, autocal high-rise fire alarm/notification system is located in the ground floor fire control room in the parking structure with fire pump and emergency generator mimic panels, voice notification, and related systems. Building office areas are fully fire sprinklered.

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## Gallery



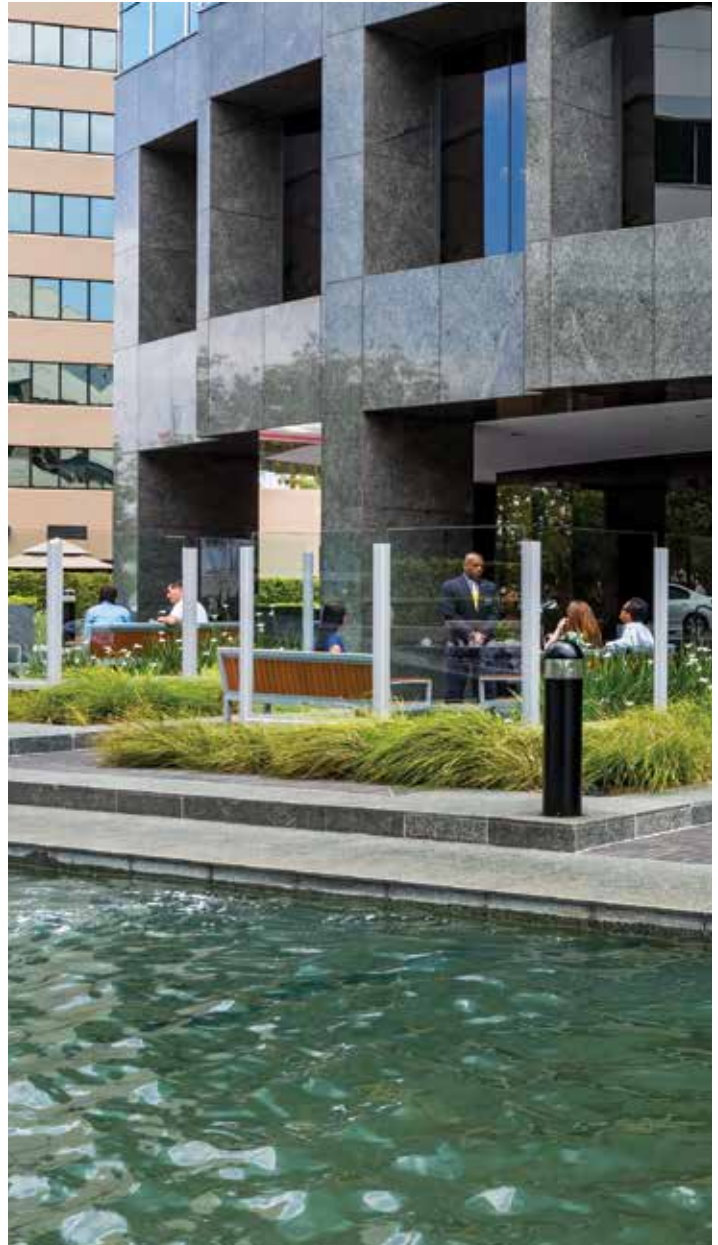
Water Feature



Lobby



Elevator Bank



Outdoor Patio

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