



COLUMBIA BANK

COLUMBIA BANK
TOWER
IRVINE, CA

Top-Tier Amenitized Office Asset with Strong Mark-to-Market Opportunity

Executive Summary

The Offering

JLL, as exclusive advisor, is pleased to present the outstanding opportunity to acquire Columbia Bank Tower located at 17901 Von Karman Avenue, Irvine, CA (the “Property”), a 12-story institutional quality Top Tier office building totaling 274,230 SF. The Property is 76% leased today with $\pm 84\%$ of the current roster leased to credit tenants and 94% of the rent roll as been at property for over 10 years.

Columbia Bank Tower is located on the hard corner of Von Karman and Main, with two points of entry, 12 walkable restaurants, a premier lifestyle gym and 894 stalls in the onsite parking garage with direct access via a 2nd floor skybridge. The Property presents investors with the opportunity to purchase an institutionally managed top tier asset with significant in-place cashflow and **substantial mark-to-market rent upside** in an A+ location with a limited competitive set in a submarket with over 2.7M square feet of diminishing supply.

Property Overview

Address	17901 Von Karman Ave, Irvine, CA 92614
Zoning	Irvine Business Complex (IBC) Multi-Use Zone
Square Footage	274,230 SF (2017 BOMA)
Floor Plate	$\pm 23,744$ SF
Occupancy	75.8%
Year Built/Renovated	1985/2021
Parking Spaces	894 3.75/1,000 SF (with 15% oversell parking)
Stories	12
APN	435-171-18
Acreage	1.64
Total Tenants	11
WALT	3.9 Years

$\pm 84\%$ Of The Rent Roll Is Comprised Of Credit And Investment Grade Tenants

 COLUMBIA BANK  MERCER  ORACLE

 TRUIST  ZURICH

INVESTMENT HIGHLIGHTS

Mark-To-Market Opportunity With In-Place Tenants
30% Below Market Rents

± 12 Food & Beverage Options And Premier Lifestyle Gym Within 500 Steps Of The Property

Anchor Tenant Columbia Bank Occupies 42% Of The GLA With A Mandated 5-Day In-Office Work Week

Top Tier Asset In A Supply Constrained Submarket With Over 2.7M Square Feet Of Office Removal

Institutionally Managed With Recent Upgrades And Modernizations With Over \$4.5M Spent Throughout The Hold Period

Over 94% of the Tenant Base Have Been at the Building For Over 10+ Years

Competitive Set Rental Rates Have Increased By 24% Over The Last 12 Months

$\pm 57\%$ Discount To High-Water Mark Sales For Competitive Set Trades

Captive Anchor Tenant



Columbia Bank's Acquisition of Pacific Premier Bank (Sep. 2025)

Previously Pacific Premier's headquarters, 17901 Von Karman now serves as Columbia Bank's primary Southern California office following their \$2.4 billion acquisition of Pacific Premier Bancorp in 2025.

The company recently exhibited asset level commitment by installing rooftop signage and implementing a 5-day return-to-office policy.

Columbia's acquisition of Pacific Premier drove its larger Western expansion into California and added significant strength to the balance sheet.



4.8 Years

Remaining Lease Term

BBB+

Credit Rating (Fitch Ratings)

350+

Locations Across 8 Western States

\$2.3B

In Revenue (↑19% YoY)

\$70B

Assets Under Management

COLUMBIA BANK HAS GROWN BY 2.5X SINCE 2019



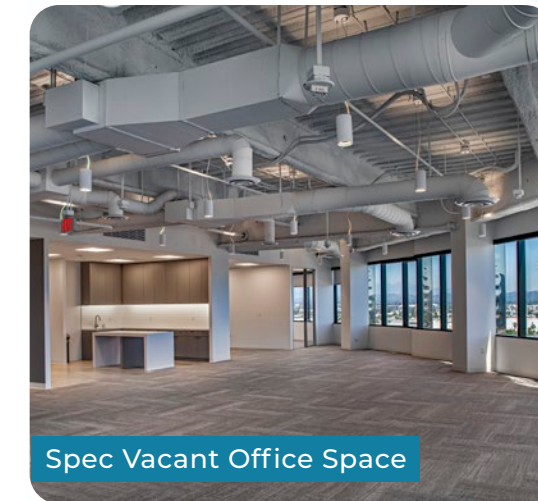
Executive Suite (12th Floor)



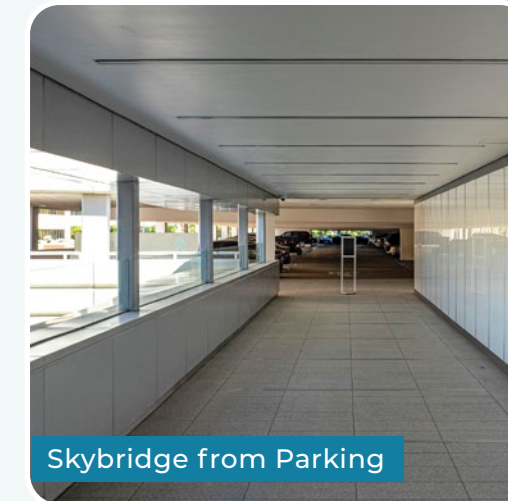
Modernized Elevators



Walkable Food & Beverage



Spec Vacant Office Space



Skybridge from Parking

PROPERTY HIGHLIGHTS

Corner Lot With Freeway Visibility With A 6-Story Parking Garage And Multiple Points Of Access

Onsite Café With First Floor Availability With 19' Slab-To-Slab For Potential Amenity Business Plan

Efficient Floor Plates With 28,237 SF Of Vacant Spec Suites Available

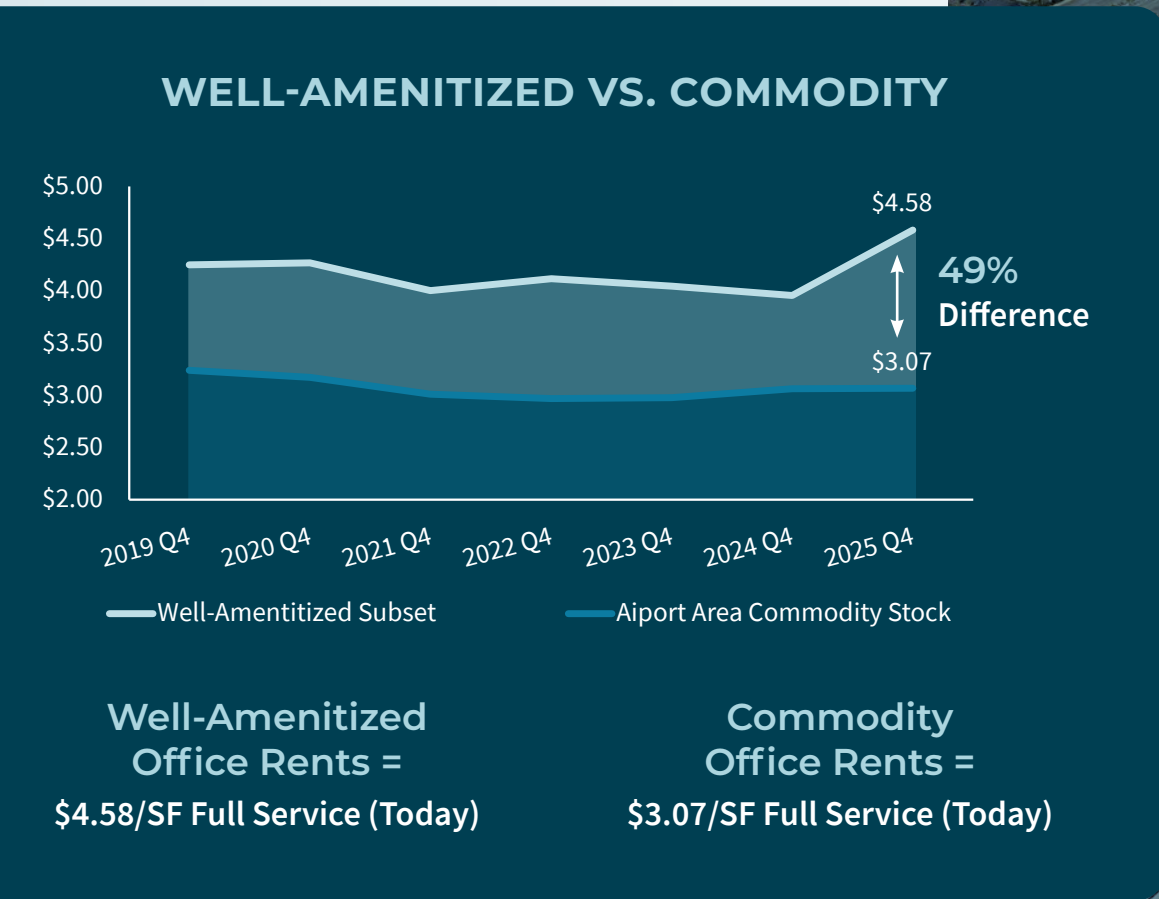
Nominal CapEx Required With Recently Modernized Lobby, Elevators, Outdoor Recreation And Bathrooms With **Over \$4.5M Invested**

Direct Access To Building From Parking Garage Via Second Floor Sky Bridge

Fully Connected Outdoor Patio Area Directly Facing 3 Restaurants

High Quality & Amenitized Office

Amenitized Office is achieving a 49% Rent Premium compared to Commodity Office



Columbia Bank Tower presents a 30% mark-to-market opportunity



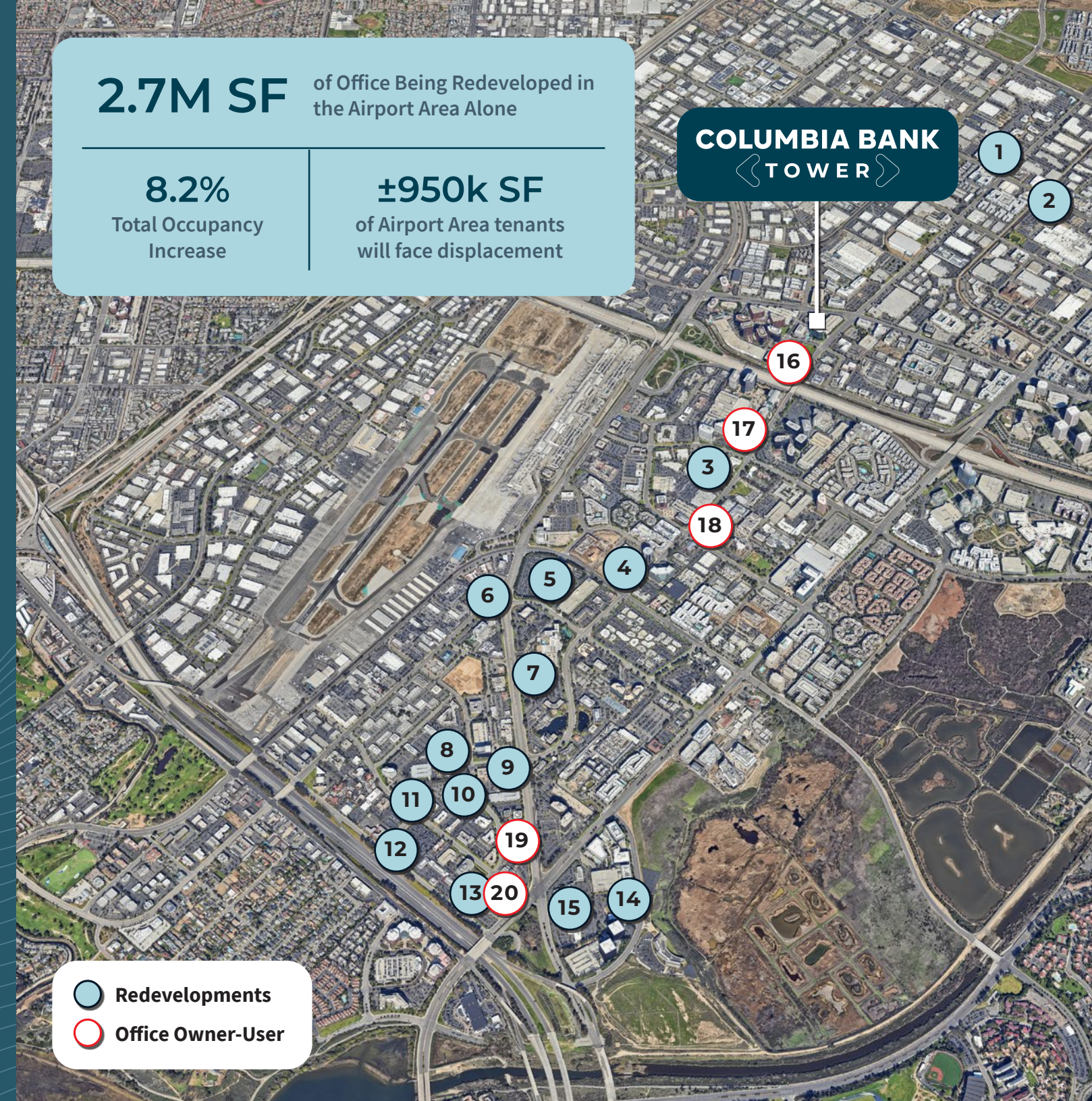
AMENITIES & BONUSES

- ### AMENITIES
- 12+ Of Walkable Restaurants, Cafés, And Shops
 - Weekly Food Trucks In Common Area Outside
 - Nightly Events At Intersect

- ### BONUSES
- Abundant, Easy-Access Structured Parking
 - Newly Upgraded Restrooms And Corridors
 - Modernized Elevator Cabs For Improved Look And Use
 - Upgraded Lobbies On Multiple Floors

OC Leads the U.S. in Office Removal

- 1 Von Karman Creative Campus
- 2 16842 Von Karman
- 3 2151 Michelson Ave
- 4 Trilogy Gardens
- 5 MacArthur Court
- 6 MacArthur Centre
- 7 4400 MacArthur
- 8 1301 Dove
- 9 Red Stone
- 10 1201 Dove
- 11 1401 Quail
- 12 1300 & 1400 Bristol St
- 13 901 & 1001 Dove
- 14 19600-19700 Fairchild
- 15 Centerpointe
- 16 17911 Von Karman
- 17 18191 Von Karman
- 18 Glidewell Labs
- 19 4001 MacArthur
- 20 895 Dove



Active Office Redevelopment Projects in the Airport Area

VKCC

MULTIFAMILY REDEVELOPMENT
(Removal of 450,000 SF)

MacArthur Court

MULTIFAMILY & MIXED USE REDEVELOPMENT
(Removal of 103,635 SF)

Trilogy

SENIOR HOUSING REDEVELOPMENT
(Removal of 250,600 SF)

MacArthur Centre

MULTIFAMILY REDEVELOPMENT WITH MIXED USE COMPONENT
(Removal of 50,872 SF)

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Execution Team

Michael Leggett

Senior Managing Director
JLL Capital Markets
+1 415 317 3224
michael.leggett@jll.com
CA Lic. #1056334

Jeff Bramson

Senior Managing Director
JLL Capital Markets
+1 310 407 2122
jeffrey.bramson@jll.com
CA Lic. #02173278

Andrew Harper

Managing Director
JLL Capital Markets
+1 310 407 2139
andrew.harper@jll.com
CA Lic. #1319640

Will Poulsen

Senior Director
JLL Capital Markets
+1 310 407 2167
william.poulsen@jll.com
CA Lic. #2043184

Tim Donald

Director
JLL Capital Markets
+1 949 922 0364
tim.donald@jll.com
CA Lic. #02187666

Financing Advisory

Matt Stewart

Senior Managing Director
JLL Capital Markets
+1 501 733 1041
matt.stewart@jll.com
CA Lic. #01956812

Spencer Seibring

Director
JLL Capital Markets
+1 949 885 2948
spencer.seibring@jll.com
CA Lic. #02056224

Analyst

Jacob Molloy

Associate
JLL Capital Markets
+1 925 818 0669
jacob.molloy@jll.com
CA Lic. #02160835

Leasing Partners

Jeff Ingham

Senior Managing Director
JLL Capital Markets
+1 949 885 2990
jeff.ingham@jll.com
CA Lic. #01856260

Wade Clark

Senior Managing Director
JLL Capital Markets
+1 949 885 2992
wade.clark@jll.com
CA Lic. #1192143

Joe Bevan

Senior Managing Director
JLL Capital Markets
+1 949 885 2993
joe.bevan@jll.com
CA Lic. #1749828