

NEWPORT CENTER MEDICAL PLAZA

A PREMIER CLASS A MEDICAL CAMPUS IN THE HEART OF NEWPORT CENTER



FOUR-BUILDING NEWPORT CENTER MEDICAL CAMPUS

400 Newport Center Drive

1401 Avocado Avenue

1441 Avocado Avenue

360 San Miguel Drive

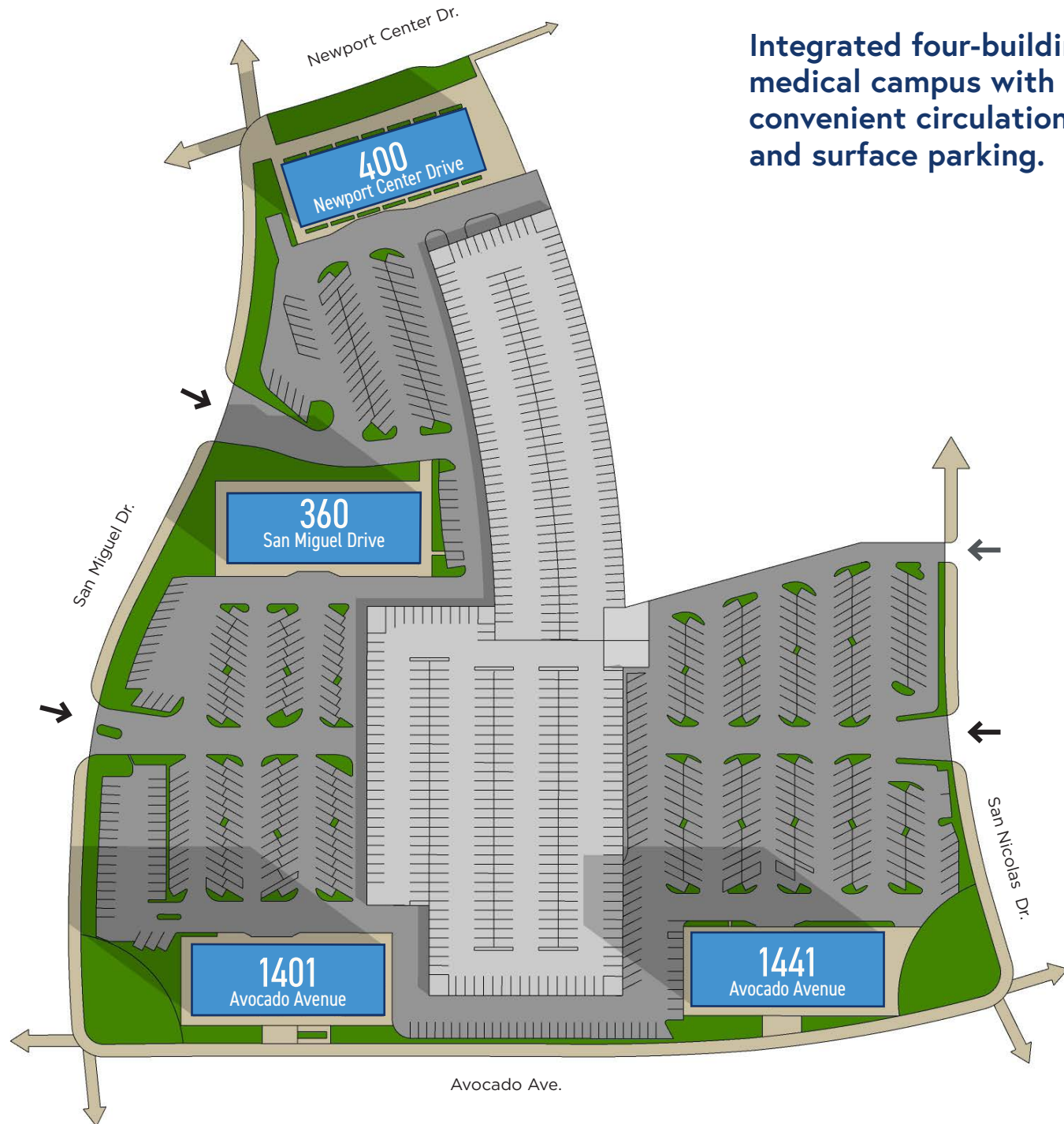
CBRE



M E D I C A L O F F I C E F O R L E A S E

NEWPORT CENTER MEDICAL PLAZA

Integrated four-building medical campus with convenient circulation and surface parking.



Outstanding Connectivity and Premier Newport Beach Healthcare Location: Strategically located in the heart of Newport Center. Expansive Ocean and Mountain views. Prestigious Newport Beach Address.

Unmatched Legacy & Expertise: As long-term owners and developers, Rhodes Development Co. brings decades of financial stability and experience as Orange County's leading provider of premium medical office spaces.

Ample and convenient surface parking.

Worldclass Amenities: Café located on the first floor of the campus for everyday ease. Walking distance to numerous retail amenities.

Professional Management: Dedicated on-site team ensuring a seamless experience.

Exceptional Accessibility: Quick connections to PCH, Interstate 5, plus the 73, 405 and 55 Freeways.

Conference Facility: Available for Reservation.



ABUNDANT NATURAL LIGHT



MODERN MEDICAL BUILD-OUTS



INTERIOR PHOTOS



EFFICIENT CLINICAL LAYOUTS



400 Newport Center Drive

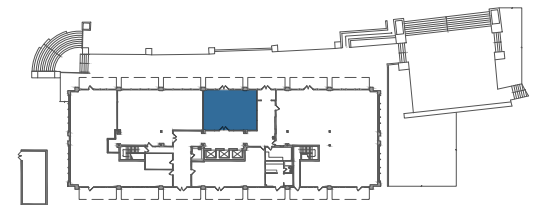
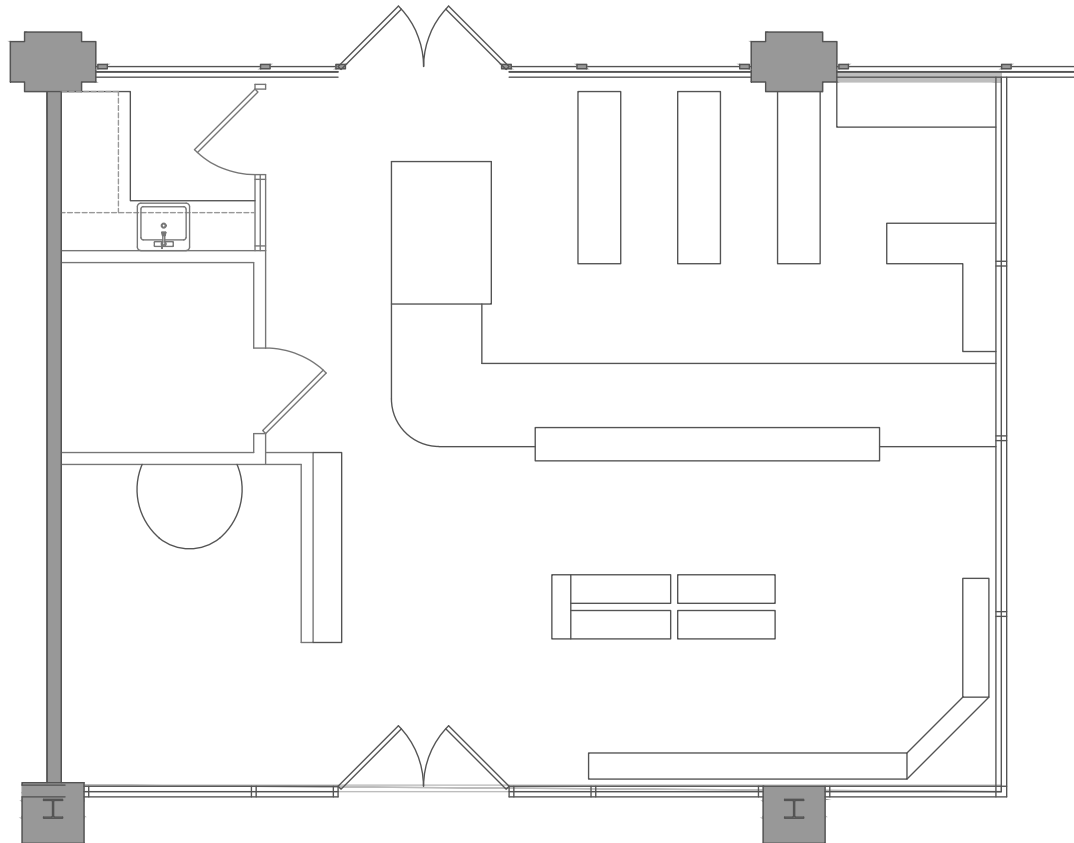
AVAILABILITY

SUITE	SIZE	AVAILABLE	FLOOR PLAN
106	994 SF	Available in 90 Days	
210	1,488 SF	Now	
308	2,298 SF	Available December 1, 2026	
410	493 SF	Now	
500	1,037 SF	Now	

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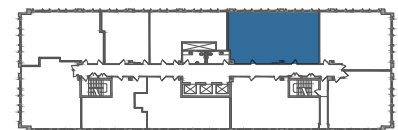
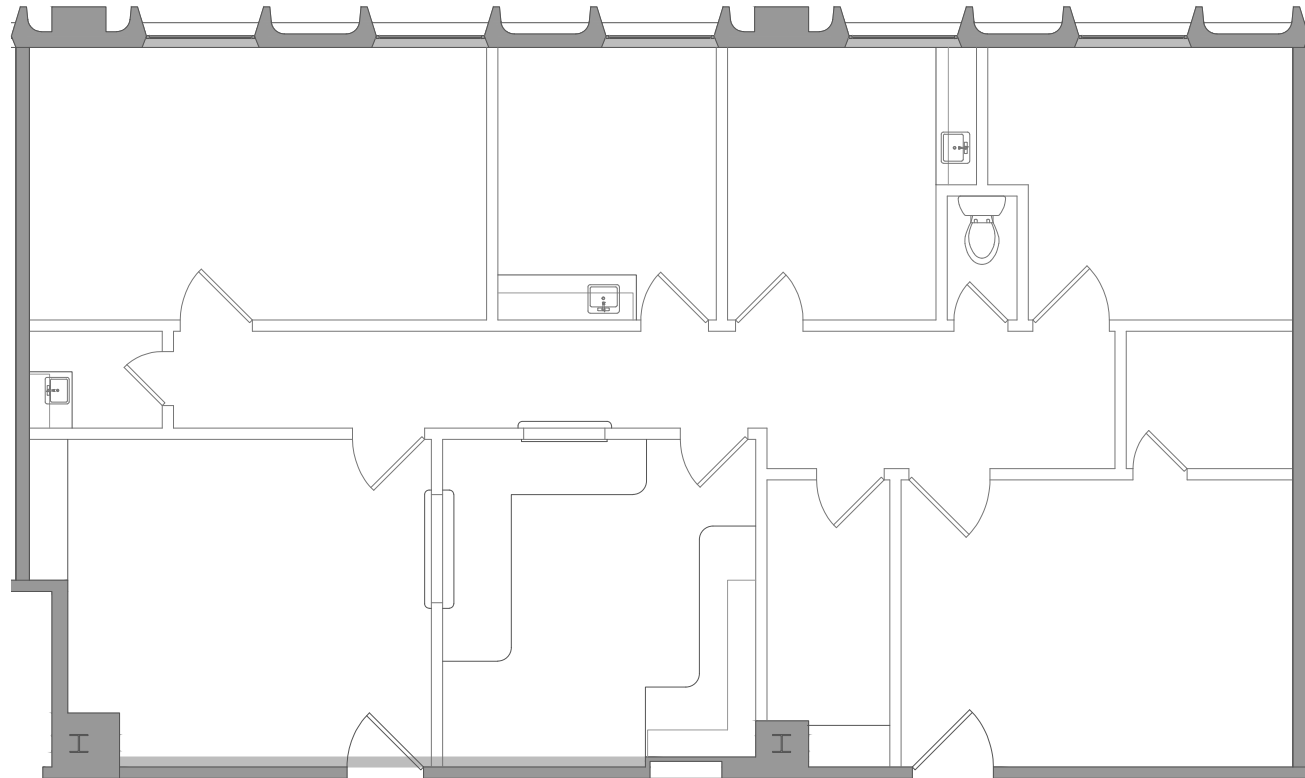
SUITE 106

994 SF



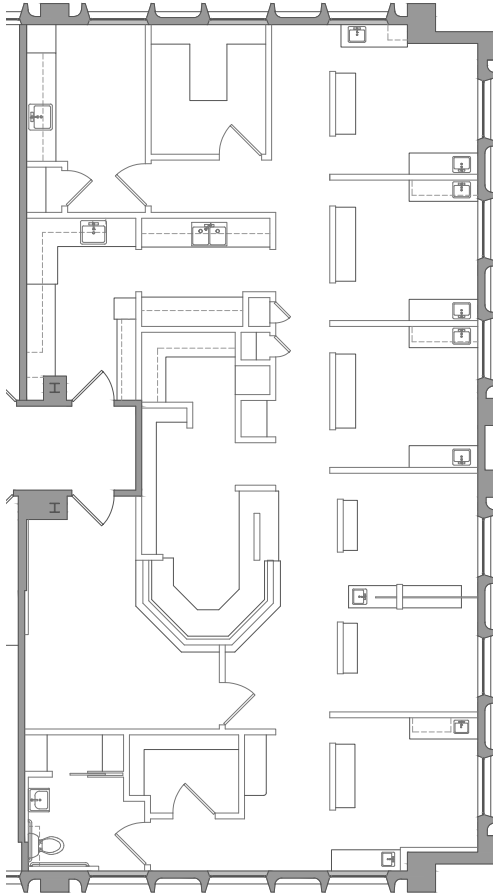
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1,488 SF



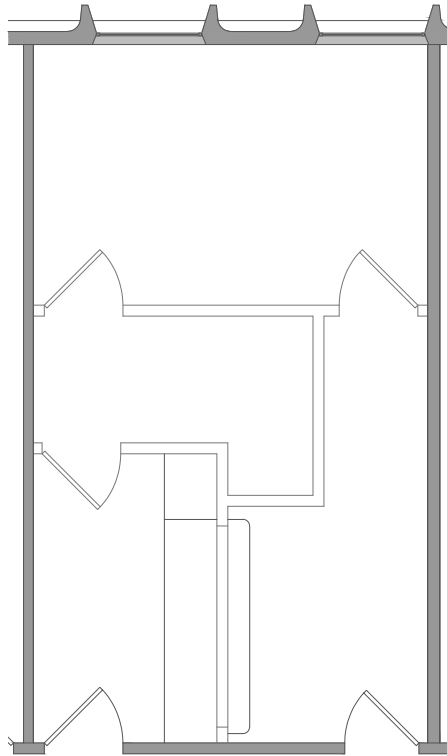
SUITE 308

2,298 SF



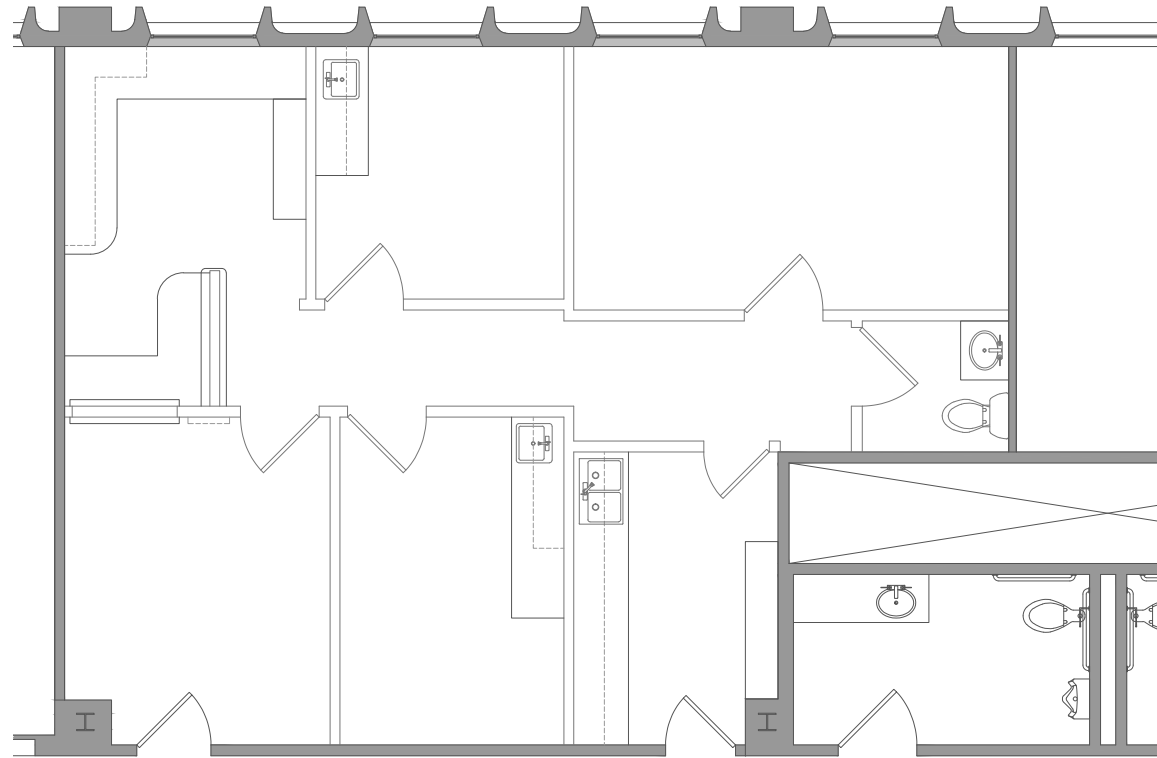
SUITE 410

493 SF



SUITE 500

1,037 SF



1401 Avocado Avenue

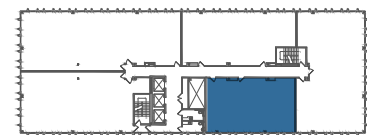
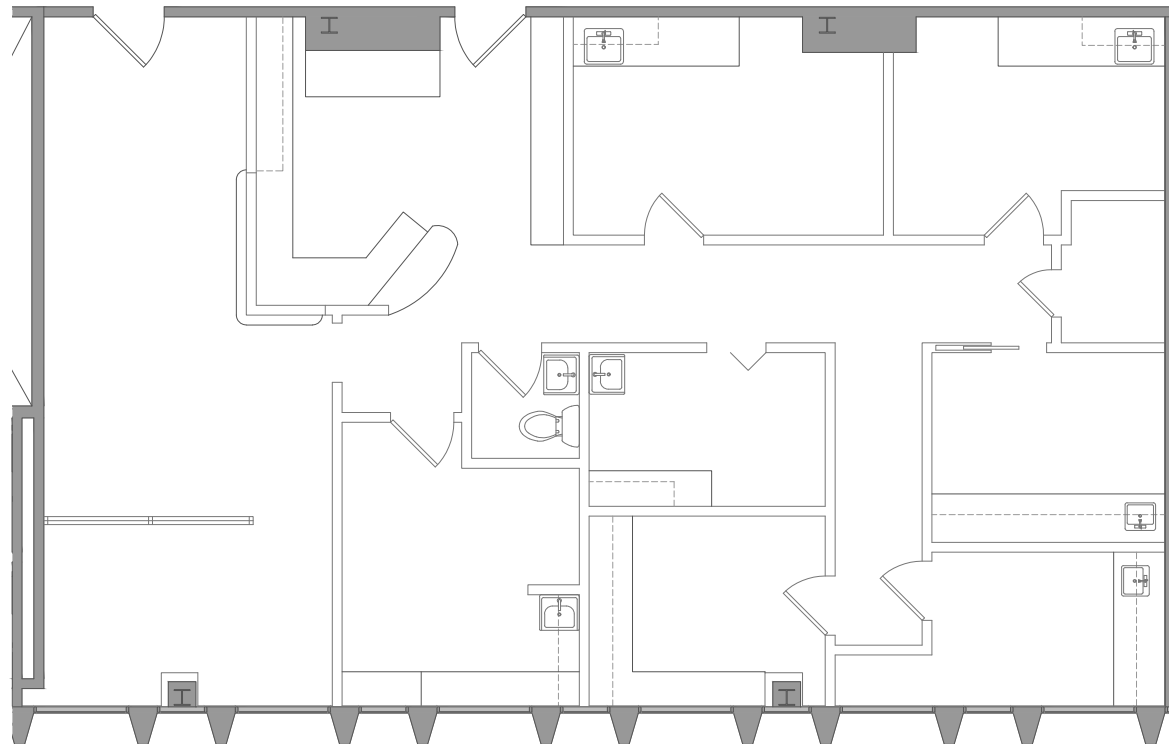
SUITE	SIZE	AVAILABLE	FLOOR PLAN
505	1,653 SF	Now	
703	3,775 SF	Available in 90 Days	
901	3,623 SF	Now	

 [CLICK TO VIEW FLOOR PLANS](#)



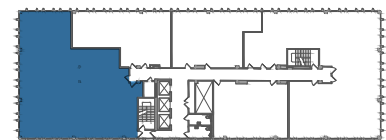
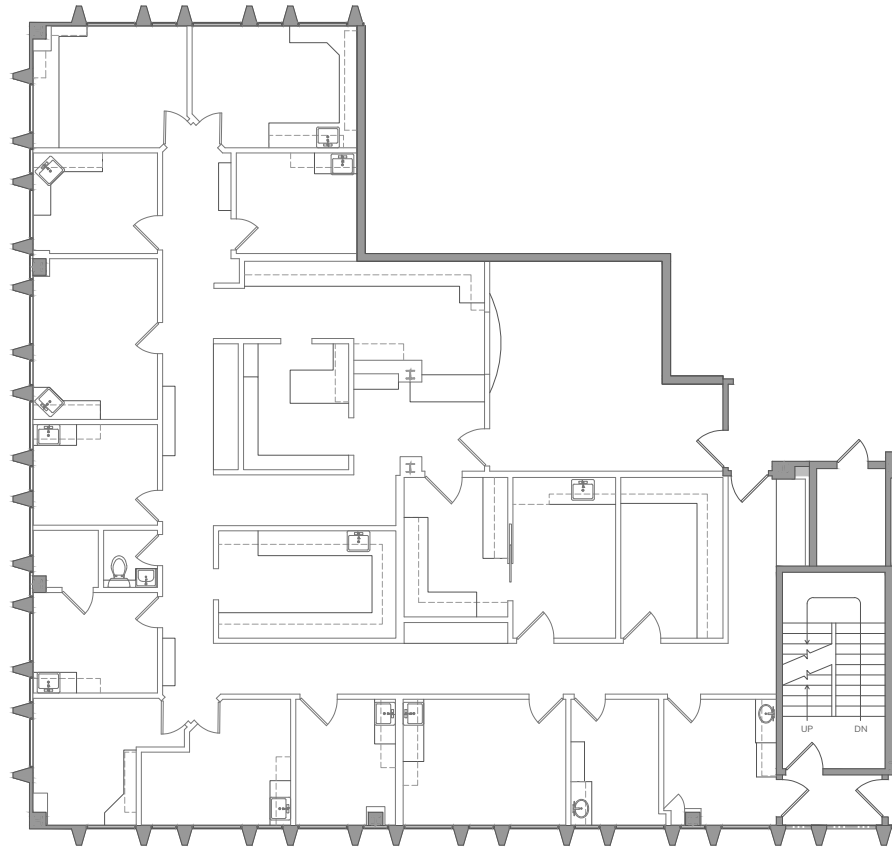
SUITE 505

1,653 SF



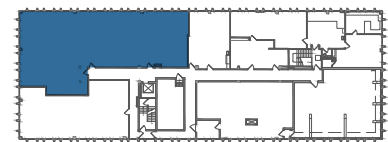
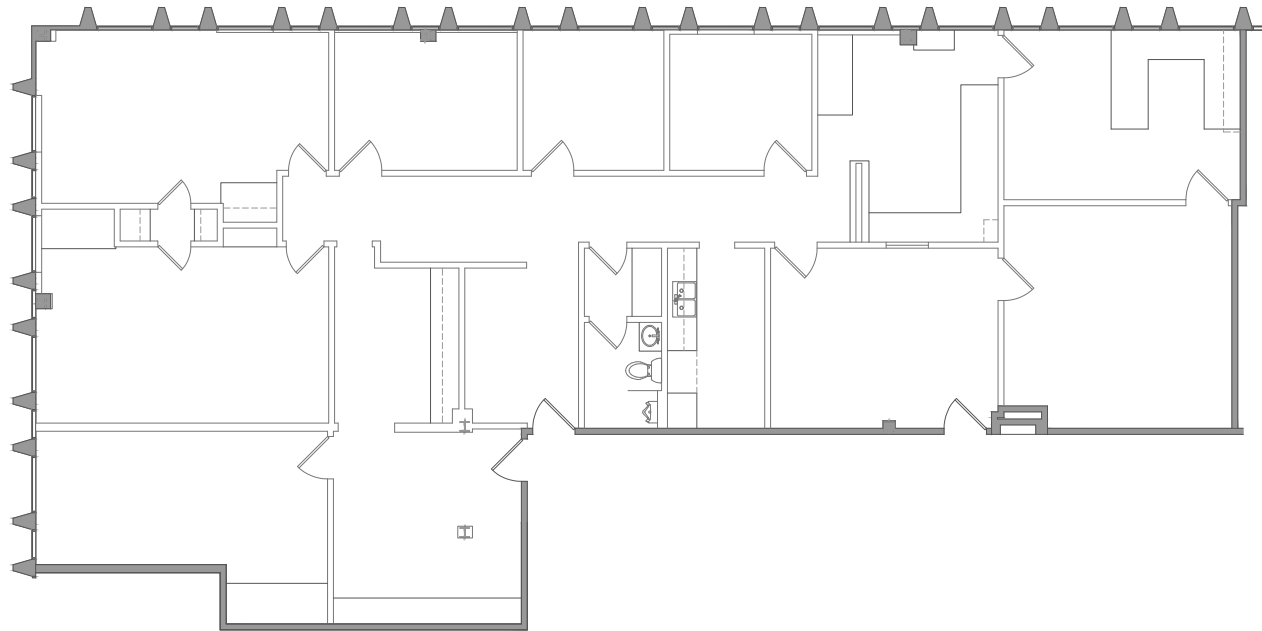
SUITE 703

3,775 SF



SUITE 901

3,623 SF



CONTIGUOUS 3,900 SF

1441 Avocado Avenue



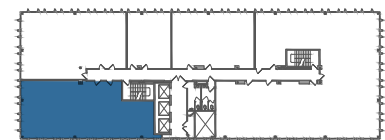
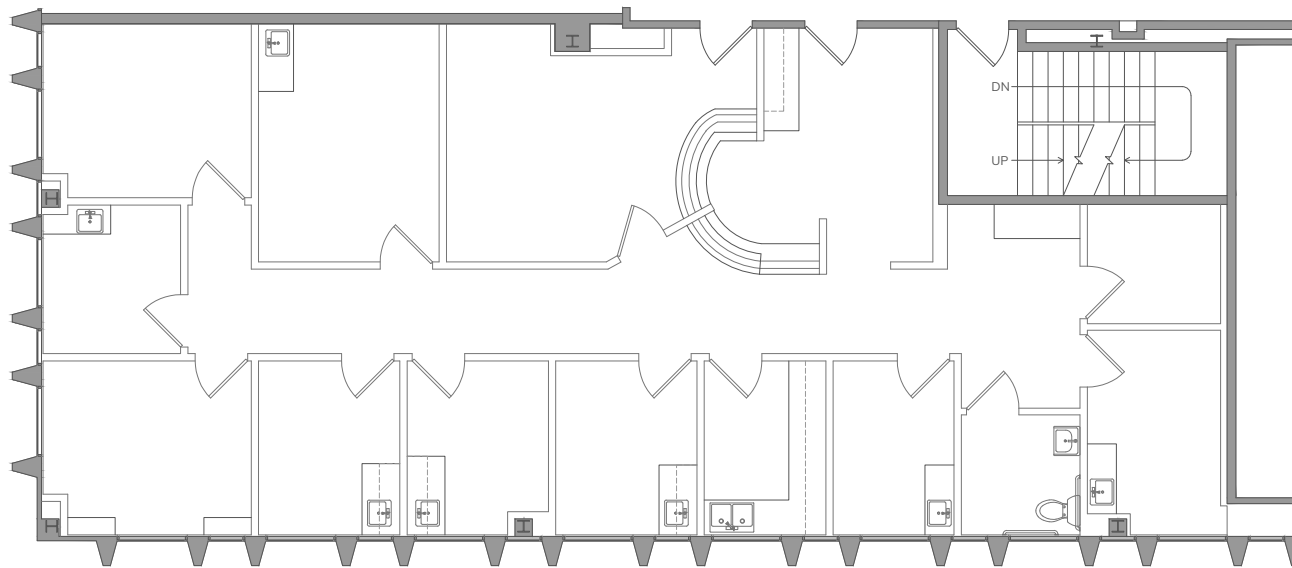
SUITE	SIZE	AVAILABLE	FLOOR PLAN
503	2,206 SF	Available in 90 Days	
607	1,481 SF	Now	
608	2,419 SF	Now	

[CLICK TO VIEW FLOOR PLANS](#)



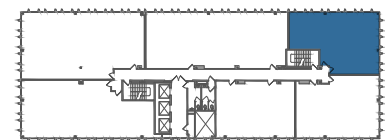
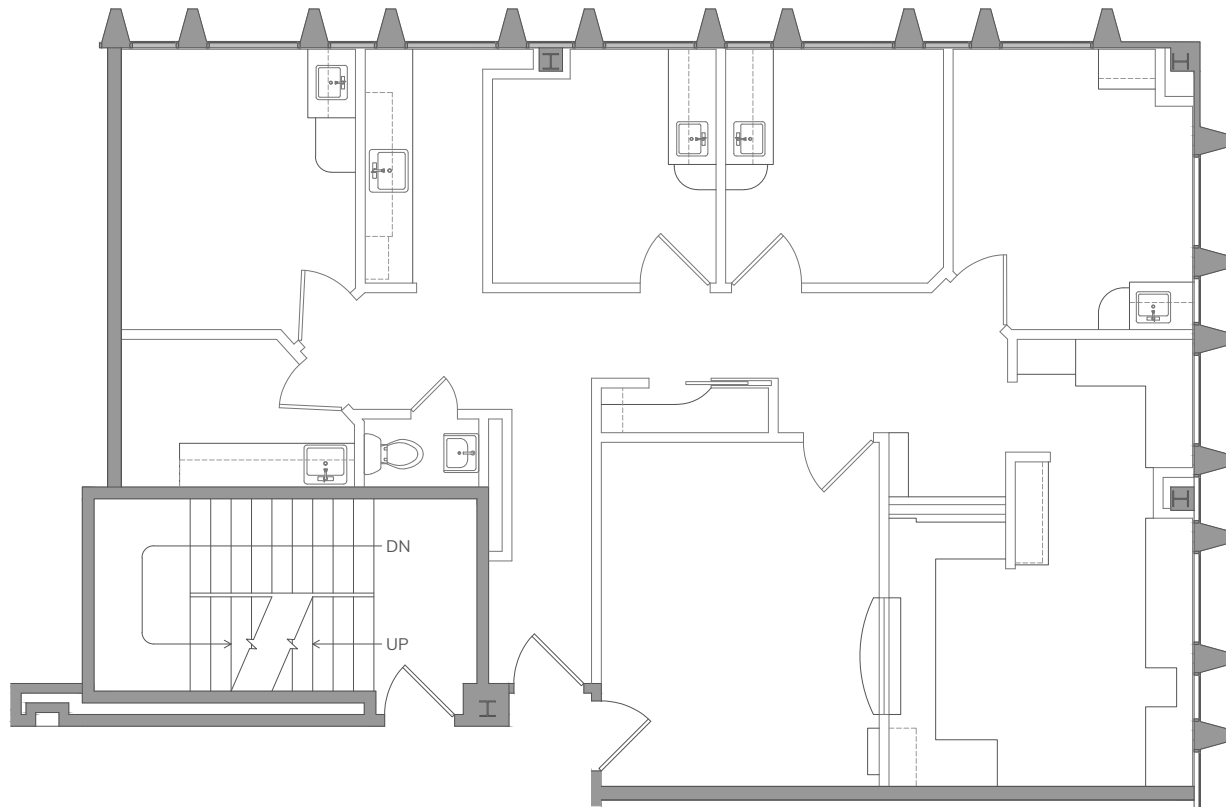
SUITE 503

2,206 SF



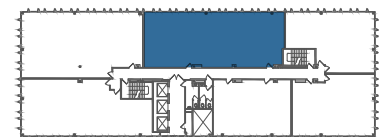
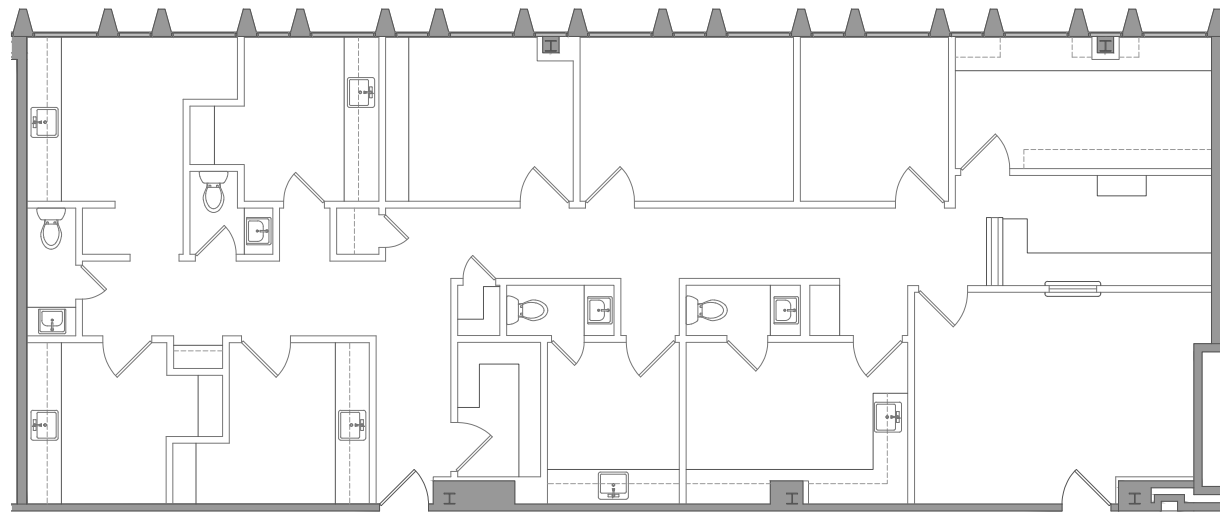
SUITE 607

1,481 SF



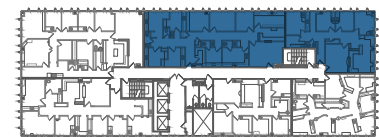
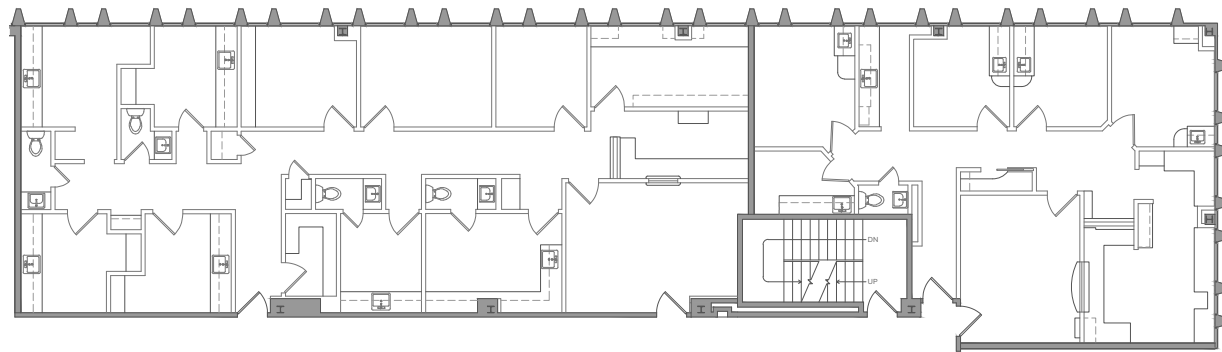
SUITE 608

2,419 SF



SUITE 607-608

3,900 SF Contiguous



CONTIGUOUS 6,110 SF

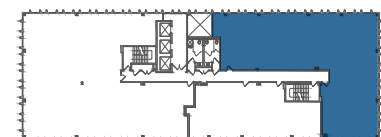
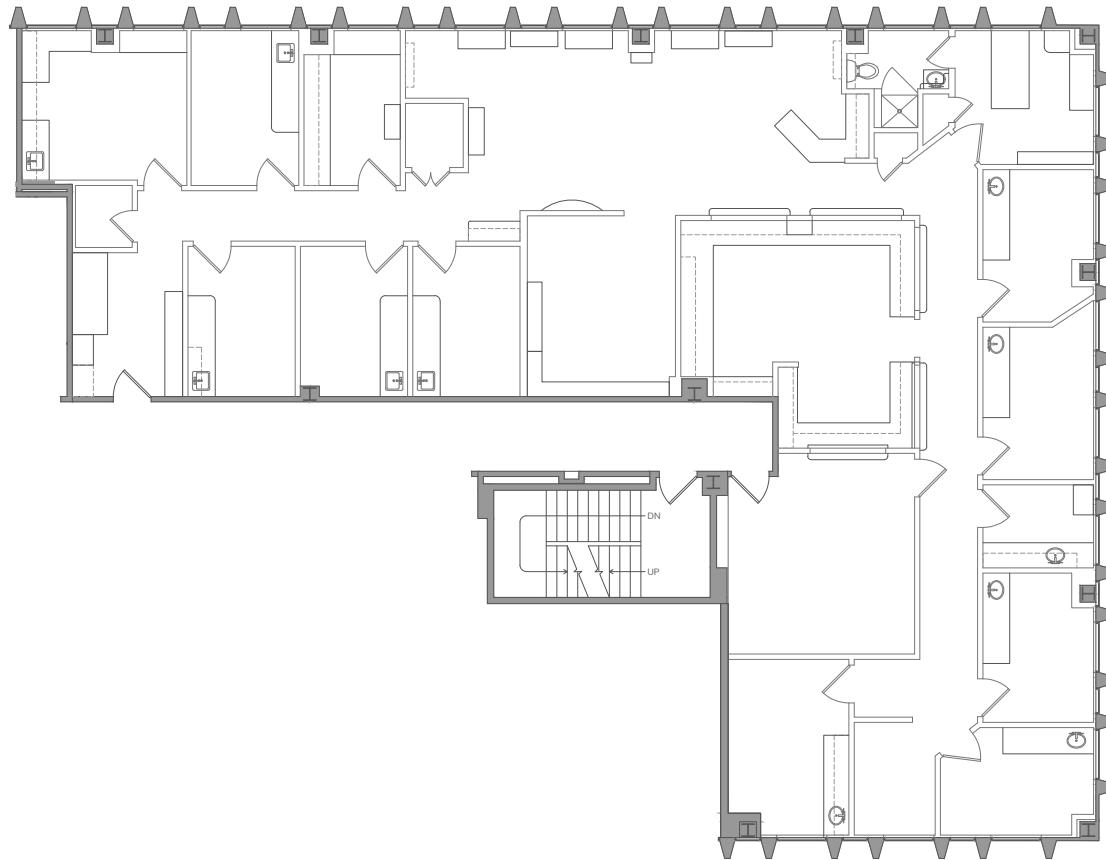
SUITE	SIZE	AVAILABLE	FLOOR PLAN
307	4,081 SF	Now	
309	2,029 SF	Now	
601	3,892 SF	Now	

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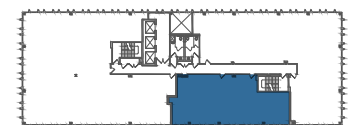
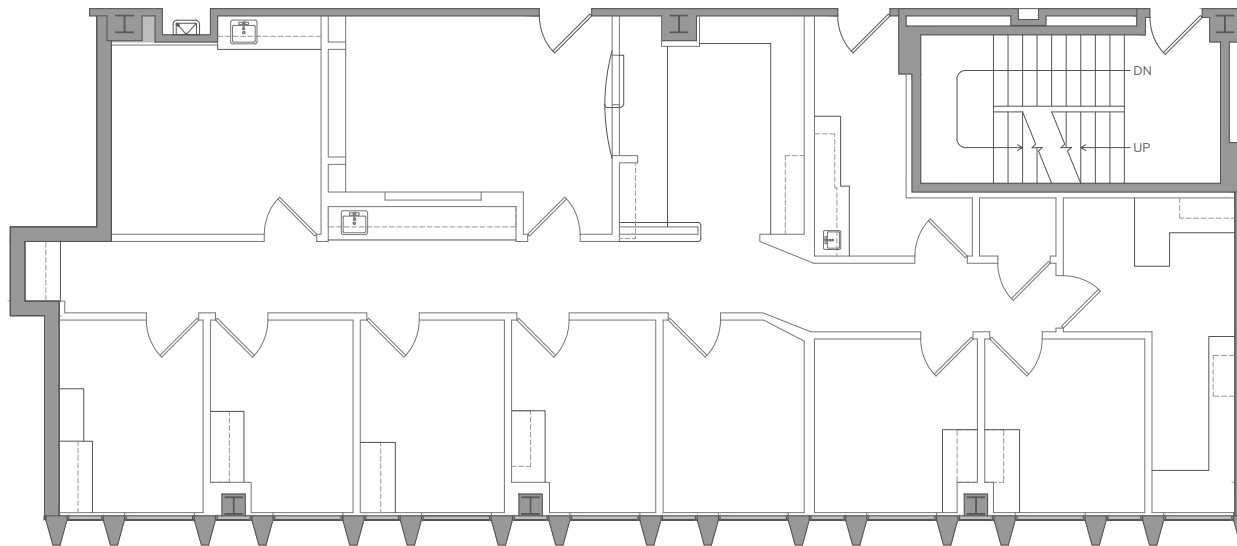
SUITE 307

4,081 SF



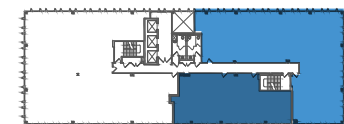
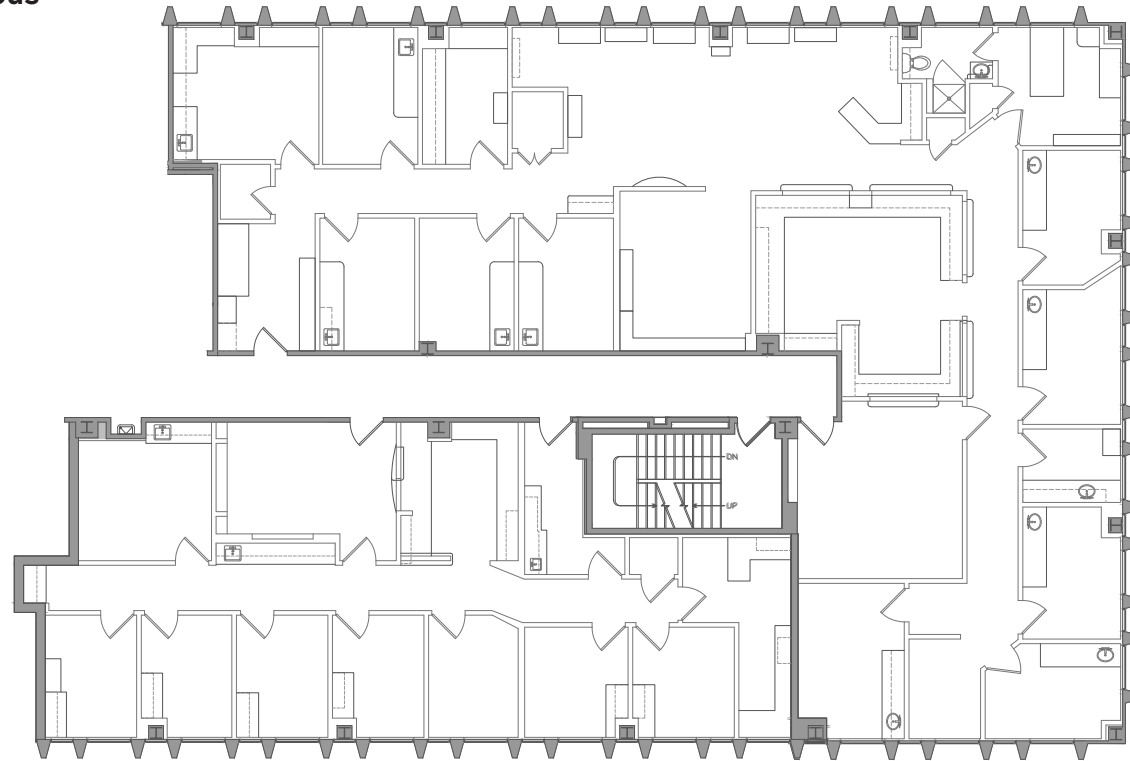
SUITE 309

2,029 SF



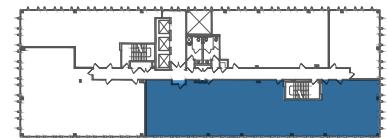
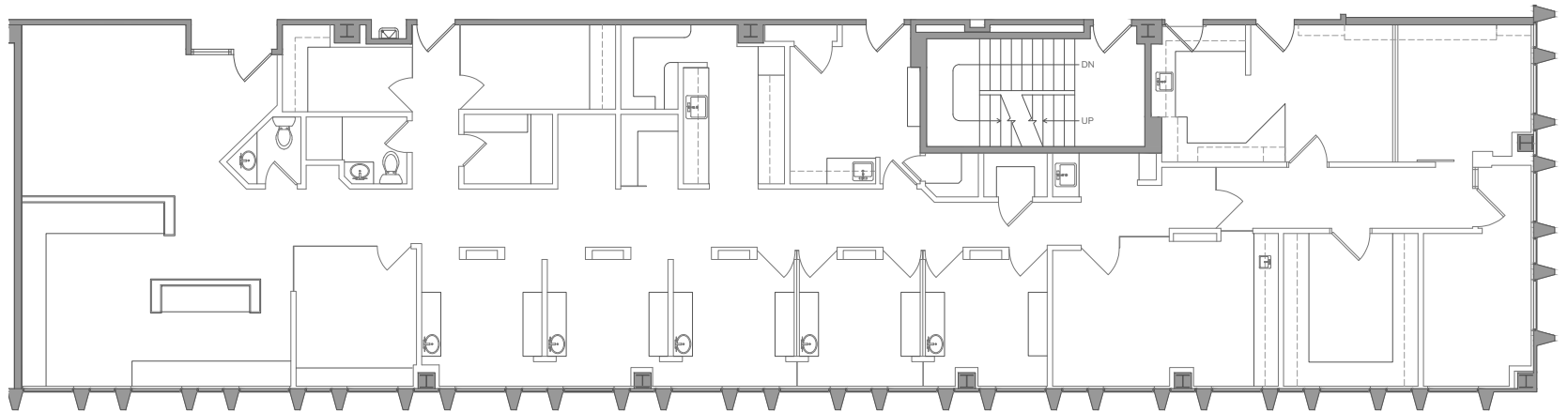
SUITE 307-309

6,110 SF Contiguous

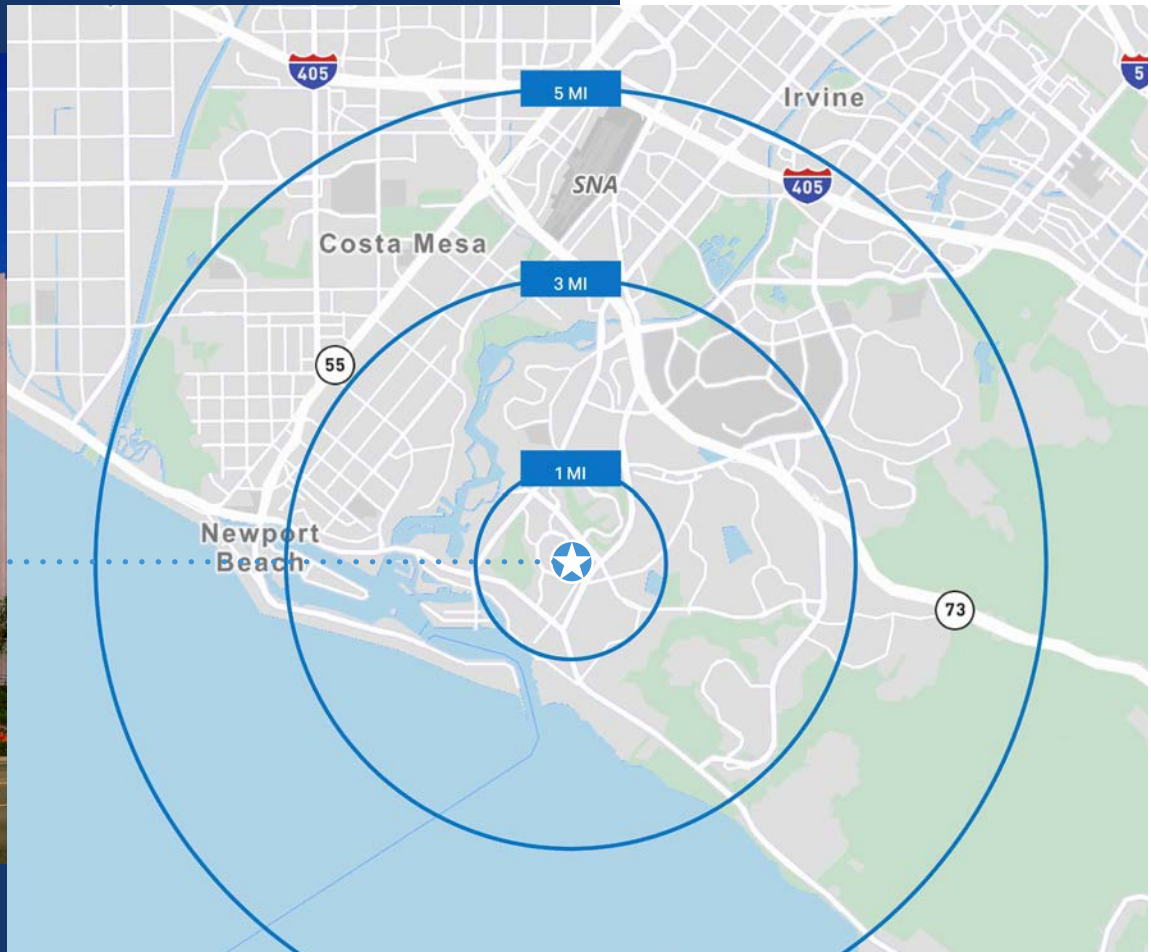


SUITE 601

3,892 SF



AREA DEMOGRAPHICS



2025 Population

1 Mile	11,098
3 Miles	6,262
5 Miles	244,823



Place of Work

	1 Mile	3 Miles	5 Miles
2025 Businesses	2,711	6,723	23,254
2025 Businesses	24,977	75,064	230,283



2025 Average Household Income

1 Mile	\$248,555
3 Miles	\$249,304
5 Miles	\$189,562



2025 Median Age

1 Mile	54.10
3 Miles	43.50
5 Miles	36.50

NEWPORT BEACH

LOCATED JUST steps from Fashion Island, the campus benefits from immediate access to one of Orange County's premier coastal shopping and dining destinations, featuring a wide mix of upscale retail, restaurants, and everyday conveniences in an open-air setting.

The area is also supported by several nearby hotels, including well-known full-service and boutique options, providing convenient accommodations for visiting physicians, staff, and out-of-town patients. In addition, John Wayne Airport (SNA) is only a short drive away, offering efficient regional and national connectivity that makes the campus easily accessible for both local and traveling visitors.



**For More Information,
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