



 400
REYNOLDS AVE
Irvine CA

Medical Office Space For Lease
2,279 – 6,695 SF

CBRE

Key Features



41,246 SF building



Convenient access to
55 & 405 freeways



Nearby retail and
restaurant amenities



Property has gone through an
extensive renovation including the
lobbies and corridors



Building signage
available



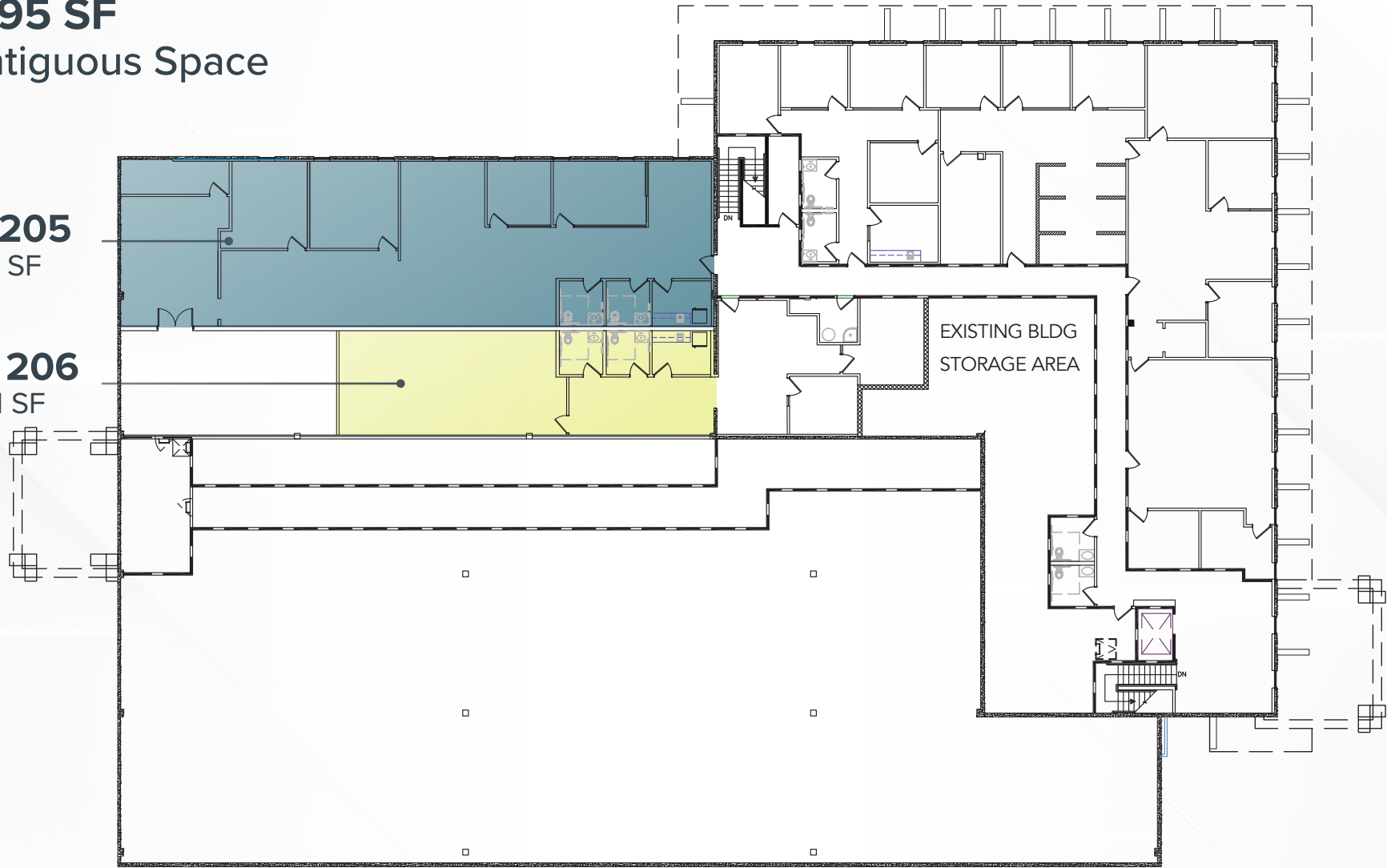
1400

The Space

6,695 SF
Contiguous Space

Suite 205
4,424 SF

Suite 206
2,271 SF



Demographics

2023 Population – Current Year Estimate

3 Miles	194,709
5 Miles	617,463
7 Miles	1,098,434

2023 Average Household Income

3 Miles	\$128,483
5 Miles	\$133,408
7 Miles	\$146,480

2023 Daytime Population

3 Miles	331,911
5 Miles	764,266
7 Miles	764,266

2023 Median Age

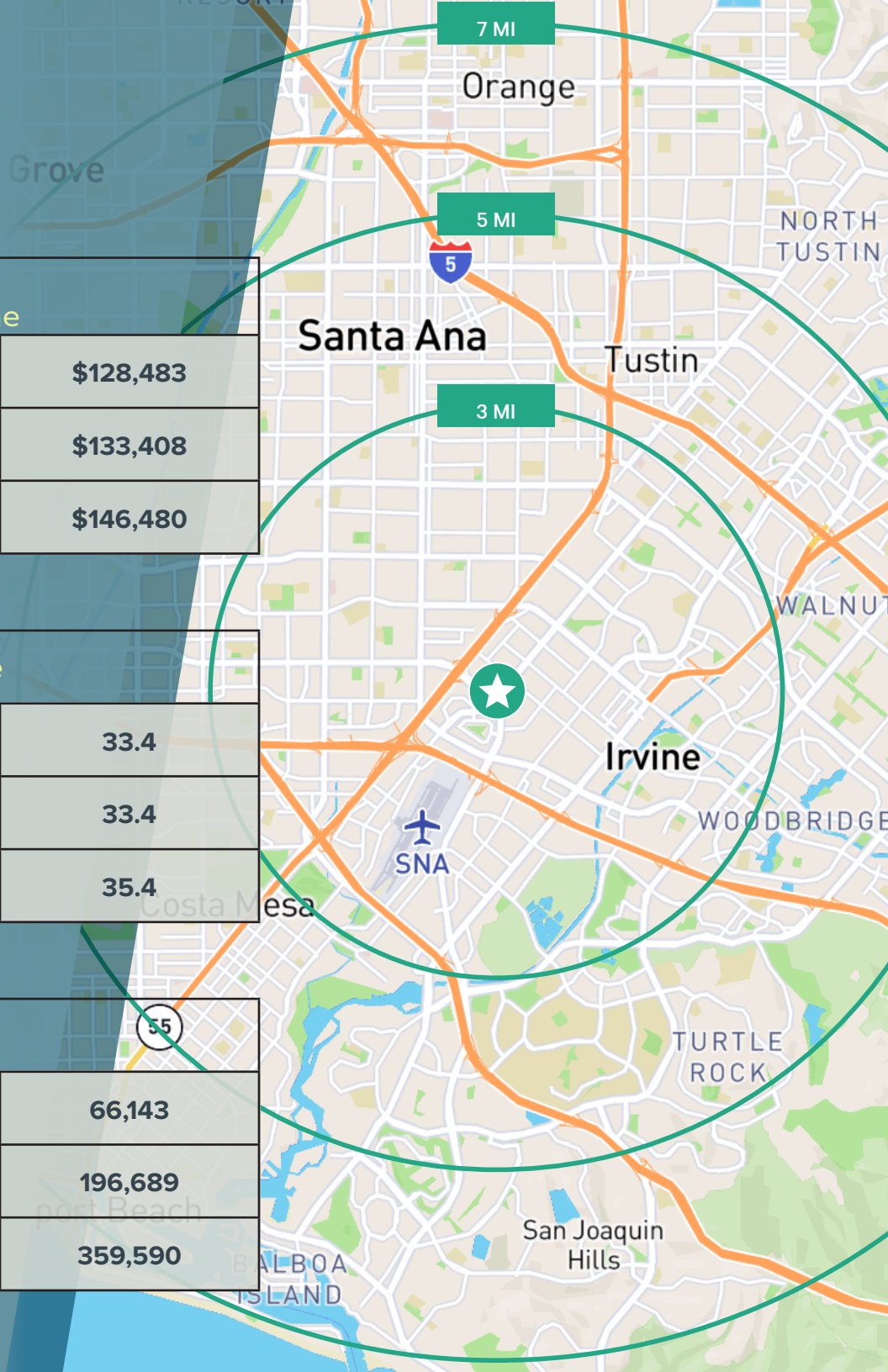
3 Miles	33.4
5 Miles	33.4
7 Miles	35.4

55+ Population

3 Miles	19.60%
5 Miles	21.60%
7 Miles	24.40%

2032 Households

3 Miles	66,143
5 Miles	196,689
7 Miles	359,590



**For More Information,
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