

# REYNOLDS BUSINESS PARK

## MULTI-TENANT BUSINESS PARK



1340 • 1350 • 1360 • 1370 REYNOLDS  
IRVINE, CA

### PROPERTY SUMMARY

This state-of-the-art project is in the heart Orange County in the city of Irvine, California. The property has direct freeway access to Newport-(55), San Diego (405) freeways and the Interstate (5) as well as John Wayne airport. The business park delivers "Class A" creative office, R&D, Retail and Industrial space with an abundance of parking.

For more information, please contact:



**TIM WALKER**  
Cell: 949.230.7649  
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DRE #: 01218076



**PITZER GILLS**  
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[www.reynolds-bp.com](http://www.reynolds-bp.com)

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
NEWPORT BEACH

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### PROPERTY FEATURES



- » ±140,294 Sq. Ft. Multi-Tenant Business Park
- » Direct access to John Wayne Airport
- » Direct Access to Newport (55) and San Diego (405) Freeways, Exposure to MacArthur Boulevard
- » Ample Parking
- » R&D/Industrial, Creative Office, Showroom / Retail Commercial Uses



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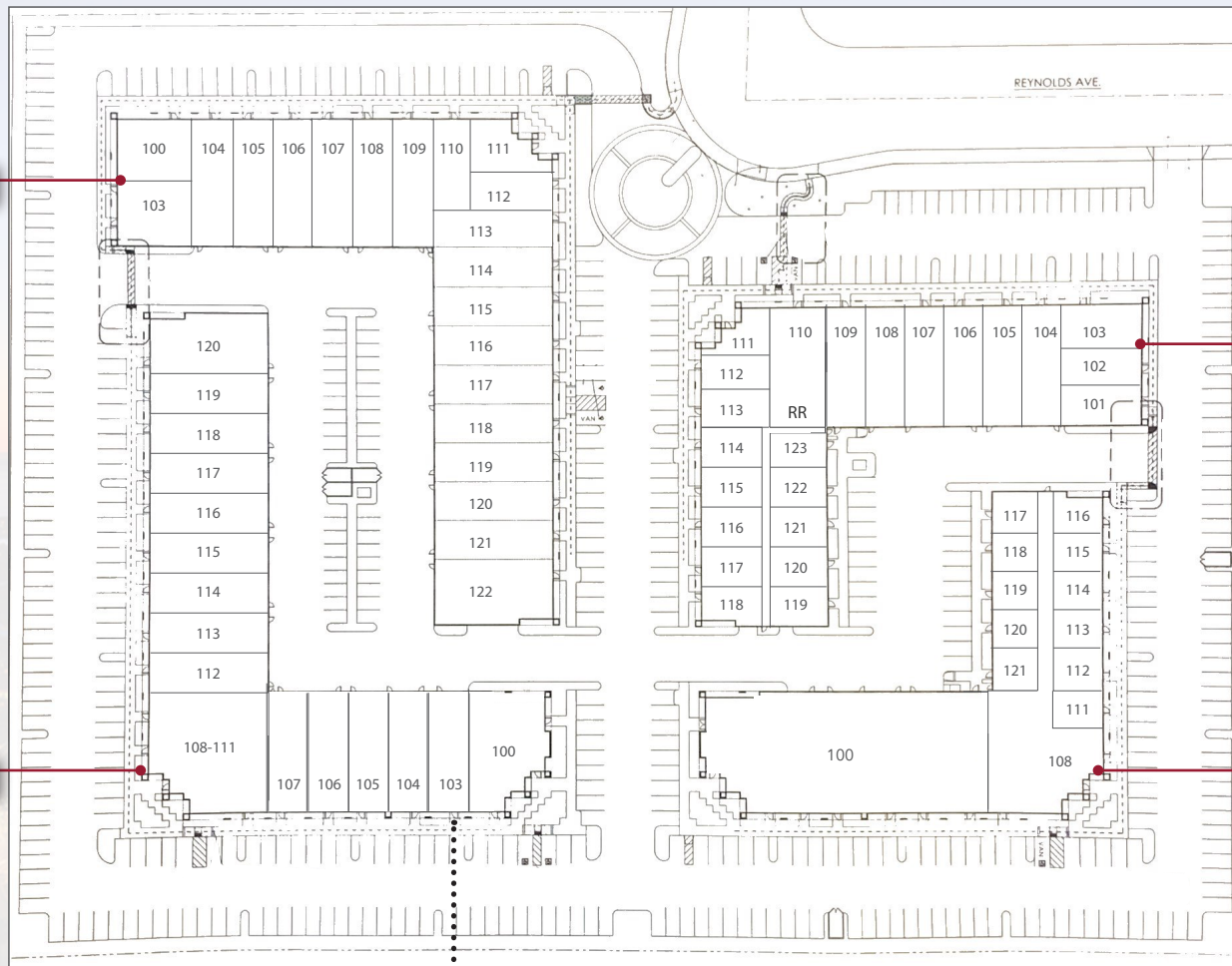
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### SITE PLAN



1350 REYNOLDS

1340 REYNOLDS

1370 REYNOLDS

1360 REYNOLDS

### SUITE 200



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AVAILABLE SUITES

2025 OPEX ±.50 PSF

**100%  
LEASED**



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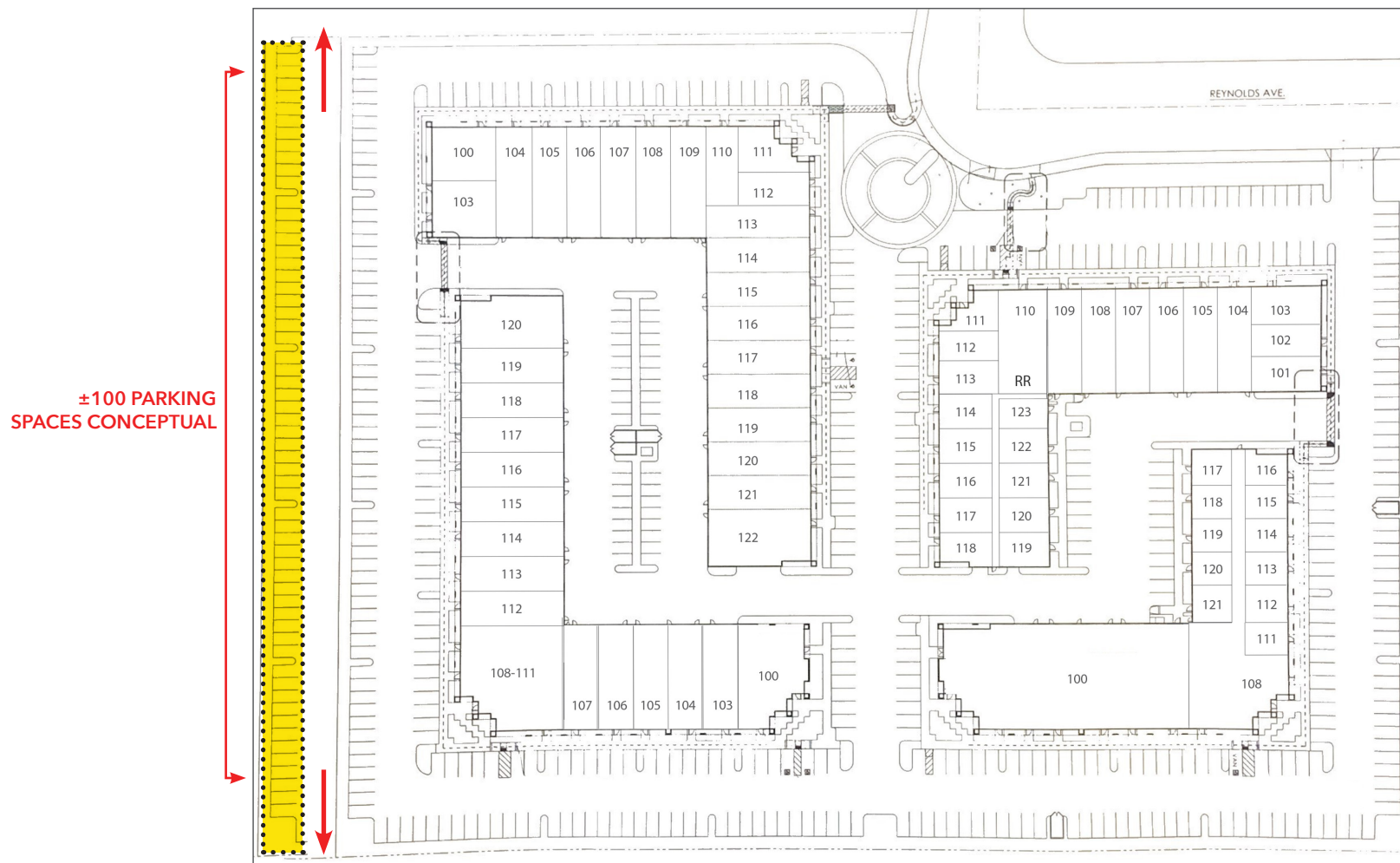


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# REYNOLDS BUSINESS PARK

## MULTI-TENANT BUSINESS PARK

±100 PARKING SPACES CONCEPTUAL



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### IRVINE

The City of Irvine was incorporated on December 28, 1971, under the general laws of the State of California. We operate under a charter law form of government which was adopted in 1975, meaning we have a City Council-City Manager form of government. The City Manager is appointed by the City Council to function as the chief administrator of the City. City Council sets the policy directions for the City, and the City Manager is charged with implementing those directions. Additionally, the City Manager keeps the Council informed of City operations, prepares the annual budget, oversees special programs, and coordinates the various department activities.

Irvine is one of the nation's largest planned urban communities and encompasses more than 65 square miles. We contract for fire and medical services with the County of Orange, and have three independent districts: library, educational and utility services. Other government services include: animal control; building and safety regulation and inspection; general administrative services; planning and zoning; police; public facility/capital improvement construction; recreation and cultural programs; refuse collection and recycling; street lighting; street maintenance; landscape maintenance and transportation management.



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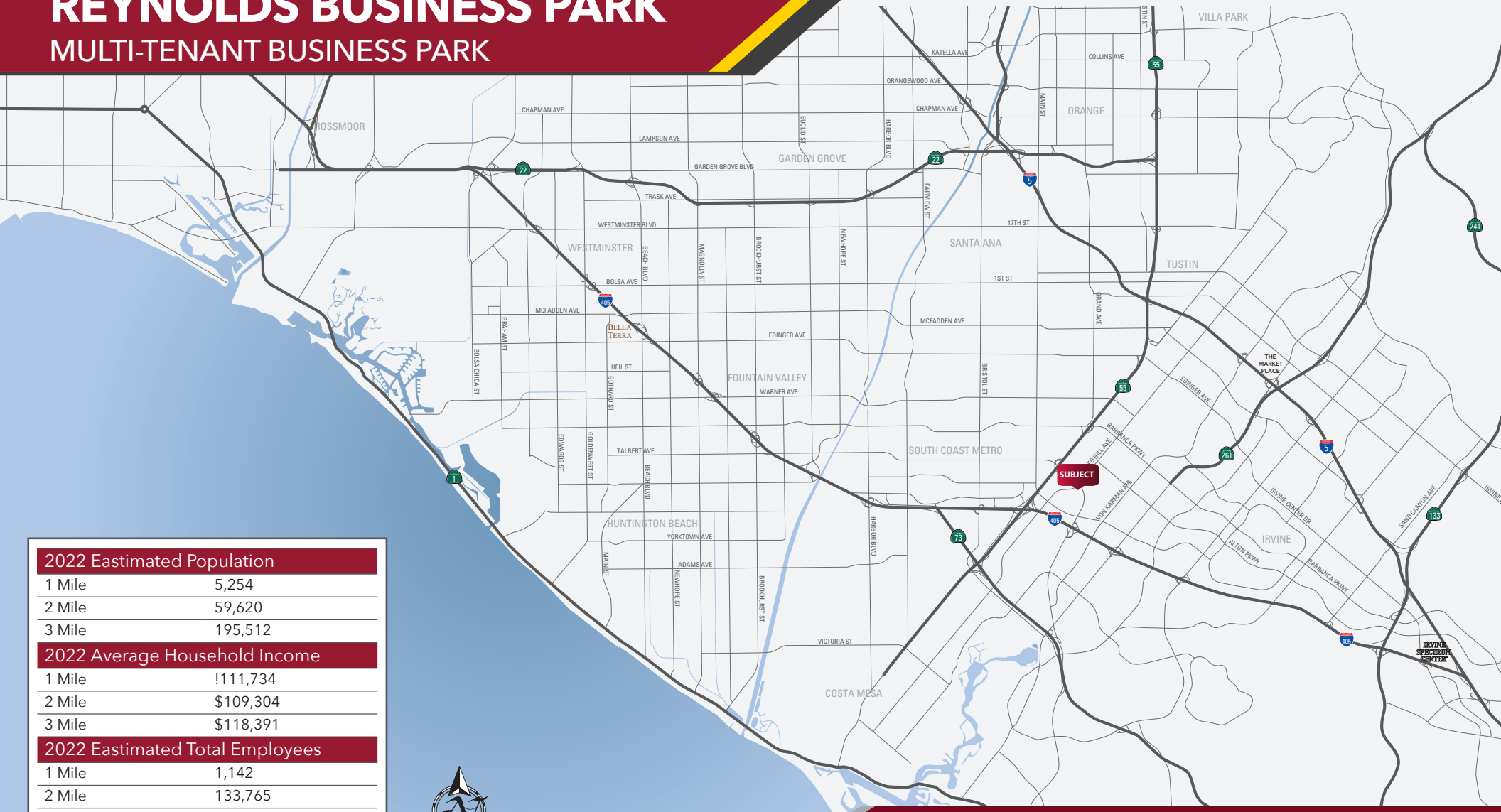
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### 2022 Estimated Population

1 Mile	5,254
2 Mile	59,620
3 Mile	195,512

### 2022 Average Household Income

1 Mile	\$111,734
2 Mile	\$109,304
3 Mile	\$118,391

### 2022 Estimated Total Employees

1 Mile	1,142
2 Mile	133,765
3 Mile	196,958



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