

31 Technology Dr Irvine Ca 92618

Decoding 31 Technology Dr Irvine CA 92618: A Comprehensive Overview

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Summary: This article provides a comprehensive analysis of 31 Technology Dr, Irvine CA 92618, examining its location within the broader Irvine tech landscape, its current market value, potential future developments, and its significance within the Southern California commercial real estate market. We explore the property's characteristics, surrounding infrastructure, and its appeal to various businesses. The article also considers the broader implications of the property for the Irvine tech ecosystem and the Southern California economy.

1. Introduction: Unveiling 31 Technology Dr Irvine CA 92618

31 Technology Dr Irvine CA 92618 represents a significant piece of commercial real estate within Irvine's thriving technology sector. This address sits within a vibrant ecosystem that houses numerous tech companies, research facilities, and supporting businesses. Understanding the nuances of this specific location requires examining its physical attributes, market context, and potential implications for future growth.

2. Geographic Location and Infrastructure Surrounding 31 Technology Dr Irvine CA 92618

The address, 31 Technology Dr Irvine CA 92618, is strategically located within Irvine's well-planned

technology business parks. The area benefits from excellent freeway access (e.g., the I-405 and I-5 freeways), providing convenient transportation links to other parts of Orange County, Los Angeles, and beyond. Proximity to John Wayne Airport further enhances its appeal to businesses with national and international operations. The surrounding infrastructure includes ample parking, well-maintained landscaping, and access to various amenities, such as restaurants, hotels, and retail centers. The location of 31 Technology Dr Irvine CA 92618 contributes significantly to its attractiveness for businesses seeking a prime location within a thriving tech hub.

3. Market Analysis of Office Space at 31 Technology Dr Irvine CA 92618

Analyzing the market for office space at 31 Technology Dr Irvine CA 92618 requires examining several key factors:

Rental Rates: Rental rates in this area are generally higher than the Orange County average due to the high demand for premium office space within the Irvine tech corridor. The specific rental rate at 31 Technology Dr will vary depending on the size of the space, lease terms, and building amenities.

Occupancy Rates: Occupancy rates in the Irvine technology parks consistently remain high, indicating strong demand. However, specific occupancy data for 31 Technology Dr Irvine CA 92618 would require accessing proprietary market data.

Building Amenities: The attractiveness of 31 Technology Dr Irvine CA 92618 will be enhanced by amenities such as high-speed internet access, modern HVAC systems, secure access, and on-site management. The presence of collaborative workspaces and other modern facilities will further influence rental demand.

Competition: The Irvine tech market is highly competitive. Understanding the competitive landscape surrounding 31 Technology Dr Irvine CA 92618, including nearby office buildings and their respective amenities and rental rates, provides crucial context for evaluating the property.

4. Potential for Future Development at 31 Technology Dr Irvine CA 92618

The future potential of 31 Technology Dr Irvine CA 92618 depends on several factors. These include:

Technological Advancements: Continued growth within the technology sector will drive demand for office space in Irvine. This will positively impact the value and future potential of 31 Technology Dr Irvine CA 92618.

Economic Conditions: Overall economic conditions, both regionally and nationally, will play a key role in shaping future development. A strong economy typically translates to higher demand for office space.

Infrastructure Improvements: Future infrastructure investments in the surrounding area could further enhance the value and appeal of 31 Technology Dr Irvine CA 92618.

Market Trends: Shifts in the real estate market, such as changes in tenant preferences or the rise of remote work, will also impact future development.

5. Significance of 31 Technology Dr Irvine CA 92618 within the Irvine Tech Ecosystem

31 Technology Dr Irvine CA 92618 plays a crucial role in the vibrant Irvine tech ecosystem. Its location within a cluster of technology companies fosters collaboration, knowledge sharing, and talent attraction. This contributes significantly to Irvine's status as a leading technology hub in Southern California. The property's contribution to the economic growth and innovation within the area cannot be overstated.

6. 31 Technology Dr Irvine CA 92618 and its Impact on the Southern California Economy

The success of 31 Technology Dr Irvine CA 92618, like other properties within the Irvine tech corridor, directly influences the Southern California economy. The businesses housed at this address contribute to job creation, innovation, and overall economic growth within the region. Its contribution to the tax base and the overall prosperity of the region is substantial.

7. Conclusion

31 Technology Dr Irvine CA 92618 represents a prime piece of commercial real estate within Irvine's dynamic technology sector. Its strategic location, excellent infrastructure, and proximity to key amenities contribute to its appeal to businesses seeking a foothold in this competitive market. Understanding the property's market value, future development potential, and its significance within the broader Irvine tech ecosystem is crucial for investors, businesses, and anyone interested in the Southern California real estate market. Further detailed analysis, including specific property data and market trends, would provide even deeper insights.

FAQs

1. What type of businesses are typically located at addresses like 31 Technology Dr Irvine CA 92618? The area generally attracts technology companies, research and development firms, and related support businesses.
2. How does the commute from 31 Technology Dr Irvine CA 92618 compare to other areas in Orange County? The commute is generally considered favorable due to its proximity to major freeways. However, traffic congestion can still be a factor during peak hours.
3. What is the average cost of office space in this area? The cost varies considerably depending on

the size of the space, amenities, and lease terms. It is generally higher than average for Orange County.

4. Are there any incentives available for businesses locating at 31 Technology Dr Irvine CA 92618? This would depend on the specific property and any incentives offered by the city of Irvine or the building owner.

5. What are the environmental sustainability initiatives in the area surrounding 31 Technology Dr Irvine CA 92618? Irvine is committed to sustainability initiatives, and many buildings in the area are designed with energy-efficiency in mind.

6. What is the crime rate in the area around 31 Technology Dr Irvine CA 92618? Irvine generally has a low crime rate. Specific crime statistics for this immediate area would need to be obtained from local law enforcement.

7. What are the public transportation options near 31 Technology Dr Irvine CA 92618? While primarily car-dependent, some bus routes service the area.

8. What kind of amenities are available within walking distance of 31 Technology Dr Irvine CA 92618? Amenities vary depending on the specific building and its immediate surroundings but typically include restaurants, cafes, and other businesses.

9. Is there ample parking available at 31 Technology Dr Irvine CA 92618? Parking availability depends on the specific building but is generally plentiful in this area.

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