

71 Technology Dr Irvine Ca 92618

Decoding 71 Technology Dr Irvine CA 92618: A Comprehensive Overview

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Introduction:

This in-depth analysis explores the significance of 71 Technology Dr Irvine CA 92618 within the broader context of Irvine's thriving commercial real estate market. We will delve into the property's characteristics, its surrounding neighborhood, its potential value, and its place within the wider technological landscape of Irvine, CA. Understanding the specifics of 71 Technology Dr Irvine CA 92618 requires looking beyond the address itself to grasp its implications for businesses, investors, and the city's economic future.

H1: The Property at 71 Technology Dr Irvine CA 92618: A Detailed Look

71 Technology Dr Irvine CA 92618 likely represents a specific building or complex within Irvine's Technology Business Park. While precise details require a property records search (information readily available via public records), we can infer key aspects based on its location. This address suggests a modern, purpose-built structure catering to technology-focused businesses. Its placement within Irvine's Technology Business Park hints at advanced infrastructure, amenities, and proximity to other technology companies, fostering collaboration and innovation.

H2: Irvine's Technology Business Park and its Economic Significance

The location of 71 Technology Dr Irvine CA 92618 within Irvine's Technology Business Park significantly impacts its value and desirability. This business park is a cornerstone of Irvine's economy, attracting major technology firms and contributing significantly to job creation and

economic growth in Orange County. The park benefits from excellent infrastructure, including high-speed internet access, ample parking, and strategic transportation links. This creates a highly attractive environment for businesses seeking a location that supports productivity and employee well-being. The concentration of innovative companies in the area fosters a dynamic ecosystem of collaboration and knowledge sharing, further enhancing the appeal of 71 Technology Dr Irvine CA 92618.

H2: Market Analysis: Assessing the Value of 71 Technology Dr Irvine CA 92618

Determining the precise value of 71 Technology Dr Irvine CA 92618 requires a detailed appraisal considering factors like square footage, building age, condition, lease terms, and market comparables. However, considering Irvine's robust commercial real estate market and the prime location within the Technology Business Park, we can expect the property to command a significant value. The demand for high-quality office space in this area is consistently strong, influenced by the region's economic dynamism and the ongoing influx of technology businesses. This makes 71 Technology Dr Irvine CA 92618 a potentially lucrative investment opportunity for both individual and institutional investors. Further analysis involving recent sales of comparable properties in the immediate vicinity would provide a more refined valuation.

H3: The Broader Irvine Context: A Thriving Business Environment

Irvine's success as a business hub is not solely reliant on its Technology Business Park. The city boasts a highly educated workforce, a desirable lifestyle, and a pro-business environment. These factors contribute to the overall desirability of 71 Technology Dr Irvine CA 92618 and similar properties. Access to amenities like top-rated schools, parks, and a vibrant cultural scene further enhance its appeal for both employees and businesses. The city's proactive approach to urban planning and infrastructure development contributes to a consistently attractive investment climate.

H3: Potential Challenges and Considerations

While 71 Technology Dr Irvine CA 92618 enjoys many advantages, potential challenges should be considered. Factors such as rising property taxes, increasing construction costs, and the cyclical nature of the real estate market could impact its value and profitability. Competition for high-quality office space within the Technology Business Park is fierce, requiring careful market analysis and strategic planning for investors and businesses seeking to occupy the property at 71 Technology Dr Irvine CA 92618.

H2: Future Outlook for 71 Technology Dr Irvine CA 92618

Given Irvine's sustained economic growth and the continued demand for office space in its Technology Business Park, the outlook for 71 Technology Dr Irvine CA 92618 appears positive. The long-term value of the property is likely to appreciate, reflecting the ongoing prosperity of the region. However, ongoing monitoring of market trends and potential economic shifts will be crucial for maintaining a clear understanding of its future performance.

Conclusion:

71 Technology Dr Irvine CA 92618 represents a significant piece of Irvine's dynamic commercial real estate landscape. Its location within the thriving Technology Business Park offers significant advantages to businesses seeking high-quality office space. While a detailed property assessment is necessary for a complete understanding of its current value, the long-term outlook remains optimistic, driven by Irvine's robust economy and its reputation as a leading technology hub. The address itself, 71 Technology Dr Irvine CA 92618, symbolizes the city's commitment to innovation and its continued attraction to high-growth industries.

FAQs:

1. What type of businesses are typically located near 71 Technology Dr Irvine CA 92618? The area primarily houses technology companies, ranging from startups to established corporations in software development, biotechnology, and other tech-related sectors.
2. What is the average rent for office space in that area? Rent prices vary significantly based on square footage, building amenities, and lease terms. A market analysis using recent lease agreements in the immediate vicinity provides the most accurate figures.
3. Is 71 Technology Dr Irvine CA 92618 easily accessible by public transportation? Irvine offers various public transportation options, although the specific accessibility of 71 Technology Dr Irvine CA 92618 requires checking bus routes and proximity to train stations.
4. What are the parking options at 71 Technology Dr Irvine CA 92618? This depends on the specific building. Most buildings in the Technology Business Park provide ample parking for tenants and visitors.
5. What are the property taxes on a building at 71 Technology Dr Irvine CA 92618? Property tax rates vary based on assessed valuation. Consult the Orange County Assessor's office for precise tax calculations.
6. What amenities are available near 71 Technology Dr Irvine CA 92618? The area offers various amenities, including restaurants, cafes, hotels, and shopping centers.
7. Is there high-speed internet access at 71 Technology Dr Irvine CA 92618? High-speed internet is standard in the Technology Business Park.
8. What is the crime rate in the vicinity of 71 Technology Dr Irvine CA 92618? Irvine consistently ranks as one of the safest cities in the US. Specific crime statistics for the immediate vicinity are available from the Irvine Police Department.
9. How can I find more information about 71 Technology Dr Irvine CA 92618? Consult public property records, contact real estate brokers specializing in commercial properties in Irvine, or perform online searches using the address.

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