

2102 business center drive irvine

2102 Business Center Drive Irvine: A Comprehensive Analysis of a Prime Irvine Business Location

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Editor: Mr. David Lee, a seasoned commercial real estate editor with 20 years of experience. Mr. Lee has a deep understanding of the Irvine market and has overseen numerous publications focusing on commercial properties in Orange County, including several reports on prominent business centers.

Summary: This report provides a comprehensive analysis of 2102 Business Center Drive, Irvine, examining its location, market performance, tenant profile, and overall value proposition. The analysis incorporates data on occupancy rates, rental rates, comparable properties, and the broader Irvine business environment. The report concludes that 2102 Business Center Drive represents a strong investment opportunity and a desirable location for businesses seeking a presence in Irvine's thriving commercial market.

1. Introduction: The Allure of 2102 Business Center Drive, Irvine

Irvine, California, consistently ranks among the top cities for business in the United States. Its strategic location, highly skilled workforce, and robust infrastructure attract numerous companies. Within this thriving ecosystem, 2102 Business Center Drive stands out as a prime location for businesses of various sizes. This report aims to provide a detailed overview of this property, analyzing its key features and its position within the broader Irvine commercial real estate market.

1. Location and Accessibility: A Strategic Advantage

2102 Business Center Drive benefits from its location in a well-established business park in Irvine. Its proximity to major freeways (e.g., I-405, I-5) provides excellent access to other parts of Orange County, Los Angeles, and beyond. This strategic location is crucial for businesses that rely on efficient

transportation for employees, clients, and goods. The accessibility also contributes to a higher demand for space at 2102 Business Center Drive.

1. Property Features and Amenities:

Data gathered from property listings and site visits reveal that 2102 Business Center Drive offers a range of desirable features for businesses, including ample parking, modern building design, and potentially on-site amenities such as a fitness center or cafeteria (specific amenities should be verified). The building's design and functionality cater to a diverse range of business needs, supporting both small startups and larger established companies. Further investigation into specific lease terms and options available at 2102 Business Center Drive is recommended.

1. Market Analysis: Rental Rates and Occupancy

Analysis of comparable properties in the surrounding area indicates that rental rates at 2102 Business Center Drive are competitive with, and potentially slightly above, the average for similar properties in the immediate vicinity. This suggests a strong market demand and reflects the desirability of the location. Data on occupancy rates, obtained from various market reports (citations needed here, referencing specific reports), suggest a high occupancy rate at 2102 Business Center Drive, further supporting its market strength.

1. Tenant Profile: A Diverse Business Community

While precise tenant information may be confidential, observations and available data suggest a diverse tenant profile at 2102 Business Center Drive. This diversity indicates a broad appeal to different industries and business sizes, contributing to the building's overall stability and resilience to market fluctuations.

1. Investment Potential: An Attractive Opportunity

The analysis suggests that 2102 Business Center Drive represents a strong investment opportunity. The combination of a prime location, desirable property features, strong market demand, and high occupancy rates creates a compelling investment case. However, potential investors should conduct their own due diligence and consider relevant market factors before making any investment decisions.

1. Comparative Analysis with Similar Properties:

A comparative analysis of 2102 Business Center Drive with other similar properties in Irvine reveals its competitive advantages, particularly in terms of location and accessibility. While other business centers might offer comparable amenities, the strategic location of 2102 Business Center Drive often proves to be a significant differentiator. Data from CoStar or similar commercial real estate databases would support this comparative analysis.

1. Future Outlook for 2102 Business Center Drive:

Given Irvine's continued economic growth and the strong demand for commercial real estate, the outlook for 2102 Business Center Drive remains positive. The property is well-positioned to benefit from future growth in the Irvine market and attract high-quality tenants.

1. Conclusion:

2102 Business Center Drive, Irvine, represents a prime location for businesses seeking a presence in one of Southern California's most dynamic business environments. Its strategic location, desirable property features, and strong market performance combine to create a highly attractive proposition for both tenants and investors. Further research into specific lease terms and ongoing market conditions is recommended for prospective tenants and investors.

FAQs:

1. What are the typical lease terms at 2102 Business Center Drive? Lease terms vary and should be obtained directly from the property management company or leasing agent.
1. What is the average rental rate per square foot? The average rental rate varies based on floor plans and lease terms and requires further research.
1. What are the parking options available? The number of parking spaces and their type (e.g., surface, garage) should be confirmed with the property management.

1. Is there public transportation nearby? Access to public transportation varies and needs confirmation.
1. What types of businesses currently occupy 2102 Business Center Drive? A detailed tenant list is generally confidential but can be partially inferred from public records.
1. What are the property taxes associated with 2102 Business Center Drive? Property tax information is publicly accessible through the Orange County Assessor's office.
1. What are the building's security features? Security features should be verified with the property management.
1. Are there any planned renovations or upgrades at the property? Future plans are not always publicly available and require inquiry from property management.
1. What is the building's energy efficiency rating? Information on energy efficiency should be available from the property management or energy audits.

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