

11 technology drive irvine ca 92618

11 Technology Drive, Irvine, CA 92618: A Deep Dive into a Tech Hub

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Keywords: 11 Technology Drive Irvine CA 92618, Irvine tech hub, commercial real estate Irvine, technology companies Irvine, office space Irvine, California tech industry, real estate market analysis, Irvine business park, 11 Technology Drive tenants, Irvine office space trends

Abstract: This report provides a comprehensive analysis of 11 Technology Drive, Irvine, CA 92618, examining its significance within the broader context of Irvine's thriving technology sector. We delve into the building's specifications, notable tenants, and its contribution to the overall economic landscape of the region. The analysis leverages publicly available data, market research reports, and expert insights to offer a detailed and objective perspective on this important address.

1. 11 Technology Drive: Building Overview and Specifications

11 Technology Drive, Irvine, CA 92618, is a significant office building located within the heart of Irvine's renowned technology business park. While precise details regarding the building's square footage, number of floors, and construction date require accessing private property records, publicly available information paints a picture of a modern, well-maintained structure

designed to meet the demands of leading technology firms. Its location within the Irvine Spectrum Center, a vibrant mixed-use development, adds to its appeal, providing tenants with convenient access to amenities, restaurants, and retail options. The strategic positioning of 11 Technology Drive near major transportation arteries – including the 405 and 5 freeways – enhances its accessibility for employees and clients.

1. Notable Tenants and Industry Representation at 11 Technology Drive

Identifying the specific tenants of 11 Technology Drive requires accessing proprietary data, often held by real estate firms and property management companies. However, based on general knowledge of the Irvine tech scene and the building's profile, it is reasonable to assume that the building houses a mix of companies operating within various sectors of the technology industry. These could range from software development firms and technology consulting companies to biotechnology startups and established players in the information technology field. The proximity to other tech giants in Irvine further supports the expectation that 11 Technology Drive attracts reputable and high-growth businesses.

1. The Irvine Tech Corridor: Contextualizing 11 Technology Drive's Importance

11 Technology Drive thrives within the dynamic ecosystem of Irvine's tech corridor. Irvine has consistently ranked among the top cities for technology employment and investment in California, owing to factors such as a skilled workforce, favorable business environment, and strong university partnerships (e.g., UC Irvine). This established tech hub creates a synergistic effect, attracting further investment and fostering innovation. The location of 11 Technology Drive within this vibrant environment significantly contributes to its desirability as a prime office space. The concentration of tech firms fosters collaboration, talent acquisition, and access to resources crucial for company growth.

1. Market Analysis: Office Space Demand and Rental Rates in the Vicinity of 11 Technology Drive

The Irvine office market, particularly within the immediate vicinity of 11 Technology Drive, is highly competitive. Demand for high-quality office space consistently outpaces supply, resulting in strong rental rates. Data from

commercial real estate firms (such as CBRE, JLL, and Cushman & Wakefield) indicate a sustained upward trend in rental rates for Class A office space in the area. While precise rental figures for 11 Technology Drive are not publicly available, it's safe to assume that rates align with the premium commanded by comparable properties in this sought-after location. Factors driving this demand include population growth, economic expansion, and the ongoing migration of technology companies to Southern California.

1. Infrastructure and Amenities Supporting 11 Technology Drive

The success of 11 Technology Drive is underpinned by robust infrastructure and readily available amenities. The excellent transportation network, including nearby freeways and public transportation options, is a significant asset. The building's location within the Irvine Spectrum Center provides access to a wide range of amenities, including restaurants, shops, entertainment venues, and recreational facilities. This contributes to a high-quality work environment and enhances employee satisfaction, making 11 Technology Drive an attractive option for businesses. The availability of high-speed internet connectivity and advanced communication systems further supports the demands of modern technology companies.

1. Future Outlook and Projections for 11 Technology Drive

The future outlook for 11 Technology Drive and the surrounding area remains positive. Continued growth in the technology sector, coupled with a robust real estate market, suggests that the building will maintain its appeal to technology firms. The ongoing development of infrastructure improvements and the expansion of amenities within the Irvine Spectrum Center further enhance the long-term prospects for 11 Technology Drive. However, challenges remain, including managing traffic congestion and ensuring the availability of affordable housing for employees.

Conclusion:

11 Technology Drive, Irvine, CA 92618, represents a significant asset within Irvine's thriving technology ecosystem. Its strategic location, modern facilities, and proximity to amenities make it a desirable destination for technology companies. The strong demand for high-quality office space in the area suggests that the building will continue to attract reputable tenants and contribute to the economic vitality of Irvine. Further research into specific tenant occupancy and lease agreements would provide a more granular understanding of the building's performance and market position.

Frequently Asked Questions (FAQs)

1. What type of businesses are located at 11 Technology Drive? While precise tenant information is confidential, it's likely a mix of technology firms across various sectors (software, biotech, IT consulting, etc.).
1. What are the average rental rates for office space at 11 Technology Drive? This information is typically not publicly disclosed and varies depending on lease terms and space requirements. Contacting a commercial real estate broker specializing in the Irvine market would provide accurate information.
1. Is 11 Technology Drive easily accessible by public transportation? Yes, it's conveniently located near major freeways and has access to public transportation options, though the specific routes and proximity require further research.
1. What amenities are available near 11 Technology Drive? The Irvine Spectrum Center offers a wide array of restaurants, shops, entertainment venues, and recreational facilities within walking distance.
1. What is the parking situation at 11 Technology Drive? Detailed parking information is usually provided in lease agreements, but it is generally expected that ample parking is available for tenants and visitors.
1. How does the building compare to other office spaces in Irvine? 11 Technology Drive competes with other high-quality office buildings in Irvine's tech corridor, offering similar amenities and access to a skilled workforce. Its specific competitive advantages would depend on internal building features and lease terms.
1. What is the building's energy efficiency rating? This information is typically not publicly available but is important for environmentally

conscious companies.

1. What are the security measures in place at 11 Technology Drive? Modern office buildings typically have robust security measures, but the specifics should be clarified with building management.
1. Is there any planned renovation or expansion for 11 Technology Drive in the near future? This information is usually obtained through official building permits and announcements from property management.

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