

RESEARCH

BUSINESS PARK



OFFICE • MEDICAL • RETAIL

12885 Research Boulevard | Austin, TX 78750

# RESEARCH

# BUSINESS PARK

OFFICE • MEDICAL • RETAIL



## OVERVIEW

<b>ADDRESS</b>	12885 Research Boulevard
<b>SUBMARKET</b>	Far Northwest
<b>TOTAL SF</b>	50,836 SF
<b>PARKING</b>	3:1,000
<b>FLOORS</b>	1 & 2 stories
<b>OPEX</b>	\$5.63 + E&J OPEX; No add-on factor
<b>AVAILABILITY</b>	Suite 103 - 718 SF Suite 105 - 2,355 SF

### FEATURES

- » Direct suite access conducive for office, medical or retail tenants
- » Exterior suite signage for all tenants
- » Excellent visibility on Research Blvd. & Highway 183
- » Great location just north of McNeil Dr and Pond Springs Road
- » New outdoor lounge renovations
- » New monument sign

RESEARCH

**BUSINESS PARK**

OFFICE • MEDICAL • RETAIL







183

1

360

THE DOMAIN

THE ARBORETUM

GATEWAY SHOPPING CENTER

SHOPS AT ARBOR WALK



HWY 183

POND SPRINGS RD

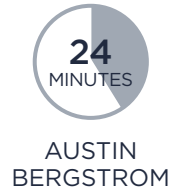
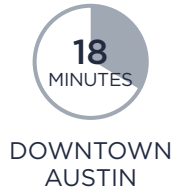


NEAR BY AMENITIES



- |                           |                             |
|---------------------------|-----------------------------|
| 1. Balcones Country Club  | 13. Starbucks               |
| 2. Taco Cabana            | 14. Reale's Pizza + Cafe    |
| 3. Main Event             | 15. UPS Store               |
| 4. iFly                   | 16. The Coffee Bean         |
| 5. Papalote Taco House    | 17. H-E-B                   |
| 6. Third Base             | 18. Cupprimo Cupcakery      |
| 7. Melting Pot            | 19. Jim's Restaurant        |
| 8. Kerby Lane             | 20. Walgreen's              |
| 9. Texas Roadhouse        | 21. Big Lots!               |
| 10. Pei Wei               | 22. Mind Body Yoga          |
| 11. Gold's Gym            | 23. B.B. Rover's Cafe & Pub |
| 12. Moonie's Burger House | 24. Mongolian Grille        |

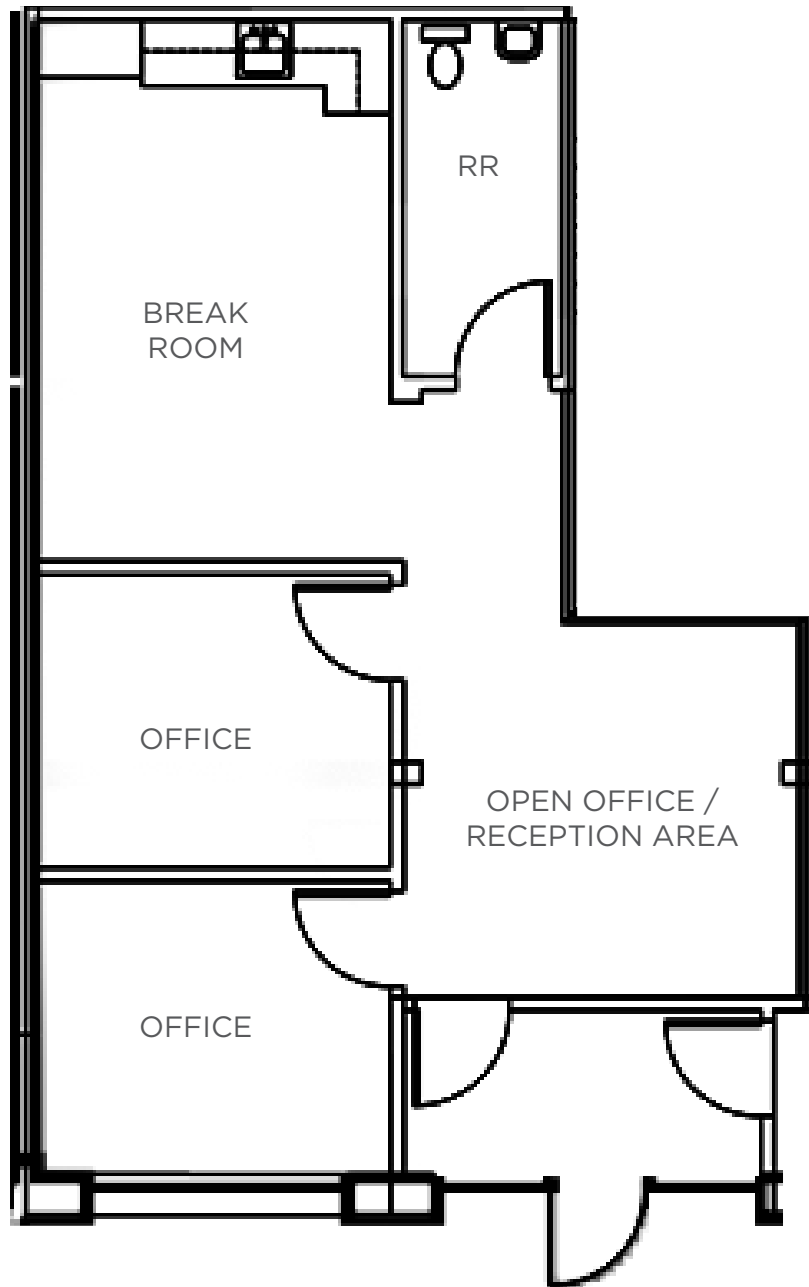
DRIVE TIMES



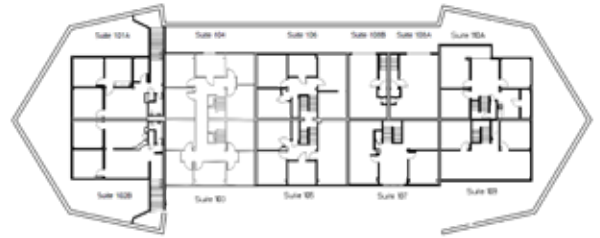
**BUILDING I**

1 Level  
Suite 103 - 718 SF

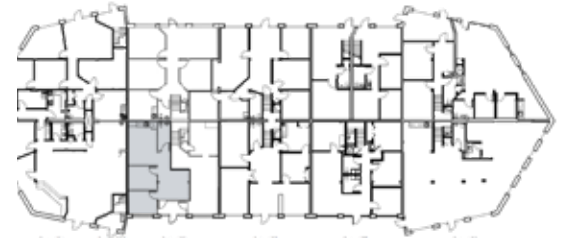
**1ST FLOOR**



**2ND FLOOR**



**1ST FLOOR**

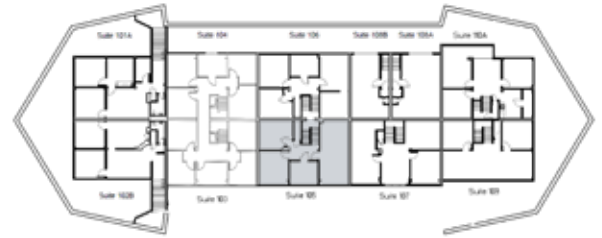


**BUILDING I**

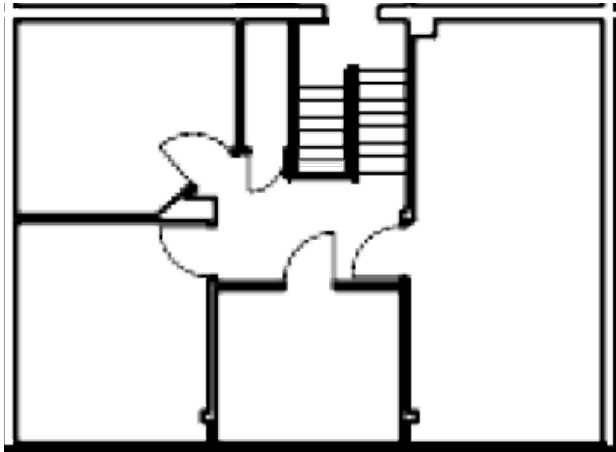
2 Levels

Suite 105 - 2,355 SF

**2ND FLOOR**



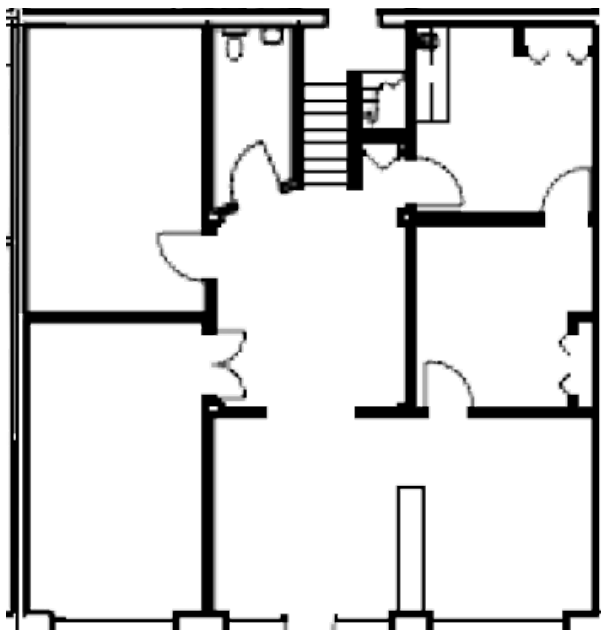
**2ND FLOOR**



**1ST FLOOR**



**1ST FLOOR**



RESEARCH

**BUSINESS PARK**

OFFICE • MEDICAL • RETAIL

Leasing Information



**KEVIN GRANGER**

512.814.3403

[kevin.granger@cushwake.com](mailto:kevin.granger@cushwake.com)

**MELISSA TOTTEN**

512.370.2430

[melissa.totten@cushwake.com](mailto:melissa.totten@cushwake.com)



# RESEARCH

# BUSINESS PARK

OFFICE • MEDICAL • RETAIL



## OVERVIEW

### ADDRESS

12885 Research Blvd.  
Austin, TX 78750

### SUBMARKET

Far Northwest

### TOTAL SF

50,836 SF

### PARKING

3:1,000

### FLOORS

1 & 2 stories

### OPEX

\$5.63 OPEX  
No add-on factor

### FEATURES

- » Direct suite access conducive for office, medical or retail tenants
- » Exterior suite signage for all tenants
- » Excellent visibility on Research Blvd. & Highway 183
- » Great location just north of McNeil Dr. and Pond Springs Road
- » New outdoor lounge renovations
- » New monument sign