WHERE FOCUS FLOWS

ENERGY GROWS



RESEARCH
PARK PLAZA IV

12301 RESEARCH BOULEVARD, AUSTIN, TX 78759

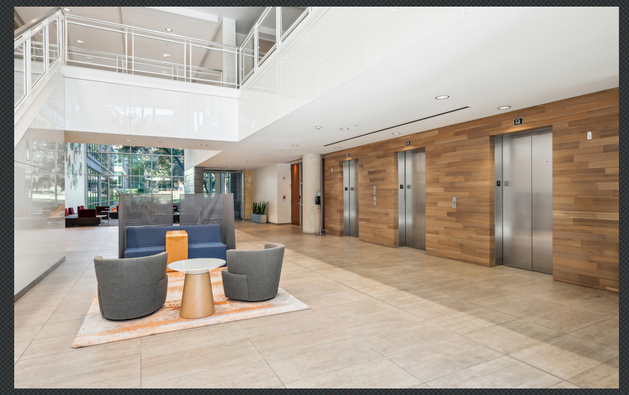
WHERE CREATIVITY AND INNOVATION COLLIDE

SITTING NEAR THE CENTER OF THE AUSTIN POPULATION, RESEARCH PARK PLAZA EXUDES AN ENERGETIC BUZZ THAT POWERS PRODUCTIVITY THROUGHOUT THE DAY.

With collaborative spaces designed to spark creative solutions, spacious floor plans that embrace flexible customization, and outdoor spaces designed to refresh and recharge – this space is built for the next generation of innovators.

Strategically located amongst many of Austin's Fortune 500 companies and surrounded by a robust offering of amenities, top neighborhoods, and talented professionals, Research Park Plaza offers quick access to help tenants unwind and network, on and off the clock.















BUILT FOR THE NEXT GENERATION OF VISIONARIES

ADDRESS

12301 Research Boulevard, Austin, TX 78759

SUBMARKET

Northwest Austin

SF AVAILABLE

Suite 200 - 23,711 SF, Suite 260 - 6,159 SF

Suite 450 - 23,514 SF

TOTAL SF

186,028 SF

AMENITIES

- Spacious lobby with lounge
- Showers
- On-site management
- Outdoor courtyard with kitchen
- Patio seating
- Bocce ball court

COVERED PARKING

4.88: 1,000

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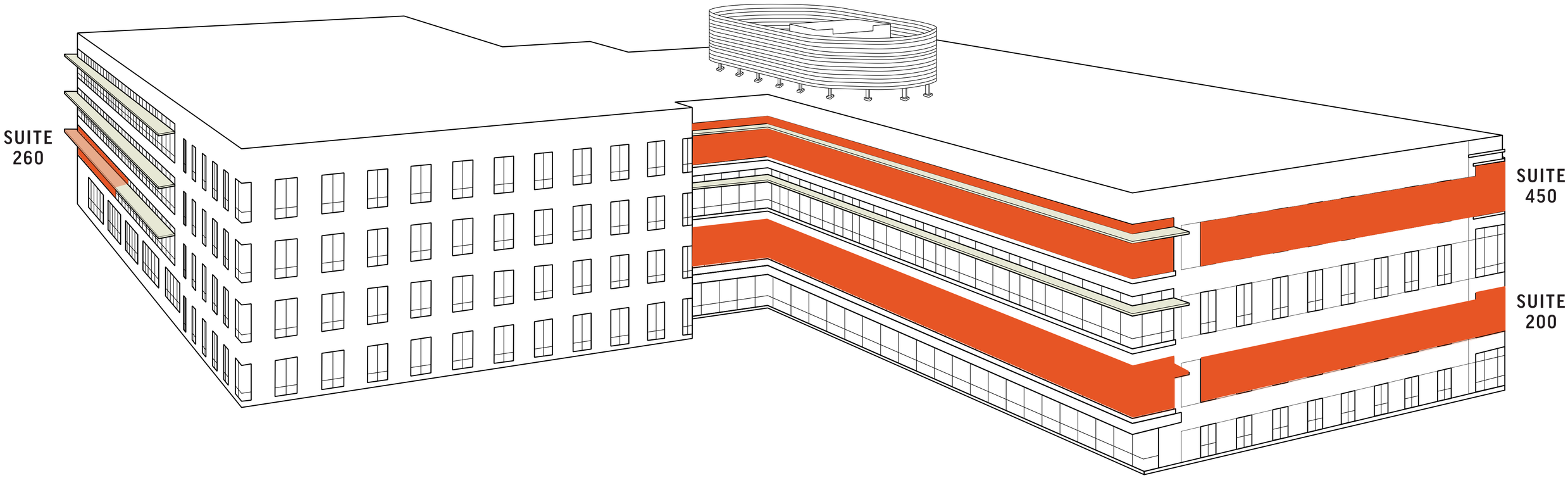
CLICK ON AVAILABLE SPACE TO VIEW FLOOR PLAN



AT THE CENTER OF IT ALL

30 MIN DRIVE TIME

2023 POP: 1,776,016

2028 POP: 1,908,805

TRAVIS COUNTY

2023 POP: 1,371,367

2028 POP: 1,463,618

5 Year 23-28 Population Growth Rate: 13.2%

AUSTIN MSA

2023 POP: 2,499,236

2028 POP: 2,739,628

5 Year 23-28 Population Growth Rate: 9.25%

2023 POP DENSITY BY CENSUS TRACT

- < 500 SQ. MILE
- 500 - 999 SQ.MILE
- 1,000 - 2,499 SQ. MILE
- 2,5000 - 4,999 SQ. MILE
- > 5,000 SQ. MILE





A NEW EXPERIENCE

AROUND EVERY CORNER

Austin has quickly become one of the fastest growing metropolitan areas in the country, boasting a rapidly expanding economy, impressive job growth, and a high quality of life. The city's cultural diversity, access to outdoor areas, and lively food and entertainment industry continue to make Austin a unique destination for major events like SXSW and Austin City Limits Music Festival.

CENTRAL NORTHWEST LOCATION

Research Park delivers immediate access to Highway 183 and sits just minutes away from Mopac and Loop 360. Meanwhile, both Downtown Austin and ABIA are less than 25 minutes away.





HUB FOR EMERGING TALENT

Austin is home to several top universities such as the University of Texas at Austin, St. Edward's University, Huston-Tillotson University, and Concordia University Texas.

LIVE MUSIC CAPITAL

Widely considered the "live music capital of the world," Austin is home to hundreds of live music venues, belting out tunes from every genre of music and some of the most premier music events in the U.S.





SILICON HILLS

Since the mid-1990s, Austin has been renowned for its startup culture and is currently home to thousands of emerging companies, Austin continues to attract entrepreneurs and top talent.



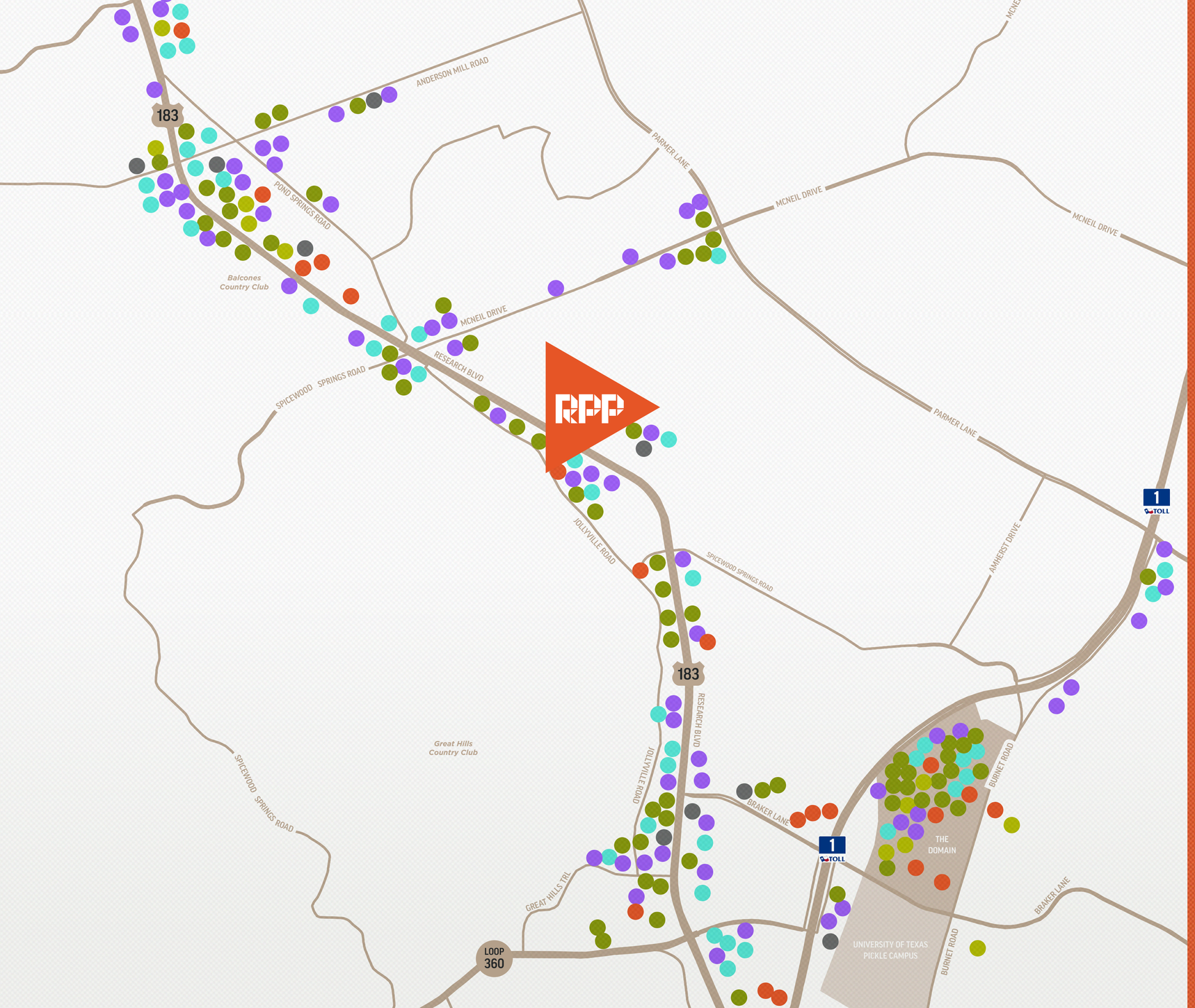
FESTIVALS FOR ALL

Home to SXSW, Austin is home to the premier two-week celebration of the convergence of tech, film, TV, and music. The city's cultural calendar also includes dozens of annual marathons, festivals, conferences, and major sporting events that keep the party going all year long.



LAKE CULTURE

Austin and the surrounding hill country are full of waterways that offer a myriad of recreational activities like boating, kayaking, paddle boarding, wake surfing, and exploring.



A VIBRANT HUB OF ACTIVITY

RESEARCH PARK'S CENTRALIZED LOCATION

is just a short drive away from dozens of restaurants, retail, and entertainment destinations.

RESTAURANTS	70
RETAIL	43
HOTELS	21
ENTERTAINMENT	13
FAST CASUAL	70
FITNESS	9

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FOR MORE INFO
PLEASE CONTACT

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