

11150 research blvd austin tx

11150 research blvd austin tx is a prominent commercial address located in the thriving city of Austin, Texas. This location is notable for its strategic positioning within one of Austin's key commercial and research corridors, making it a hub for businesses and organizations focused on innovation, technology, and professional services. The property and its surroundings offer significant advantages including accessibility, modern infrastructure, and proximity to Austin's vibrant economic centers. Understanding the significance of 11150 Research Blvd Austin TX requires a closer look at its location, amenities, business environment, and the broader impact on the local market. This article will provide a comprehensive overview of these aspects, detailing why this address stands out in Austin's competitive commercial real estate landscape.

- Location and Accessibility
- Property Features and Amenities
- Business Environment and Economic Impact
- Nearby Facilities and Services
- Commercial Real Estate Market Trends

Location and Accessibility

The address 11150 Research Blvd Austin TX is situated in the northern part of Austin, within the well-known Research Boulevard corridor. This area is strategically important due to its close proximity to major highways such as U.S. Highway 183 and Mopac Expressway (Loop 1), providing seamless connectivity to downtown Austin and other key regions. Accessibility is a primary advantage for businesses operating at this location, as it facilitates easy commutes for employees and convenient access for clients and partners.

Transportation Options

In addition to major highways, 11150 Research Blvd benefits from several public transportation routes that connect the site to the broader Austin metropolitan area. This includes bus services provided by Capital Metro, which serve various stops nearby, enhancing commuter options. The location's accessibility also supports alternative transportation methods such as biking and ridesharing, which are growing in popularity in Austin.

Proximity to Key Destinations

Another important aspect of 11150 Research Blvd is its proximity to significant destinations such as the University of Texas at Austin, major hospitals, and the city's tech hubs. This makes it an attractive site for

companies focused on research, technology, healthcare, and education sectors. Being near these institutions fosters collaboration and innovation and supports a dynamic business ecosystem.

Property Features and Amenities

The property at 11150 Research Blvd Austin TX offers modern commercial office space designed to meet the needs of a diverse range of tenants. The building features contemporary architectural design combined with state-of-the-art infrastructure and amenities that support productivity and comfort. These features make it suitable for startups, established companies, and professional service providers alike.

Building Specifications

The office spaces at 11150 Research Blvd generally include flexible floor plans, high ceilings, and ample natural lighting. The building is equipped with advanced HVAC systems, high-speed internet connectivity, and energy-efficient utilities. Additionally, it complies with modern safety standards, including fire suppression systems and secure access controls.

On-Site Amenities

Tenants and visitors at 11150 Research Blvd can enjoy a variety of on-site amenities, which add value and convenience. These amenities typically include:

- Secure parking facilities with ample spaces
- Conference and meeting rooms equipped with audiovisual technology
- Fitness centers and wellness rooms
- Cafeterias and food service options within the building or nearby
- Landscaped outdoor areas and seating spaces for breaks

Business Environment and Economic Impact

The business environment surrounding 11150 Research Blvd Austin TX is characterized by a concentration of technology firms, research institutions, and professional service companies. This mix creates a dynamic ecosystem driven by innovation and collaboration. The location's prominence within Austin's tech corridor makes it a sought-after address for companies aiming to leverage the city's growing reputation as a technology and innovation hub.

Industry Presence

Several key industries are represented in the vicinity of 11150 Research

Blvd, including information technology, biotechnology, telecommunications, and financial services. The presence of these industries supports a robust employment base and attracts skilled professionals, contributing to Austin's economic vitality.

Economic Contributions

By hosting a variety of enterprises, 11150 Research Blvd plays a role in driving local economic growth. The businesses located here contribute to job creation, tax revenues, and community development initiatives. Furthermore, the concentration of innovative companies fosters knowledge sharing and partnerships that stimulate further economic activity.

Nearby Facilities and Services

One of the advantages of 11150 Research Blvd Austin TX is its proximity to a wide range of facilities and services that support both business operations and employee needs. These nearby amenities enhance the overall appeal of the location and contribute to tenant satisfaction and productivity.

Dining and Retail Options

The area surrounding 11150 Research Blvd offers numerous dining and retail establishments. Employees and visitors have access to a variety of restaurants, cafes, and quick-service outlets catering to diverse tastes and dietary preferences. Retail shops, banks, and convenience stores are also conveniently located, providing essential services.

Healthcare and Educational Institutions

Close to 11150 Research Blvd are several reputable healthcare facilities and educational institutions, including clinics, specialty medical centers, and universities. This proximity supports companies in the health sciences sector and provides convenient healthcare options for workers in the area.

Commercial Real Estate Market Trends

The commercial real estate market in the vicinity of 11150 Research Blvd Austin TX has experienced steady growth, reflecting the broader expansion of Austin as a business destination. This area remains competitive due to high demand for office space from technology firms and startups alike. Understanding these market trends is crucial for investors, tenants, and developers interested in this location.

Demand and Vacancy Rates

Market data indicate that office spaces along Research Boulevard maintain relatively low vacancy rates, highlighting strong tenant demand. New developments and renovations continue to enhance the quality and quantity of

available properties, allowing for a range of leasing options.

Rental Pricing and Investment Opportunities

Rental prices at 11150 Research Blvd and neighboring properties reflect the premium status of this location. Investors view this area as promising due to its consistent occupancy rates and the ongoing interest in Austin's commercial real estate market. Opportunities for acquisition, development, and leasing are abundant for those seeking to capitalize on the city's growth.

Frequently Asked Questions

What type of businesses are located at 11150 Research Blvd, Austin, TX?

11150 Research Blvd in Austin, TX hosts a variety of businesses, including tech companies, startups, and office spaces for professional services.

Is 11150 Research Blvd, Austin, TX accessible by public transportation?

Yes, 11150 Research Blvd is accessible by public transportation, with several bus routes serving the Research Blvd area and nearby stops.

Are there dining options near 11150 Research Blvd, Austin, TX?

Yes, there are multiple dining options near 11150 Research Blvd, including cafes, fast casual restaurants, and local eateries catering to office workers and visitors.

What are the office space leasing options at 11150 Research Blvd, Austin, TX?

11150 Research Blvd offers various office space leasing options, including private offices, coworking spaces, and flexible lease terms suitable for startups and established companies.

Is there parking available at 11150 Research Blvd, Austin, TX?

Yes, 11150 Research Blvd provides ample parking facilities for tenants and visitors, including surface parking lots and nearby garage options.

Additional Resources

1. *Emerging Tech Hubs: The Rise of Austin's Innovation Corridor*

This book explores the development of Austin's technology sector, with a

focus on research centers and office parks like those around 11150 Research Blvd. It examines how this area has become a magnet for startups and established tech companies alike. Readers will gain insight into the economic and social impacts of the tech boom in Austin.

2. Office Parks and Urban Growth: A Case Study of Austin's Research Blvd

Delving into the urban planning and architectural aspects of office parks, this book uses Research Blvd in Austin as a primary case study. It discusses how commercial real estate development influences city growth patterns and local economies. The book also includes interviews with planners and developers involved in the area.

3. Innovation and Collaboration: Workspaces at 11150 Research Blvd

Focusing on the design and functionality of modern workspaces, this book highlights companies and coworking spaces located at 11150 Research Blvd. It covers trends in office design that foster creativity and collaboration. The book also looks at how these spaces adapt to changing workforce needs.

4. Austin's Tech Ecosystem: Companies and Culture Near Research Blvd

This title provides an overview of the major tech companies and startups operating near 11150 Research Blvd. It explores the culture of innovation, networking events, and community initiatives that define Austin's tech scene. The book also addresses challenges faced by businesses in this competitive environment.

5. Commercial Real Estate Trends in Austin's North Corridor

An in-depth analysis of commercial real estate trends focusing on Austin's North Corridor, including 11150 Research Blvd. The book discusses market dynamics, leasing patterns, and investment opportunities. It serves as a guide for investors and business owners looking to understand this thriving market.

6. Green Building Practices in Austin's Office Parks

This book examines sustainable building practices implemented in office parks along Research Blvd, emphasizing eco-friendly design and energy efficiency. It showcases case studies of buildings that have achieved LEED certification and other green standards. The book highlights the environmental benefits and cost savings of sustainable construction.

7. Transportation and Accessibility: Connecting 11150 Research Blvd

Focusing on transportation infrastructure, this book analyzes how accessibility to 11150 Research Blvd impacts employee commutes and business operations. It covers public transit developments, road networks, and future planned improvements. The book also discusses the role of transportation in urban economic development.

8. The History of Research Blvd: From Farmland to Tech Corridor

This historical account traces the transformation of Research Blvd in Austin from its rural origins to a bustling commercial and tech hub. It includes interviews with longtime residents and business owners who witnessed the area's growth. The book provides context on how economic and technological shifts shaped the region.

9. Work-Life Balance in Austin's Corporate Parks

Exploring the human side of working in office parks like those around 11150 Research Blvd, this book discusses how companies promote work-life balance and employee wellness. It includes strategies used by employers to create supportive environments. The book also features personal stories from workers balancing career demands and personal life in a fast-growing city.

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