

11150 research boulevard austin tx

11150 research boulevard austin tx is a prominent commercial address located in Austin, Texas, known for its strategic location and modern office facilities. This address is situated in one of Austin's thriving business districts, offering convenient access to key transportation routes and a variety of local amenities. Companies and professionals seeking a prime location for their operations often consider 11150 Research Boulevard due to its blend of accessibility, infrastructure, and surrounding economic activity. This article provides an in-depth overview of 11150 Research Boulevard Austin TX, covering its location advantages, available facilities, nearby businesses, and the overall commercial landscape. Additionally, the article will explore transportation options, local amenities, and the real estate market related to this address. The comprehensive details aim to assist businesses, investors, and professionals interested in this key Austin location.

- Location and Accessibility
- Office Facilities and Building Features
- Nearby Businesses and Economic Environment
- Transportation and Connectivity
- Local Amenities and Services
- Real Estate Market and Leasing Information

Location and Accessibility

11150 Research Boulevard Austin TX is situated in the northern part of Austin, within the Research Boulevard corridor, which is recognized as a vital commercial hub. This location benefits from proximity to major highways, including U.S. Highway 183 and MoPac Expressway (Loop 1), allowing for straightforward commuting to downtown Austin and surrounding suburbs. The area surrounding Research Boulevard is characterized by a mix of office parks, retail centers, and residential neighborhoods, creating a dynamic environment for businesses and employees alike.

Strategic Positioning within Austin

The address lies within the Northwest Austin submarket, an area experiencing robust growth due to the influx of technology companies and startups. Its central position in this submarket provides tenants with access to a skilled workforce and a growing economic ecosystem. Furthermore, being near the Domain, a major mixed-use development, enhances the appeal of 11150 Research Boulevard for businesses looking for vibrant work-life balance options.

Accessibility Features

Accessibility at 11150 Research Boulevard is enhanced by well-maintained road infrastructure and access to public transportation. The Capital Metro bus service operates routes in the vicinity, providing alternatives to driving. Moreover, the location supports easy access to Austin-Bergstrom International Airport, which is approximately 15 miles southeast, facilitating business travel and logistics.

Office Facilities and Building Features

The commercial buildings at 11150 Research Boulevard Austin TX are designed to meet modern office requirements, offering a blend of functionality and aesthetic appeal. These office spaces cater to various industries, including technology, professional services, and healthcare, providing flexible layouts and state-of-the-art amenities.

Building Specifications

Structures at this address typically feature Class A office space standards, including high ceilings, abundant natural light, and efficient floor plans designed to maximize workspace usability. The buildings also incorporate advanced HVAC systems, secure access control, and energy-efficient lighting to support sustainability goals.

Available Amenities

Tenants at 11150 Research Boulevard benefit from a range of amenities designed to enhance productivity and comfort, such as:

- On-site parking facilities with ample spaces
- Conference and meeting rooms equipped with the latest technology
- Fitness centers and wellness rooms
- Common areas with lounge seating and collaborative workspaces
- Secure 24/7 building access and surveillance

Nearby Businesses and Economic Environment

The area surrounding 11150 Research Boulevard Austin TX is home to a diverse mix of companies, ranging from established corporations to innovative startups. This concentration fosters a collaborative business environment conducive to networking and partnerships.

Key Industries Represented

Technology firms dominate the local economy, with many companies specializing in software development, data analytics, and IT services. Additionally, professional service providers such as legal, financial, and consulting firms maintain a strong presence. The healthcare sector also contributes significantly, with medical offices and research institutions located nearby.

Business Networking Opportunities

Proximity to other commercial entities and business parks creates ample opportunities for professional interaction and collaboration. Local chambers of commerce and business associations frequently organize events and workshops, enhancing the community's economic vibrancy.

Transportation and Connectivity

Efficient transportation options are a vital aspect of 11150 Research Boulevard Austin TX, enabling easy access for employees, clients, and suppliers. The infrastructure supports various modes of transit to accommodate diverse commuting preferences.

Road and Highway Access

The location benefits from immediate access to major thoroughfares:

- U.S. Highway 183: Provides direct routes to downtown Austin and neighboring communities.
- MoPac Expressway (Loop 1): A north-south highway facilitating quick travel across the city.
- State Highway 45: Connects to the northern suburbs and broader Austin metropolitan area.

Public Transit and Alternative Transportation

Capital Metro operates bus routes serving the Research Boulevard corridor, offering a reliable public transit option. Additionally, bike lanes and pedestrian paths are increasingly available, promoting environmentally friendly commuting methods. Ride-sharing services are also widely used in the area, adding to transportation flexibility.

Local Amenities and Services

11150 Research Boulevard Austin TX is surrounded by a range of amenities that contribute to a positive work environment and support everyday needs. These include dining, retail, healthcare, and recreational options.

Dining and Retail Options

The area offers a variety of restaurants, from casual eateries to upscale dining, catering to diverse tastes and lunch preferences. Retail centers provide convenient access to shops, banks, and service providers, ensuring that employees and visitors have everything they need close by.

Healthcare and Wellness Facilities

Nearby clinics, urgent care centers, and pharmacies ensure prompt medical attention when necessary. Wellness facilities such as gyms and yoga studios are also available, promoting a healthy lifestyle among the workforce.

Real Estate Market and Leasing Information

The commercial real estate market at 11150 Research Boulevard Austin TX reflects the broader trends seen across Austin's office sector. Demand for office space in this area remains strong due to continued economic growth and business expansion.

Leasing Options and Pricing

Office spaces in this location are typically available for lease with flexible terms to accommodate various business sizes and durations. Pricing is competitive, with rates reflecting the quality of the facilities and the desirability of the location. Prospective tenants can choose from different floor plans, ranging from single offices to entire floors.

Market Trends and Investment Potential

The Austin commercial real estate market has experienced consistent appreciation, driven by a robust local economy and a steady influx of tech companies. Investment in properties at 11150 Research Boulevard is considered attractive due to the area's growth prospects and high occupancy rates. Property managers and owners focus on maintaining high standards to attract and retain quality tenants.

Frequently Asked Questions

What is located at 11150 Research Boulevard, Austin, TX?

11150 Research Boulevard in Austin, TX is a commercial property often housing office spaces and tech companies, situated in the city's prominent research and business corridor.

Is 11150 Research Boulevard, Austin, TX easily accessible by

public transportation?

Yes, 11150 Research Boulevard is accessible via several public transportation options in Austin, including bus routes that serve the Research Boulevard area.

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

Yes, the area around 11150 Research Boulevard has a variety of dining options, including cafes, fast food, and sit-down restaurants catering to professionals and visitors.

What kind of businesses operate at 11150 Research Boulevard, Austin, TX?

Businesses at 11150 Research Boulevard typically include technology firms, startups, consulting companies, and other professional services common to Austin's tech corridor.

Is parking available at or near 11150 Research Boulevard, Austin, TX?

Parking is generally available at 11150 Research Boulevard, with on-site parking lots and nearby garages to accommodate employees and visitors.

What is the significance of Research Boulevard in Austin, TX?

Research Boulevard is a major commercial and tech hub in Austin, TX, hosting numerous companies, research institutions, and office spaces, making it a key area for business and innovation.

Additional Resources

1. Innovations at 11150 Research Boulevard: A Hub of Technological Advancement

This book explores the history and impact of 11150 Research Boulevard in Austin, TX, highlighting its role in fostering innovation and supporting tech startups. It delves into the companies and research institutions that have made the location a key player in the technology sector. Readers gain insight into how the area contributes to Austin's reputation as a tech hub.

2. Tech Growth in Austin: The 11150 Research Boulevard Effect

Focusing on the economic and technological growth surrounding 11150 Research Boulevard, this book analyzes how the presence of major research facilities has influenced Austin's development. It covers trends in tech entrepreneurship, investment, and urban planning. The author provides case studies of successful businesses that originated in this corridor.

3. Mapping Innovation: The Geography of Research Boulevard, Austin

This title offers a comprehensive look at the spatial dynamics of innovation along Research Boulevard, particularly near 11150. It examines how geographic location affects collaboration, resource availability, and business success. The book includes maps, data, and interviews with local business leaders.

4. Startups and Scaleups: Stories from 11150 Research Boulevard

A collection of narratives from entrepreneurs and executives based at 11150 Research Boulevard, this book shares firsthand experiences of launching and growing technology companies. It highlights challenges, opportunities, and the support networks available in Austin's innovation ecosystem. The stories provide practical advice for aspiring founders.

5. Green Technology and Sustainability Initiatives at Research Boulevard

This book investigates the environmental and sustainability efforts of companies and organizations located at 11150 Research Boulevard. It discusses green building practices, renewable energy projects, and corporate social responsibility initiatives. Readers will learn about how tech hubs can contribute to sustainable urban development.

6. The Future of Work: Remote and Hybrid Models at 11150 Research Boulevard

Examining how companies at 11150 Research Boulevard have adapted to changing work environments, this book covers trends in remote and hybrid work models. It analyzes impacts on productivity, employee satisfaction, and office space design. Insights are drawn from surveys and interviews with local business leaders.

7. Cybersecurity Advances Emerging from 11150 Research Boulevard

This title focuses on the cybersecurity firms and research initiatives based at 11150 Research Boulevard. It explores the latest technologies and strategies developed in this tech corridor to combat digital threats. The book also discusses collaboration between academia, industry, and government in enhancing cybersecurity.

8. Women in Tech: Leadership and Innovation at Research Boulevard

Highlighting the contributions of women leaders in technology companies located at 11150 Research Boulevard, this book celebrates diversity and inclusion in the tech sector. It features profiles, interviews, and discussions on overcoming barriers in a traditionally male-dominated industry. The book aims to inspire future generations of women technologists.

9. From Research to Market: Commercializing Innovation at 11150 Research Boulevard

This book details the process of turning research and development into market-ready products within the 11150 Research Boulevard ecosystem. It covers technology transfer, venture capital involvement, and the role of incubators and accelerators. Readers get an inside look at how innovation drives economic growth in Austin.

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are E.V. Spence, Possum Kingdom, O.H. Ivy, Corpus Christi, Lake Buchanan, Falcon, Lake Texoma, Sam Rayburn and more. Rivers included are the Guadalupe, Lanno, Rio Grande, Nueces, and the Sabinal. Shook also covers the fish of the Texas waters such as: Bass: Largemouth, Smallmouth, White, Guadalupe and Stiper as well as Panfish: Crappie, Trout and Catfish. There will be over 120 detailed lake and river maps showing lake depths, river access, campsites, and areas of special interest in addition to hatch charts, stream facts and recommended flies. As always this guidebook extensively covers essential travel information such as accommodations, campgrounds, listings for fly shops, restaurants, car repair and rental in addition to hospitals, airports and more. This book is the best yet and an essential guidebook for the Texas angler as well as for those visiting from out of state - a must have! (goodreads.).

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