

12885 research blvd austin tx

12885 research blvd austin tx is a prominent address located in the vibrant city of Austin, Texas, known for its dynamic business environment and thriving tech industry. This location serves as a hub for various commercial activities, including technology firms, research institutions, and professional offices. Situated in a strategic area, 12885 Research Blvd Austin TX offers accessibility, modern infrastructure, and proximity to key Austin landmarks. Whether for business operations, investment opportunities, or real estate considerations, understanding the features and benefits of this address is essential. This article explores the significance, amenities, nearby attractions, and business prospects associated with 12885 Research Blvd Austin TX. The following sections will provide an in-depth overview of this address and its relevance within Austin's economic landscape.

- Location and Accessibility
- Business Environment at 12885 Research Blvd Austin TX
- Nearby Amenities and Services
- Real Estate and Property Features
- Investment and Growth Opportunities

Location and Accessibility

12885 Research Blvd Austin TX is strategically positioned in North Austin, a region known for its rapid development and connectivity. The address lies along Research Boulevard, a major thoroughfare that links various business districts and residential neighborhoods. This location benefits from easy access to several key highways, including Interstate 35 and U.S. Route 183, facilitating seamless travel throughout the Austin metropolitan area.

Proximity to Major Transportation Routes

Accessibility is a critical factor for businesses and visitors at 12885 Research Blvd Austin TX. The location is conveniently situated near major transportation routes, offering excellent connectivity to downtown Austin, the Austin-Bergstrom International Airport, and surrounding suburbs. Public transportation options like Capital Metro bus services further enhance mobility for employees and clients.

Walkability and Local Transit

The area surrounding 12885 Research Blvd Austin TX supports pedestrian-friendly infrastructure and local transit options. Sidewalks, bike lanes, and nearby bus stops provide alternatives to driving, promoting sustainable commuting. This accessibility contributes to a favorable working environment and supports a diverse workforce.

Business Environment at 12885 Research Blvd Austin TX

The address at 12885 Research Blvd Austin TX is situated within a thriving commercial corridor that hosts a variety of industries, particularly high-tech companies, research organizations, and professional services. This environment fosters innovation and collaboration, attracting both startups and established corporations.

Technology and Research Hub

As part of Austin's renowned technology sector, 12885 Research Blvd Austin TX benefits from proximity to numerous tech companies and research institutions. The area's ecosystem encourages knowledge exchange and partnership opportunities, making it an ideal location for businesses focused on innovation and development.

Corporate Presence and Networking

Several regional and national companies have established offices near 12885 Research Blvd Austin TX, creating a vibrant business community. Networking events, industry conferences, and professional associations frequently occur in this vicinity, supporting business growth and professional development.

Nearby Amenities and Services

One of the advantages of 12885 Research Blvd Austin TX is its access to a broad range of amenities and services that enhance the daily experience for employees and visitors. These amenities contribute to a balanced work-life environment and convenience.

Dining and Retail Options

The area around 12885 Research Blvd Austin TX features numerous restaurants, cafes, and retail stores. From quick-service eateries to sit-down dining, the variety caters to diverse tastes and dietary preferences. Shopping centers and convenience stores nearby also support everyday needs.

Health and Wellness Facilities

Access to health and wellness services is crucial for any business location. Near 12885 Research Blvd Austin TX, several fitness centers, medical clinics, and wellness providers are available. These services promote employee well-being and contribute to a productive workplace atmosphere.

Banking and Financial Services

Financial institutions, including banks and credit unions, maintain branches close to 12885 Research Blvd Austin TX. These facilities provide essential banking services for businesses and individuals, supporting smooth financial operations and transactions.

Real Estate and Property Features

The real estate landscape at 12885 Research Blvd Austin TX encompasses modern office buildings, research facilities, and mixed-use developments. The properties in this area are designed to meet the needs of contemporary businesses, offering flexibility, technology integration, and sustainability.

Office Space Specifications

Office spaces at 12885 Research Blvd Austin TX typically feature open floor plans, high-speed internet connectivity, and advanced security systems. Many buildings incorporate energy-efficient designs and smart building technologies, reducing operational costs and environmental impact.

Parking and Infrastructure

Adequate parking facilities are available for tenants and visitors, including

surface lots and structured parking garages. The infrastructure supports easy loading zones, accessibility compliance, and well-maintained common areas, enhancing the overall user experience.

Property Management and Services

Professional property management teams oversee the maintenance and operations of buildings at 12885 Research Blvd Austin TX, ensuring high standards of cleanliness, safety, and tenant support. On-site management services facilitate prompt resolution of any issues and foster a positive tenant environment.

Investment and Growth Opportunities

12885 Research Blvd Austin TX represents a significant opportunity for investors and businesses seeking growth in the Austin area. The region's economic vitality, combined with favorable market conditions, makes this address attractive for commercial real estate investment and business expansion.

Market Trends and Economic Indicators

Austin's economy continues to expand, driven by technology, healthcare, and innovation sectors. Market trends indicate rising demand for commercial properties at locations like 12885 Research Blvd Austin TX, with increasing rental rates and property values reflecting robust investor confidence.

Development Potential and Future Prospects

Ongoing development projects in the vicinity of 12885 Research Blvd Austin TX point to a promising future. Infrastructure improvements, new business parks, and mixed-use developments are planned or underway, enhancing the area's attractiveness and long-term value.

Benefits of Investing at 12885 Research Blvd Austin TX

- Strategic location within a growing economic corridor

- Access to a skilled workforce and innovative industries
- Modern facilities with sustainable design features
- Strong tenant demand and occupancy rates
- Supportive local government policies and incentives

Frequently Asked Questions

What is located at 12885 Research Blvd, Austin, TX?

12885 Research Blvd in Austin, TX is a commercial office building home to various businesses and tech companies.

Is 12885 Research Blvd in Austin, TX accessible by public transportation?

Yes, 12885 Research Blvd is accessible by several Capital Metro bus routes, providing convenient public transportation options.

Are there parking facilities available at 12885 Research Blvd, Austin, TX?

Yes, the property at 12885 Research Blvd offers ample on-site parking for tenants and visitors.

What are the nearby amenities around 12885 Research Blvd, Austin, TX?

Nearby amenities include restaurants, coffee shops, fitness centers, and retail stores, making it convenient for employees and visitors.

Which companies have offices at 12885 Research Blvd, Austin, TX?

Several tech and professional services companies have offices at 12885 Research Blvd, reflecting Austin's growing business environment.

Is 12885 Research Blvd, Austin, TX a good location for startups?

Yes, due to its location in the tech corridor and proximity to other

innovative companies, 12885 Research Blvd is a popular spot for startups.

What is the average rental price for office space at 12885 Research Blvd, Austin, TX?

The average rental price varies but typically ranges from \$25 to \$35 per square foot annually, depending on the suite size and lease terms.

Are there any recent renovations or upgrades at 12885 Research Blvd, Austin, TX?

Recent upgrades have included modernized common areas, improved HVAC systems, and enhanced security features.

How far is 12885 Research Blvd from downtown Austin?

12885 Research Blvd is approximately 10 miles from downtown Austin, typically a 15-20 minute drive depending on traffic.

Additional Resources

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

This book explores the rapid development of Austin, Texas, as a leading center for technology and innovation. It highlights key locations including 12885 Research Blvd, detailing how research facilities and startups contribute to the city's economic growth. Readers will gain insight into the partnerships between businesses, universities, and government agencies that fuel this vibrant tech ecosystem.

2. Silicon Hills: The Story of Austin's Tech Boom

Silicon Hills delves into the transformation of Austin into a major technology hub, focusing on the companies and research institutions located on Research Boulevard. The book traces the history of innovation in the area, profiling influential entrepreneurs and the impact of cutting-edge research on the local and global economy. It provides an in-depth look at how spaces like 12885 Research Blvd foster creativity and collaboration.

3. Mapping Austin's Innovation Landscape

This comprehensive guide maps out the key innovation districts in Austin, including the Research Boulevard corridor. It offers detailed descriptions of the types of research and development activities happening at various addresses, with a special focus on 12885 Research Blvd. The book serves as a resource for investors, entrepreneurs, and policymakers interested in the city's tech infrastructure.

4. The Future of Work in Austin's Research Parks

Focusing on workplaces around Austin's research parks, this book examines how locations such as 12885 Research Blvd are shaping the future of work. It

discusses trends such as remote work integration, collaborative spaces, and technological advancements that are changing office environments. The narrative includes case studies of companies thriving in this dynamic setting.

5. Austin's Research Boulevard: A Hub for Life Sciences

Highlighting the life sciences sector, this book investigates how 12885 Research Blvd and surrounding facilities contribute to biomedical research and healthcare innovation. It covers breakthroughs, company profiles, and the role of local universities in supporting scientific discovery. Readers will understand the significance of this corridor in advancing medical technologies.

6. Green Tech and Sustainability on Research Blvd

This title explores the growing emphasis on sustainable technologies and environmentally friendly practices among businesses located at 12885 Research Blvd. It discusses initiatives in clean energy, waste reduction, and green building design. The book showcases how Austin's research community is leading efforts to address climate change through innovation.

7. Startups and Scaleups: Success Stories from Austin's Tech Corridor

Focusing on entrepreneurial ventures, this book shares inspiring stories of startups that began or expanded their operations near 12885 Research Blvd. It outlines the challenges and opportunities faced by innovators in the area and provides practical advice for founders looking to navigate the tech landscape. The narrative highlights the supportive ecosystem that makes Austin a magnet for new businesses.

8. Networking and Collaboration in Austin's Research Community

This book delves into the social and professional networks that drive collaboration among companies and researchers along Research Boulevard. It examines how events, coworking spaces, and institutional partnerships foster knowledge sharing and innovation. The role of 12885 Research Blvd as a nexus for these interactions is a key focus.

9. Architectural Innovations: Designing Research Facilities in Austin

Exploring the architectural trends and design principles behind modern research facilities, this book features buildings along Research Blvd, including 12885 Research Blvd. It discusses how design enhances productivity, sustainability, and employee well-being. The book includes interviews with architects and planners who have shaped Austin's research environment.

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12885 research blvd austin tx: *International Business Shukla*, 2009

12885 research blvd austin tx: Winning in Business with Enterprise Project Management Paul C. Dinsmore, 1998-12-31 Winning in Business With Enterprise Project Management is a breakthrough book that shows you how to harness the power of project management for your company ... turn it into an organizational philosophy (where companies are perceived as dynamic enterprises consisting of portfolios of projects) ... and use it to plan and take care of daily business. With project management principles operating on an enterprise-wide level, your company will generate more organizational synergy, add speed to ongoing processes, boost productivity, and maximize growth - ultimately delivering faster, cheaper, and better products and services. And in the no-holds-barred business arena of today, there's no better way to ensure survival and prosperity.

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12885 research blvd austin tx: *Multimedia* Antone F. Alber, 1996 Written for managers who must utilize computers for competitive advantage, this book focuses on applications of multimedia rather than hardware and software requirements. It explains multimedia concepts and demonstrates how to utilize these resources effectively. Individual chapters written by noted practitioners in the field offer professional perspective. 120 illus.

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Katy Perry Shares How She's 'Proud' of Herself After Public and Katy Perry reflected on a turbulent year since releasing '143,' sharing how she's "proud" of her growth after career backlash, her split from Orlando Bloom, and her new low-key

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