

11617 research boulevard austin texas

11617 research boulevard austin texas is a prominent address located in the thriving city of Austin, Texas, known for its dynamic business environment and technological innovation. This location has become a hub for companies seeking strategic office space within one of the fastest-growing metropolitan areas in the United States. The property at 11617 Research Boulevard offers a range of amenities and features that cater to diverse business needs, making it an attractive option for startups, established enterprises, and investors alike. Understanding the specifics of this address, including its location benefits, available facilities, nearby services, and real estate market trends, is essential for businesses and individuals considering Austin for their operations. This article provides a comprehensive overview of 11617 Research Boulevard Austin Texas, exploring its significance, advantages, and what makes it stand out in the Austin commercial real estate landscape. The following sections will delve into the location overview, property features, nearby amenities, market insights, and transportation options.

- Location and Accessibility
- Property Features and Specifications
- Nearby Amenities and Services
- Real Estate Market Trends in Austin
- Transportation and Connectivity

Location and Accessibility

Located in the northern sector of Austin, 11617 Research Boulevard Austin Texas offers excellent access to major highways and business districts, making it a strategic location for companies aiming to establish a presence in the city. Situated along the well-known Research Boulevard corridor, this address benefits from proximity to key economic zones and innovation centers.

Strategic Position in Austin's Business Landscape

Research Boulevard is recognized as a vital commercial artery in Austin, hosting a mix of technology firms, corporate offices, and service providers. Being situated at 11617 Research Boulevard means businesses can leverage the area's reputation and infrastructure to enhance visibility and operational efficiency.

Accessibility to Major Highways and Roads

The property is conveniently accessible via U.S. Highway 183 and Mopac Expressway (Loop 1), two of Austin's primary transportation routes. This ensures smooth commuting for employees and clients,

with quick connections to downtown Austin, the airport, and other important city areas.

Property Features and Specifications

11617 Research Boulevard Austin Texas is characterized by modern office spaces designed to accommodate a variety of business functions. The property combines functional design with contemporary amenities to support productivity and business growth.

Office Space Layout and Design

The building offers flexible floor plans that can be customized to fit specific tenant requirements. Open layouts, private offices, meeting rooms, and collaborative spaces are available, making it adaptable for tech companies, professional services, and startups.

Building Amenities and Services

Tenants at 11617 Research Boulevard benefit from a range of amenities including on-site parking, 24/7 security, high-speed internet connectivity, and energy-efficient systems. These features contribute to a comfortable and secure work environment.

Technological Infrastructure

The property is equipped with advanced telecommunications infrastructure to support high-speed data transfer and connectivity, critical for businesses relying on cloud services, video conferencing, and other digital operations.

Nearby Amenities and Services

The location of 11617 Research Boulevard Austin Texas is enhanced by its proximity to various amenities that support both business operations and employee lifestyle needs. These nearby facilities add value to the property and improve the overall experience for tenants.

Dining and Retail Options

Several restaurants, cafes, and retail outlets are within walking distance or a short drive from the property. This variety allows employees and visitors to access convenient dining options ranging from casual eateries to more formal dining experiences.

Business Support Services

Professional services such as printing centers, courier services, and office supply stores are

conveniently located nearby, facilitating smooth day-to-day business activities.

Recreational and Wellness Facilities

Fitness centers, parks, and wellness studios are accessible in the vicinity, supporting employee health and well-being, which is increasingly important for workplace satisfaction and productivity.

Real Estate Market Trends in Austin

The commercial real estate market in Austin is dynamic and competitive, with 11617 Research Boulevard Austin Texas positioned in a high-demand area. Understanding current market trends helps potential tenants and investors make informed decisions.

Growth in Austin's Commercial Sector

Austin has experienced significant growth fueled by technology companies, startups, and corporate relocations. This growth has driven demand for quality office space, leading to increased rental rates and property values along key corridors like Research Boulevard.

Investment Potential

The area around 11617 Research Boulevard is attractive for real estate investment due to its strategic location and robust economic fundamentals. Investors can expect stable occupancy rates and potential for property appreciation.

Challenges and Considerations

While the market is strong, competition for premium office space means that availability can be limited, and lease terms may be stringent. Prospective tenants should assess their specific needs and act promptly to secure desirable spaces.

Transportation and Connectivity

Efficient transportation options are vital for any commercial location, and 11617 Research Boulevard Austin Texas offers excellent connectivity for employees, clients, and visitors alike.

Public Transit Access

The site is served by several Capital Metro bus routes, providing an alternative to driving and helping reduce commuting stress. These transit options connect the location to various parts of Austin.

Parking and Commuting Facilities

The property includes ample on-site parking spaces for tenants and visitors, addressing a common concern in urban office environments. Additionally, nearby carpool and bike-sharing programs support sustainable commuting practices.

Proximity to Austin-Bergstrom International Airport

Located approximately 15 miles from the airport, 11617 Research Boulevard offers convenient access for business travelers and international clients, further enhancing its appeal as a commercial address in Austin.

- Prime location with excellent highway access
- Flexible office layouts with modern amenities
- Close to dining, retail, and wellness facilities
- Positioned within a growing commercial real estate market
- Well-connected through public transit and major roads

Frequently Asked Questions

What is located at 11617 Research Boulevard, Austin, Texas?

11617 Research Boulevard in Austin, Texas is a commercial property hosting various office spaces and businesses, commonly part of the tech and research corridor in the city.

Is 11617 Research Boulevard, Austin, Texas accessible by public transportation?

Yes, 11617 Research Boulevard is accessible by several Austin public transportation options, including bus routes operated by Capital Metro that serve the Research Boulevard area.

Are there any dining options near 11617 Research Boulevard, Austin, Texas?

Yes, there are numerous dining options near 11617 Research Boulevard, ranging from casual cafes to restaurants offering diverse cuisines, catering to office workers and visitors in the area.

What companies have offices at 11617 Research Boulevard, Austin, Texas?

Several technology and research companies have offices at 11617 Research Boulevard, reflecting Austin's role as a growing tech hub, though specific tenants may vary over time.

Is 11617 Research Boulevard, Austin, Texas suitable for office leasing?

Yes, 11617 Research Boulevard is a popular location for leasing office space due to its strategic location in Austin's tech corridor, modern facilities, and proximity to amenities.

How far is 11617 Research Boulevard from downtown Austin?

11617 Research Boulevard is approximately 10 miles north of downtown Austin, making it a convenient location for businesses seeking proximity to the city center while benefiting from a suburban office environment.

Additional Resources

1. *Innovation Hubs: The Rise of Research Boulevard in Austin*

This book explores the transformation of 11617 Research Boulevard and its surroundings into a thriving center for innovation and technology. It delves into the history of the area, highlighting key businesses and startups that have contributed to Austin's reputation as a tech hub. Readers gain insight into how this corridor fosters collaboration between academia, industry, and government.

2. *Tech Titans: Companies Shaping 11617 Research Boulevard*

A detailed look at the major companies headquartered or operating near 11617 Research Boulevard, Austin, Texas. The book profiles influential tech firms and startups, their founders, and the technologies they develop. It also discusses the impact these companies have on the local economy and the broader tech industry.

3. *Austin's Innovation Corridor: Stories from Research Boulevard*

This collection of case studies and interviews highlights entrepreneurs, researchers, and innovators working around 11617 Research Boulevard. The book captures the vibrant culture of innovation and the collaborative spirit that defines Austin's tech scene. It serves as inspiration for aspiring business leaders and technologists.

4. *Smart Cities and Research Boulevard: Austin's Path Forward*

Focusing on urban development and technology, this book examines how 11617 Research Boulevard fits into Austin's vision for a smart city. Topics include IoT deployments, sustainable infrastructure, and data-driven governance initiatives centered around this key location. It offers a glimpse into the future of urban living powered by technology.

5. *Startups on Research Boulevard: Launching in Austin's Tech Ecosystem*

This book provides practical advice and real-world stories from startups based near 11617 Research Boulevard. It covers challenges such as fundraising, scaling, and navigating the competitive Austin tech landscape. Readers learn how the unique ecosystem around this address supports

entrepreneurial success.

6. *The Architecture of Innovation: Design and Development at 11617 Research Boulevard*

Exploring the physical spaces that house innovation, this book examines the architecture and design of buildings along Research Boulevard, including 11617. It discusses how workspace design influences creativity, productivity, and collaboration in tech companies. The book also looks at sustainable building practices in the area.

7. *Workforce Dynamics in Austin's Research Boulevard Corridor*

An analysis of the labor market and workforce trends in the vicinity of 11617 Research Boulevard. The book covers the skills in demand, educational partnerships, and diversity initiatives that shape the talent pool. It also looks at how companies attract and retain employees in this competitive environment.

8. *Environmental Impact and Sustainability Efforts on Research Boulevard*

This book investigates the environmental footprint of businesses and development around 11617 Research Boulevard. It highlights sustainability initiatives, green building certifications, and community efforts to reduce environmental impact. The text underscores the balance between growth and environmental responsibility.

9. *Future Technologies Emerging from Austin's Research Boulevard*

A forward-looking examination of cutting-edge technologies being developed by companies and research institutions near 11617 Research Boulevard. Topics include AI, biotech, renewable energy, and advanced manufacturing. The book offers insights into how these innovations could shape industries and society in the coming decades.

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