



RESEARCH

PARK

PLAZA

1&2

12401 RESEARCH BLVD | AUSTIN, TEXAS

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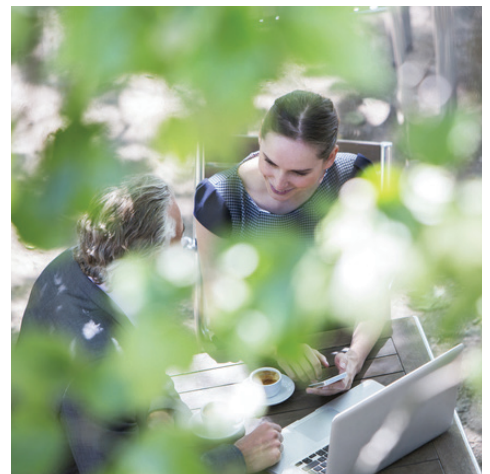
7,600-16,500 SF AVAILABLE

1

BUILDING 1

Suite 300 - 16,583 RSF

Suite 450 - 7,641 RSF



CLASS A OFFICE &
MODERN WORKPLACE

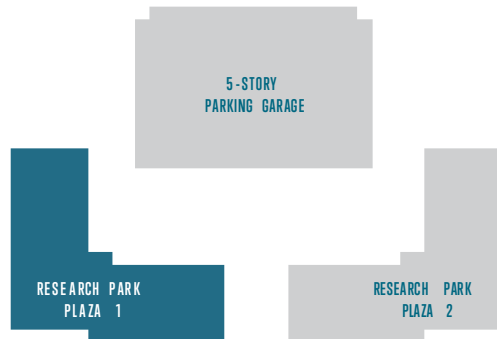
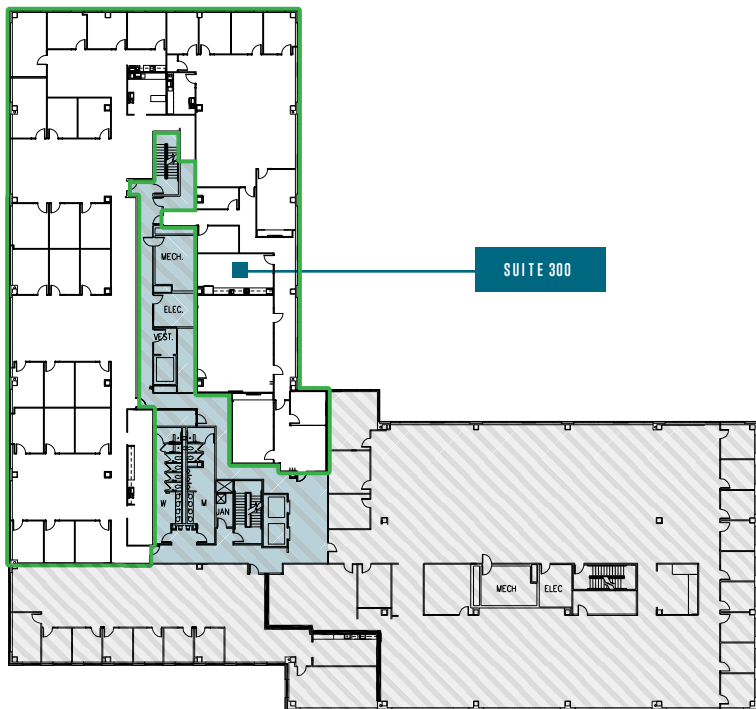


SITUATED IN AUSTIN'S
HIGH-TECH CORRIDOR

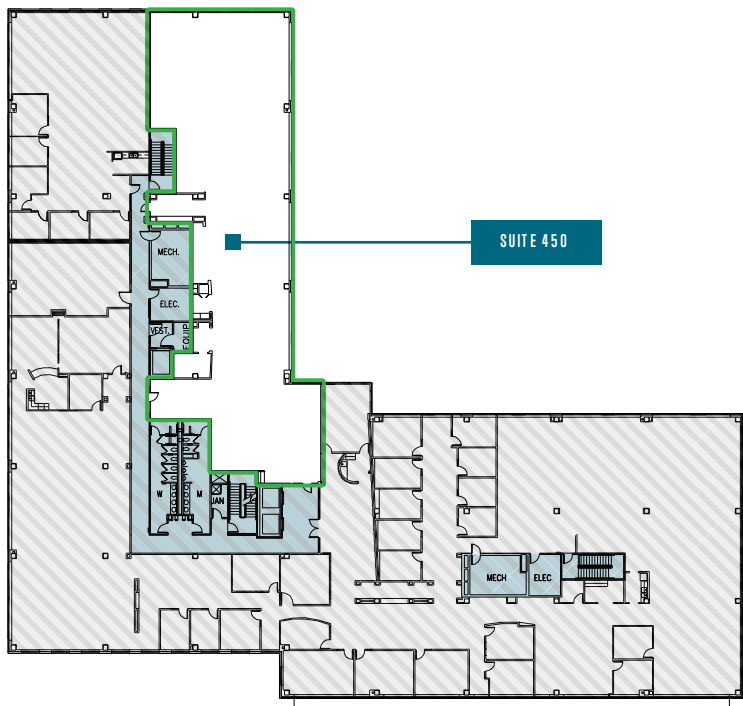


INVITING INDOOR & OUTDOOR
COLLABORATION AREAS

3RD FLOOR



4TH FLOOR



FLOOR PLANS BUILDING 1

3RD FLOOR

SUITE 300 16,583 R SF

4TH FLOOR

SUITE 450 7,641 R SF





NEARBY RETAIL DEVELOPMENTS & AMENITIES

DOMAIN

10 min, 4.0 mi

- NORDSTROM
- WHOLE FOODS MARKET
- SHAKE SHACK
- CULINARY DROPOUT
- YARD HOUSE
- THE WESTIN AUSTIN

GATEWAY

12 min, 3.6 mi

- CRATE AND BARREL
- NORDSTROM RACK
- REI
- REGAL CINEMAS GATEWAY 16 & IMAX
- WHOLE FOODS MARKET
- IRON CACTUS

THE ARBORETUM

10 min, 3.5 mi

- THE CHEESECAKE FACTORY
- ZOE'S KITCHEN
- GAP
- AMY'S ICE CREAM
- RENAISSANCE AUSTIN HOTEL

THE SHOPS AT ARBOR WALK

12 min, 3.9 mi

- LUPE TORTILLA
- BJ'S RESTAURANT & BREWHOUSE
- SPEC'S WINES & SPIRITS
- CHIPOTLE MEXICAN GRILL
- DSW DESIGNER SHOE WAREHOUSE



SITUATED IN AUSTIN'S HIGH-TECH CORRIDOR



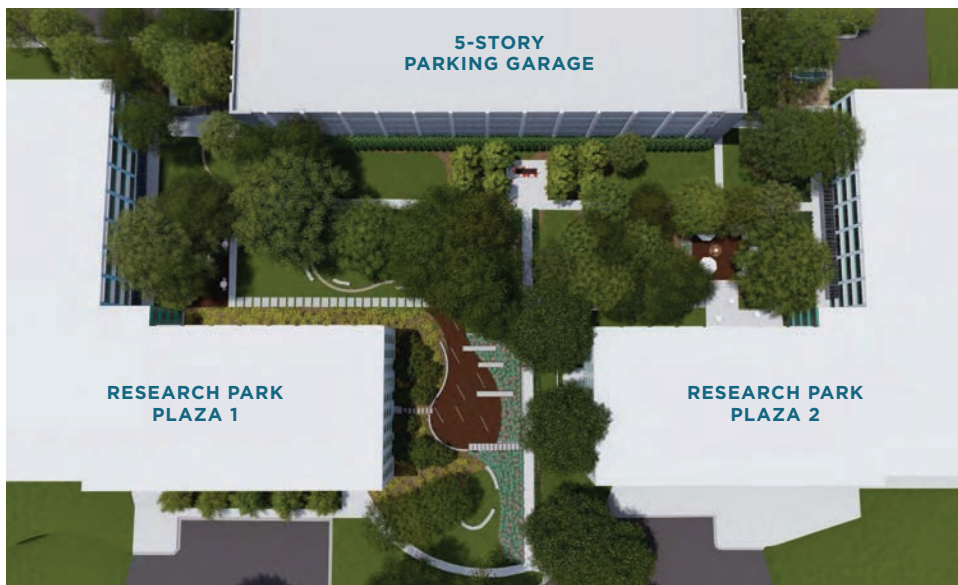
QUICK ACCESS VIA 183, 360, & MOPAC



CORPORATE NEIGHBORS

- AMAZON
- APPLE
- DELL
- EA
- EBAY
- EXPEDIA
- FACEBOOK
- GOOGLE
- HP
- INDEED
- ORACLE
- PAYPAL
- QUALCOMM
- VISA





 DISTINCTIVE, MODERN LANDSCAPING

2018 COURTYARD RENOVATIONS



 AMPLE OUTDOOR SEATING AREAS FOR EMPLOYEES TO CONNECT & UNWIND



 SHADED FOOD TRUCK STALL TO BRING AUSTIN'S BEST DIRECTLY TO TENANTS





BUILDING SPECIFICATIONS

FLOOR TO CEILING HEIGHT 9'6"

FLOOR TO FLOOR HEIGHT 13'6"

COLUMN ARRANGEMENT

- 30' ON CENTER
- 5' MULLION SPACING
- ±40' BAY DEPTHS

AVAILABLE ISPS (CARRIER | CABLE TYPE)

- AT&T | FIBER
- AT&T | COPPER
- GRANDE COMMUNICATION | FIBER
- LEVEL 3 | COPPER
- SPECTRUM | COAXIAL

GENERATOR SPECS

MODEL: DGCA | FREQUENCY: 60 | FUEL TYPE: DIESEL

RESEARCH
PARK PLAZA
1&2

RESEARCH PARK PLAZA 1 & 2
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