

# 12710 RESEARCH

12710 RESEARCH BLVD. | AUSTIN, TEXAS 78759

OFFICE | **FOR LEASE**



**FOR MORE  
INFORMATION  
PLEASE CONTACT**

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## AVAILABILITY

**Suite 115** - 2,616 RSF\* (*Available Early 2021*)

**Suite 117** - 1,664 RSF\* (*Available Early 2021*)

**Suite 200** - 11,887 RSF (*Available Early 2021*;  
*Divisible to 2,591 RSF*)

**Suite 205** - 5,112 RSF (*Available Early 2021*;  
*Divisible to 2,000 RSF*)

**Suite 255** - 1,831 RSF

**Suite 308** - 3,286 RSF\*\*

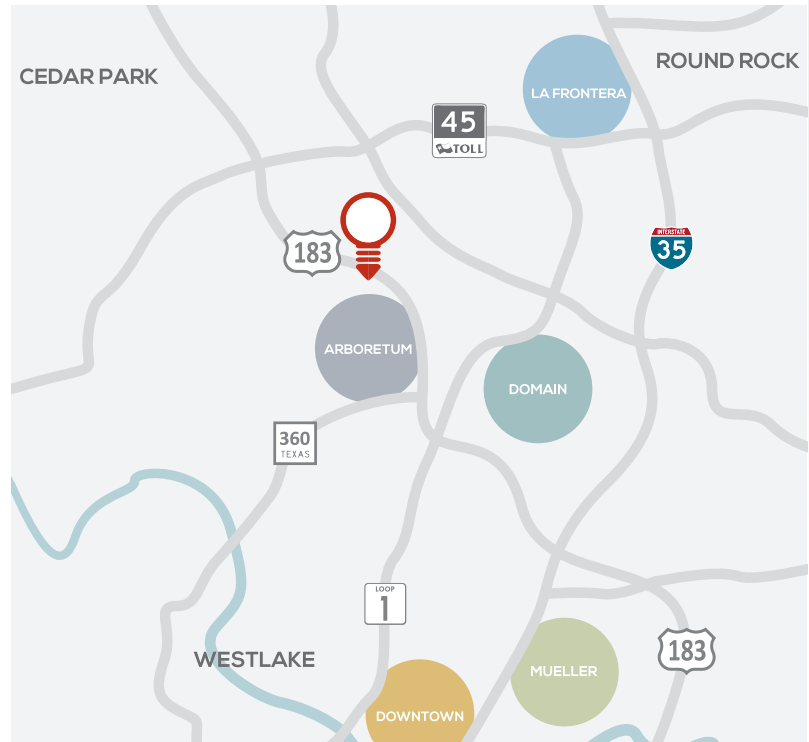
**Suite 310/370** - 5,277 RSF\*\*

**Suite 355** - 2,981 RSF

**Suite 360** - 1,605 RSF\*\*

\*Contiguous up to 4,280 RSF

\*\*Contiguous up to 10,168 RSF with Suites 308 & 360



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## PROPERTY DESCRIPTION

12710 Research provides a high-quality office environment in the heart of Northwest Austin. The attractive property boasts high visibility and easy access on Research Blvd. as well as Jollyville Road. Recent renovations include many of the common areas and restrooms, the property grounds, as well as building systems. A newly-renovated common conference facility is available to building tenants at no charge and parking is offered both around the building and through select covered executive parking.

## FEATURES

### BUILDING

- Recent renovations to common areas, restrooms, and landscaping
- New plasma ion air purification system on 3rd floor
- Common building conference room
- Covered, executive parking available

### LOCATION

- Excellent visibility on Research Blvd.
- Easy access to/from Research Blvd., Jollyville Road, RR 620, Mopac and Hwy 360
- Close proximity to the Arboretum and the Domain
- 3.3 per 1,000 parking

### SUITES

- Multiple configuration options available
- Lobby space available

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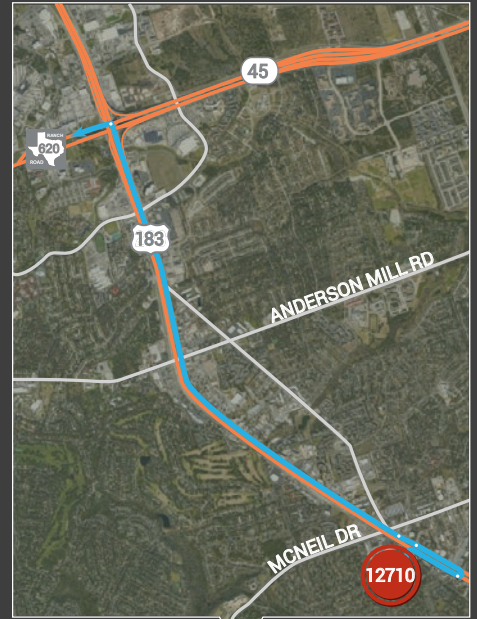
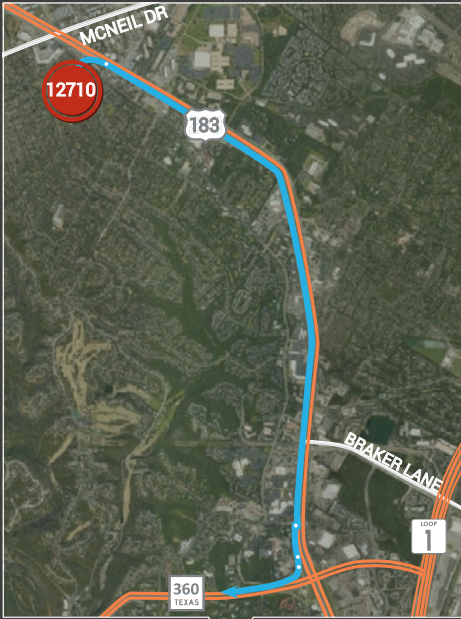
# 12710 RESEARCH

# SURROUNDING AREA



# 12710 RESEARCH

## DRIVE TIME MAP



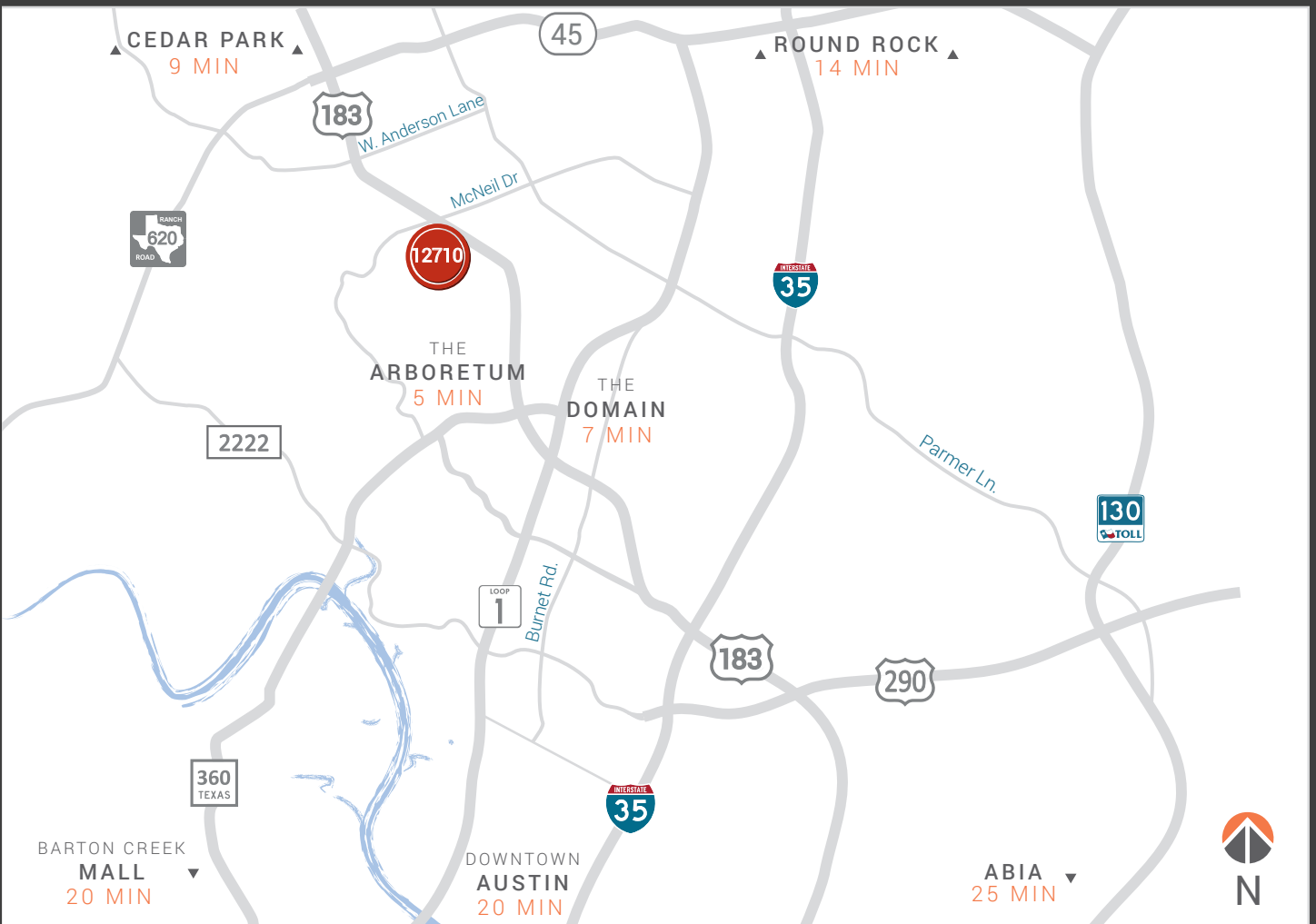
360  
**TEXAS HIGHWAY**  
5 MIN



MOPAC  
**LOOP 1**  
7 MIN



620  
**RANCH ROAD**  
5 MIN



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## LEVEL ONE **1**

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### SUITE 117\*

1,664 RSF

*(Available Early 2021)*

### SUITE 115\*

2,616 RSF

*(Available Early 2021)*

COMMON  
CONFERENCE  
ROOM



*\*Contiguous up to 4,280 RSF*

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## LEVEL TWO **2**

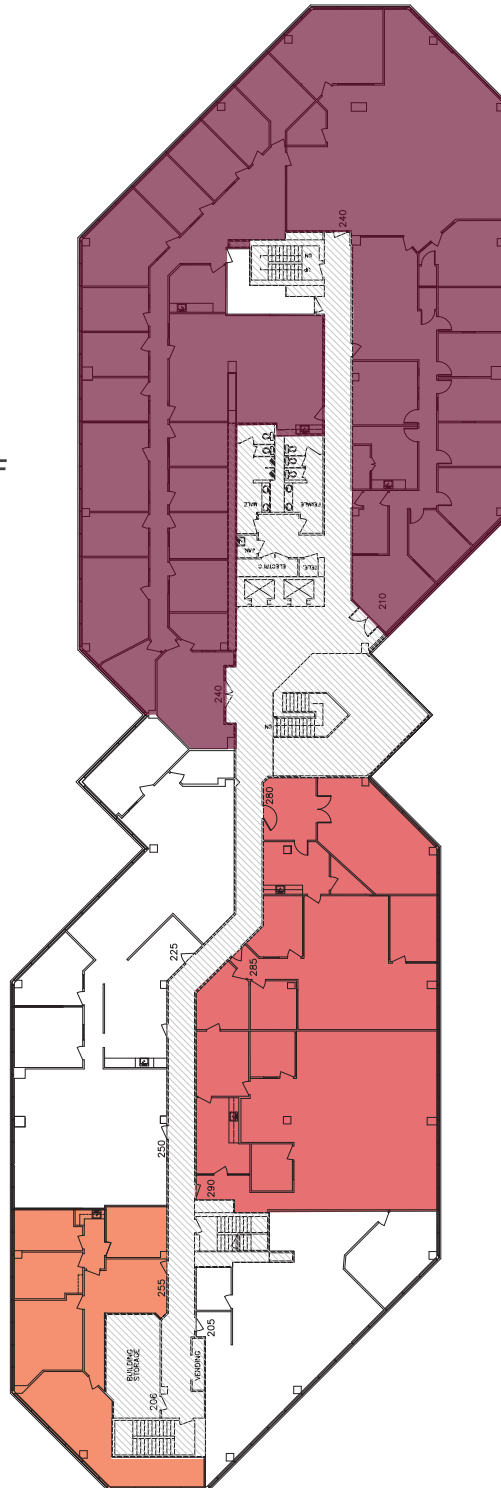
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### SUITE 200

11,887 RSF

*Divisible to 2,591 RSF*

*(Available Early 2021)*



### SUITE 205

5,112 RSF

*Divisible to 2,000 RSF*

*(Available Early 2021)*

### SUITE 255

1,831 RSF

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## LEVEL THREE **3**

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### SUITE 355

2,981 RSF

### SUITE 310/370\*

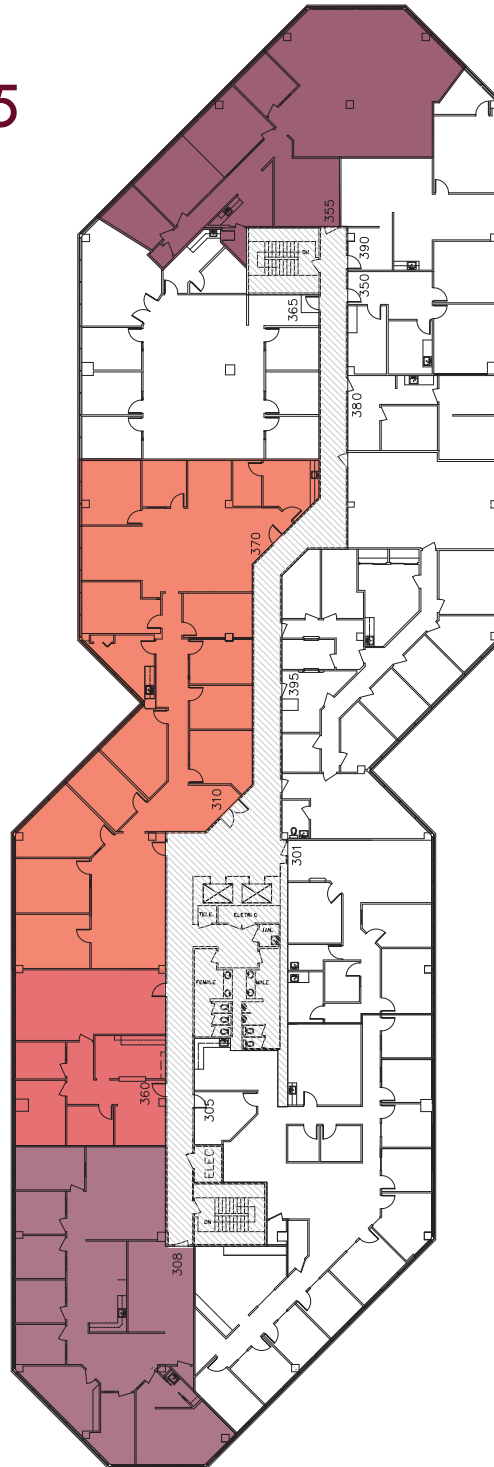
5,277 RSF

### SUITE 360\*

1,605 RSF

### SUITE 308\*

3,286 RSF



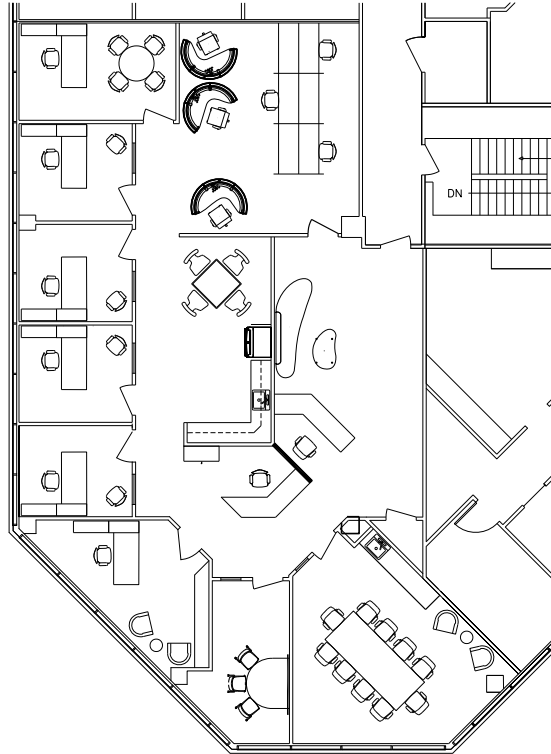
*\*Contiguous up to 10,168 RSF with Suites 308 & 360*

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## SAMPLE PLANS

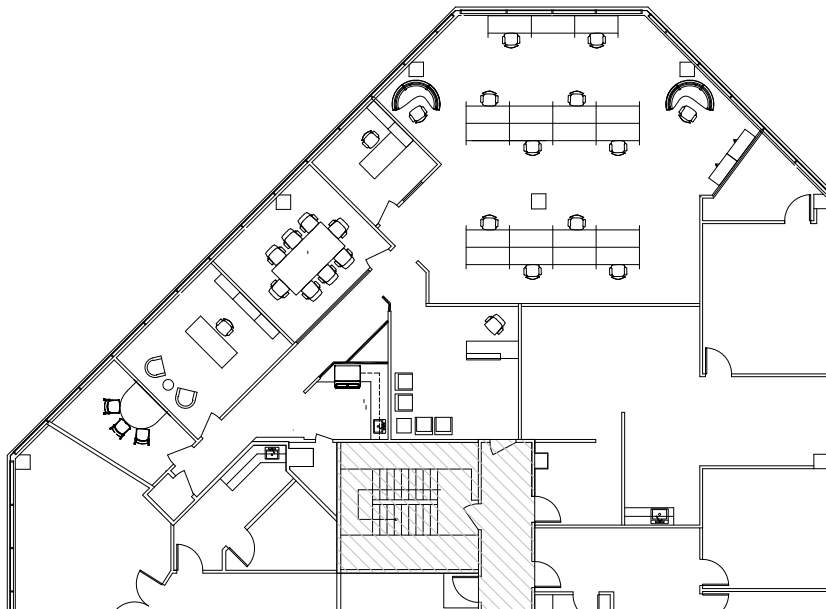
### SUITE 308

3,286 RSF



### SUITE 355

2,981 RSF



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PHOTOS

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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## TYPES OF REAL ESTATE LICENSE HOLDERS

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interest of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must say who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date