

10614 research blvd austin tx 78759

10614 research blvd austin tx 78759 is a prominent address situated in the vibrant city of Austin, Texas. Known for its strategic location, this address offers a blend of commercial opportunities and accessibility that appeals to a variety of businesses and professionals. Austin, being a rapidly growing tech and business hub, provides a dynamic environment for enterprises located at 10614 Research Blvd Austin TX 78759. This article delves into the key features of this location, including its geographical importance, surrounding amenities, business environment, and real estate options. Additionally, it explores transportation links and community highlights that make 10614 Research Blvd a sought-after address. The following sections provide a comprehensive overview of all relevant aspects to understand the significance of this location fully.

- Location and Accessibility
- Business Environment and Economic Impact
- Real Estate and Property Overview
- Transportation and Connectivity
- Nearby Amenities and Community Features

Location and Accessibility

The address 10614 Research Blvd Austin TX 78759 is strategically positioned within one of Austin's key commercial corridors. Research Boulevard is a well-known thoroughfare that connects various parts of the city, making it easily accessible for both employees and clients. The location benefits from proximity to major highways, facilitating convenient travel to downtown Austin and other surrounding neighborhoods.

Geographical Significance

Located in Northwest Austin, 10614 Research Blvd is part of a rapidly developing area known for its mix of office spaces, retail centers, and residential communities. This region has experienced significant growth due to its appeal to technology firms, startups, and established corporations alike. The address is situated near several business parks, enhancing its attractiveness for corporate tenants.

Accessibility Features

Accessibility is a critical factor for the success of any commercial location. 10614 Research Blvd offers excellent ingress and egress options with nearby access to the Mopac Expressway (Loop 1) and U.S. Highway 183. These routes provide direct connections to central Austin, the airport, and other key economic centers. The presence of multiple bus routes nearby also

supports public transit access for employees and visitors.

Business Environment and Economic Impact

10614 Research Blvd Austin TX 78759 is embedded in a thriving business ecosystem. The address is surrounded by a diverse range of companies, from technology startups to established firms in sectors such as healthcare, finance, and research. This diversity fosters a collaborative environment conducive to innovation and growth.

Industry Presence

The area around Research Boulevard is recognized for its concentration of tech companies and research institutions. This has contributed to Austin's reputation as a leading tech hub in the United States. Businesses located at or near 10614 Research Blvd benefit from networking opportunities, access to talent, and a robust support infrastructure.

Economic Contributions

By hosting a variety of commercial enterprises, 10614 Research Blvd plays a role in the local economy's vitality. The businesses situated here contribute to job creation, tax revenues, and economic diversification in Austin. This address is also attractive to investors looking for stable, growth-oriented commercial properties.

Real Estate and Property Overview

The real estate market surrounding 10614 Research Blvd Austin TX 78759 offers a mix of office buildings, retail spaces, and mixed-use developments. The area is characterized by modern infrastructure and amenities designed to meet the needs of contemporary businesses.

Property Types Available

Commercial properties at this address and its vicinity include:

- Class A office spaces with state-of-the-art facilities
- Flexible coworking and shared office environments
- Retail outlets catering to local residents and workers
- Industrial and warehouse spaces supporting logistics and distribution

Market Trends

The demand for commercial real estate in the 78759 zip code remains strong, driven by Austin's economic growth. Rental rates have seen steady appreciation, reflecting the area's desirability. Investors and business owners seeking properties at 10614 Research Blvd benefit from a competitive market with opportunities for long-term value appreciation.

Transportation and Connectivity

Efficient transportation options are essential for any business district, and 10614 Research Blvd Austin TX 78759 excels in this regard. The address is well-served by multiple modes of transportation, facilitating easy movement for commuters and logistics.

Road Networks

The proximity to Mopac Expressway and Highway 183 ensures quick access to the greater Austin metropolitan area. These highways are vital for reducing commute times and supporting supply chain operations for businesses located at this address.

Public Transit Options

Capital Metro provides several bus routes that serve the Research Boulevard corridor, offering an alternative to driving. This public transit accessibility enhances the location's appeal for employees who prefer eco-friendly commuting options or do not own personal vehicles.

Nearby Amenities and Community Features

Businesses and employees at 10614 Research Blvd Austin TX 78759 benefit from a range of nearby amenities that support a balanced work-life environment. The surrounding neighborhood offers dining, retail, recreational, and service options.

Dining and Retail

Several restaurants, cafés, and retail stores are located within walking or short driving distance of 10614 Research Blvd. These establishments provide convenient options for lunch breaks, client meetings, and after-hours socializing.

Parks and Recreation

The community surrounding the address is home to several parks and green spaces, promoting outdoor activities and wellness. Access to recreational areas supports employee satisfaction and productivity by offering opportunities for relaxation and exercise.

Additional Community Services

Other amenities include fitness centers, banks, medical offices, and childcare facilities. These services contribute to the overall convenience and attractiveness of the 10614 Research Blvd location for businesses and their workforce.

Frequently Asked Questions

What is located at 10614 Research Blvd, Austin, TX 78759?

10614 Research Blvd, Austin, TX 78759 is a commercial office building located in the North Austin area, often housing various businesses and tech companies.

What businesses operate at 10614 Research Blvd, Austin, TX 78759?

The building at 10614 Research Blvd hosts a variety of businesses, including technology firms, professional services, and startups, but specific tenants can vary over time.

Is 10614 Research Blvd, Austin, TX 78759 accessible by public transportation?

Yes, 10614 Research Blvd is accessible by several Capital Metro bus routes, making it convenient for commuters using public transit in Austin.

Are there parking facilities available at 10614 Research Blvd, Austin, TX 78759?

Yes, the building at 10614 Research Blvd offers on-site parking facilities for tenants and visitors, including surface and possibly structured parking options.

What dining options are near 10614 Research Blvd, Austin, TX 78759?

There are multiple dining options near 10614 Research Blvd, including cafes, fast casual restaurants, and food trucks, catering to the busy office crowd in the area.

Is 10614 Research Blvd, Austin, TX 78759 part of a tech hub or business district?

Yes, Research Blvd is a major corridor in Austin known for its concentration of technology companies and business offices, making 10614 Research Blvd part of a vibrant business district.

What are the office space leasing options at 10614 Research Blvd, Austin, TX 78759?

Office spaces at 10614 Research Blvd are typically available for lease through commercial real estate brokers, offering various sizes and configurations suitable for small to mid-sized companies.

Are there any nearby hotels to 10614 Research Blvd, Austin, TX 78759 for business travelers?

Yes, several hotels are located near 10614 Research Blvd, including national chains and boutique hotels, providing convenient accommodation options for business travelers.

What is the safety and security like around 10614 Research Blvd, Austin, TX 78759?

The area around 10614 Research Blvd is generally considered safe, with standard security measures in place at commercial buildings and regular patrols ensuring a secure environment for workers and visitors.

Additional Resources

1. Tech Innovation Hubs: The Rise of Research Blvd in Austin

This book explores the development of Research Boulevard as a major tech innovation corridor in Austin, Texas. It highlights key companies, startups, and research institutions that have transformed the area into a thriving hub for technology and innovation. Readers gain insights into how the local ecosystem supports entrepreneurship and economic growth.

2. Austin's High-Tech Boom: Case Studies from Research Blvd

Focusing on the economic and technological boom in Austin, this book uses Research Boulevard as a case study to illustrate the city's evolution into a tech powerhouse. It examines the impact of corporate campuses and research facilities on the local economy and workforce development.

3. Smart Cities and Innovation Districts: Lessons from Austin's Research Blvd

This title delves into the concept of smart cities and innovation districts, using Research Boulevard in Austin as a prime example. It discusses urban planning, infrastructure, and technology integration that foster a collaborative environment for businesses and researchers.

4. Workspaces of the Future: Office Culture on Research Blvd

Exploring the changing nature of office spaces, this book looks closely at companies located on Research Boulevard in Austin. It covers trends like flexible work environments, sustainability, and tech-enabled collaboration, showcasing how these offices support modern work life.

5. Entrepreneurship and Startups: Navigating Austin's Research Blvd Ecosystem

This guide provides aspiring entrepreneurs with an overview of the startup ecosystem centered around Research Boulevard in Austin. It includes practical advice, interviews with local founders, and resources available for new businesses in the area.

6. Austin's Tech Giants: Profiles of Companies on Research Blvd

Offering detailed profiles of major technology companies headquartered or with offices on Research Boulevard, this book examines their histories, innovations, and contributions to Austin's economy. It also discusses their roles in shaping the region's tech landscape.

7. The Future of Research and Development in Austin

Focusing on R&D activities in Austin, particularly around Research Boulevard, this book highlights cutting-edge projects and collaborations between academia and industry. It sheds light on trends in technology development and commercialization emerging from the area.

8. Sustainability Initiatives in Austin's Corporate Campuses

This book investigates how businesses along Research Boulevard incorporate sustainability into their operations and infrastructure. It covers green building practices, energy efficiency, and community engagement efforts that contribute to Austin's environmental goals.

9. Urban Growth and Infrastructure: The Story of North Austin's Research Blvd

Detailing the urban development and infrastructure improvements along Research Boulevard, this book provides a comprehensive look at how North Austin has evolved. It addresses transportation, zoning, and public services that support the growing business and residential communities in the area.

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