

11149 research blvd suite 300

11149 research blvd suite 300 is a prominent business address located in Austin, Texas, known for its strategic positioning within a bustling commercial and technological corridor. This suite is situated on Research Boulevard, a key artery that hosts a variety of offices, corporate headquarters, and innovative enterprises. The location is notable for its accessibility, modern office facilities, and proximity to major transportation routes, making it an ideal spot for businesses seeking a professional environment. This article explores the significance of 11149 Research Blvd Suite 300, detailing its location advantages, nearby amenities, transportation options, and the types of businesses that thrive in this area. Furthermore, we will discuss the real estate characteristics and leasing opportunities associated with this address, providing a comprehensive understanding of why it is a sought-after business location in Austin.

- Location and Accessibility of 11149 Research Blvd Suite 300
- Nearby Amenities and Services
- Transportation and Connectivity
- Business Environment and Key Industries
- Real Estate Features and Leasing Information

Location and Accessibility of 11149 Research Blvd Suite 300

11149 Research Blvd Suite 300 is strategically situated in the northern part of Austin, Texas, within a well-established commercial corridor. Research Boulevard, also known as Loop 1 or MoPac Expressway, is a major thoroughfare that connects key parts of the city, making this location highly accessible for employees, clients, and partners. The suite is positioned near the intersection with other major roads, enhancing its visibility and ease of access.

Proximity to Business Districts

The suite lies close to several dynamic business districts, including the Domain, which is a mixed-use development offering office spaces, retail, dining, and residential units. This proximity provides businesses at 11149 Research Blvd Suite 300 with opportunities for networking, collaboration, and access to a vibrant economic environment.

Accessibility for Commuters

With multiple entry and exit points along Research Boulevard and nearby highways, the location supports smooth commutes. It is reachable by personal

vehicles, public transit, and alternative transportation modes, ensuring convenience for a diverse workforce.

Nearby Amenities and Services

Businesses and employees at 11149 Research Blvd Suite 300 benefit from a wide range of amenities and services within walking distance or a short drive. These amenities enhance the work environment and contribute to employee satisfaction and productivity.

Dining and Retail Options

The surrounding area hosts numerous restaurants, cafes, and retail stores that cater to different tastes and preferences. Whether for quick lunches, business meetings, or after-work gatherings, these venues provide ample choices for dining and entertainment.

Health and Wellness Facilities

Access to fitness centers, medical clinics, and wellness services is another advantage of this location. Such facilities support the health and well-being of employees, fostering a balanced work-life dynamic.

Financial and Professional Services

Nearby banks, legal offices, and consulting firms offer convenient access to essential professional services, facilitating efficient business operations for tenants at 11149 Research Blvd Suite 300.

Transportation and Connectivity

Connectivity is a critical factor for any business location, and 11149 Research Blvd Suite 300 excels in this regard. The site benefits from its proximity to major highways and public transportation networks, making it an optimal choice for companies with diverse commuting needs.

Highway Access

The suite is located adjacent to Loop 1 (MoPac Expressway), providing quick north-south travel through Austin. Additionally, nearby access to US Highway 183 and Interstate 35 expands regional connectivity, facilitating access to other parts of Texas and beyond.

Public Transit Options

Capital Metro, Austin's public transportation provider, operates several bus routes along Research Boulevard. These routes connect the area to downtown Austin and other neighborhoods, offering an alternative to driving that

reduces traffic congestion and parking demand.

Parking Facilities

Ample parking is available at 11149 Research Blvd Suite 300, including surface lots and structured parking, accommodating employees and visitors. The parking infrastructure supports a seamless commuting experience.

Business Environment and Key Industries

The business environment at 11149 Research Blvd Suite 300 is characterized by a diverse mix of industries and companies, ranging from technology startups to established corporations. This diversity creates a dynamic ecosystem conducive to innovation and growth.

Technology and Innovation

Austin's reputation as a technology hub is reflected in the tenant mix at this address. Software developers, IT service providers, and tech startups often choose this location for its access to talent and industry networks.

Professional Services

Legal firms, financial advisors, marketing agencies, and consulting companies also have a strong presence in the vicinity. Their proximity allows for collaboration and supports a comprehensive business service environment.

Healthcare and Life Sciences

The location attracts healthcare providers and life sciences companies, benefiting from Austin's growing medical research and biotech sectors. This synergy enhances opportunities for partnerships and innovation in these fields.

Real Estate Features and Leasing Information

11149 Research Blvd Suite 300 offers modern office space designed to meet the needs of contemporary businesses. The property provides flexible leasing options and amenities tailored to enhance productivity and comfort.

Office Space Specifications

The suite features spacious floor plans with high ceilings, ample natural light, and advanced HVAC systems. The design supports open workspaces as well as private offices and conference rooms, accommodating various business models.

Building Amenities

Tenants benefit from on-site property management, security services, and maintenance. Additional amenities may include conference facilities, break rooms, and technology infrastructure to support daily operations.

Leasing Terms and Flexibility

Leasing options at 11149 Research Blvd Suite 300 typically include short-term and long-term agreements, allowing businesses to choose arrangements that align with their growth plans. Competitive rental rates and customizable lease terms make the property attractive to a wide range of tenants.

1. Prime location with excellent accessibility
2. Comprehensive nearby amenities supporting business and employee needs
3. Strong transportation links including highways and public transit
4. Diverse business environment fostering innovation and collaboration
5. Modern real estate features with flexible leasing options

Frequently Asked Questions

What type of businesses are located at 11149 Research Blvd Suite 300?

11149 Research Blvd Suite 300 houses a variety of businesses, including technology firms, consulting agencies, and professional service providers.

Where is 11149 Research Blvd Suite 300 located?

11149 Research Blvd Suite 300 is located in Austin, Texas, within the Research Boulevard area, known for its concentration of tech companies and office spaces.

How can I contact the office at 11149 Research Blvd Suite 300?

To contact an office at 11149 Research Blvd Suite 300, it is best to look up the specific company or business name associated with the suite and reach out via their provided phone number or email.

Is there parking available near 11149 Research Blvd Suite 300?

Yes, there is parking available near 11149 Research Blvd Suite 300, including on-site parking lots and nearby street parking options.

What public transportation options serve 11149 Research Blvd Suite 300?

Public transportation options near 11149 Research Blvd Suite 300 include several Capital Metro bus routes that service the Research Boulevard corridor.

Are there dining options near 11149 Research Blvd Suite 300?

There are multiple dining options near 11149 Research Blvd Suite 300, including cafes, fast casual restaurants, and eateries within walking distance.

Is 11149 Research Blvd Suite 300 accessible for people with disabilities?

Yes, 11149 Research Blvd Suite 300 is designed to be accessible, with features such as ramps, elevators, and accessible restrooms to accommodate people with disabilities.

Additional Resources

1. Innovations in Office Space Design: The Case of 11149 Research Blvd Suite 300

This book explores cutting-edge architectural and interior design trends exemplified by office spaces like 11149 Research Blvd Suite 300. It delves into how modern design fosters productivity, collaboration, and employee well-being. Case studies highlight the integration of technology and sustainable materials in contemporary workspaces.

2. Business Growth Strategies for Technology Firms at 11149 Research Blvd Suite 300

Focusing on tech companies operating out of 11149 Research Blvd Suite 300, this book outlines effective strategies for scaling businesses in competitive markets. It covers marketing, innovation management, and leadership approaches that drive success. Real-life examples provide actionable insights for startups and established firms alike.

3. Urban Development and Economic Impact of Research Blvd

This title examines the broader economic and social impact of the Research Blvd corridor, including the specific area of Suite 300. It discusses how commercial hubs influence urban growth, job creation, and local economies. The book also considers future trends in urban planning and commercial real estate development.

4. Workplace Culture Transformation at 11149 Research Blvd Suite 300

Highlighting the role of workplace culture in employee satisfaction and retention, this book uses Suite 300 as a case study. It investigates initiatives that promote inclusivity, innovation, and teamwork. Leaders and HR professionals will find practical advice on cultivating positive work environments.

5. Technology Integration in Modern Office Spaces: Insights from 11149 Research Blvd Suite 300

This book discusses the role of advanced technology in enhancing office functionality, focusing on implementations within Suite 300. Topics include smart office systems, cybersecurity, and remote collaboration tools. It guides readers on leveraging technology to improve efficiency and employee experience.

6. Real Estate Investment Opportunities in the Research Blvd Area

A comprehensive guide for investors interested in commercial properties around Research Blvd, including Suite 300. The book analyzes market trends, valuation techniques, and risk management strategies. It also offers tips on negotiating leases and managing property portfolios.

7. Sustainability Practices in Commercial Buildings: The Example of 11149 Research Blvd Suite 300

Exploring sustainable building practices, this title showcases how Suite 300 incorporates eco-friendly technologies and designs. It covers energy efficiency, waste reduction, and green certifications. Readers will learn about the benefits and challenges of implementing sustainability in commercial real estate.

8. Leadership and Innovation in High-Tech Work Environments: Lessons from 11149 Research Blvd Suite 300

This book focuses on leadership styles and innovation management within technology companies based at Suite 300. It presents case studies on fostering creativity, managing change, and driving technological advancements. The book is a resource for executives aiming to lead dynamic teams effectively.

9. Remote Work and Hybrid Office Models at 11149 Research Blvd Suite 300

Examining the shift to remote and hybrid work models, this book highlights how Suite 300 has adapted to new workplace norms. It discusses challenges and best practices in balancing in-person and virtual collaboration. Employers and employees alike will find strategies for maintaining productivity and engagement in flexible work settings.

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