

11617 research blvd austin tx 78759

11617 research blvd austin tx 78759 is a prominent commercial address located in the bustling city of Austin, Texas. This location is notable for its strategic positioning within one of Austin's key business corridors, offering accessibility and numerous amenities for companies and visitors alike. Situated in the 78759 zip code, 11617 Research Blvd serves as a hub for various industries, including technology, healthcare, and professional services, making it a sought-after destination for business operations. This article explores the location's significance, nearby infrastructure, available facilities, and the broader economic impact of this address within Austin's dynamic landscape. Additionally, insights into the real estate market and transportation options surrounding 11617 Research Blvd Austin TX 78759 will be discussed to provide a comprehensive overview.

- Location and Accessibility
- Nearby Amenities and Facilities
- Business Environment and Economic Impact
- Real Estate Market Overview
- Transportation and Connectivity

Location and Accessibility

Geographic Positioning of 11617 Research Blvd Austin TX 78759

11617 Research Blvd is situated in the northern part of Austin, Texas, within the 78759 zip code. This area is strategically placed along Research Boulevard, one of Austin's primary arterial roads that connects various commercial zones. The location benefits from proximity to major highways such as US Highway 183 and Interstate 35, facilitating easy access to downtown Austin and other parts of the metropolitan area. The address's placement within a well-established business district enhances its appeal for companies seeking visibility and convenience.

Accessibility for Businesses and Visitors

Accessibility is a key feature of 11617 Research Blvd Austin TX 78759. The site is reachable by multiple transportation modes, including private vehicles, public transit, and cycling

paths. Ample parking spaces are typically available in the vicinity, which caters to employees and visitors. Additionally, the address is within reasonable distance of Austin-Bergstrom International Airport, making it convenient for national and international business travelers. This ease of access contributes significantly to the location's attractiveness for corporate tenants.

Nearby Amenities and Facilities

Commercial and Retail Options

The area surrounding 11617 Research Blvd offers a diverse range of commercial and retail amenities. Numerous restaurants, coffee shops, and convenience stores are located nearby, providing options for dining and quick services for employees and visitors. Retail outlets and shopping centers are also within close reach, enhancing the daily convenience for those working in or visiting the building at this address.

Healthcare and Wellness Services

Proximity to healthcare facilities is another advantage of the 11617 Research Blvd Austin TX 78759 location. Several medical clinics, urgent care centers, and wellness clinics are situated in the surrounding neighborhoods, ensuring accessible health services. This is particularly beneficial for businesses that prioritize employee wellness and require nearby healthcare support for emergencies or routine care.

Recreational and Green Spaces

In addition to commercial amenities, the area includes parks and recreational spaces that offer opportunities for outdoor activities and relaxation. These green areas contribute to a balanced work environment, promoting well-being and a positive lifestyle for employees and residents alike.

Business Environment and Economic Impact

Industry Presence at 11617 Research Blvd

The address 11617 Research Blvd Austin TX 78759 hosts a variety of businesses, with a strong presence of technology firms, research institutions, and professional service

providers. The location's integration into Austin's growing tech ecosystem makes it a critical node for innovation and business development. Companies in software development, biotechnology, and consulting frequently establish offices here to leverage the area's resources and talent pool.

Economic Contributions to the Austin Area

Businesses operating at 11617 Research Blvd contribute significantly to the local economy. They generate employment opportunities, attract investment, and enhance the city's reputation as a technology and research hub. The economic activity generated by tenants at this address supports auxiliary industries such as retail, hospitality, and real estate, creating a ripple effect throughout the Austin metropolitan area.

Real Estate Market Overview

Commercial Property Characteristics

The commercial properties at 11617 Research Blvd Austin TX 78759 typically feature modern office spaces designed to accommodate a range of business needs. These buildings often include amenities such as conference rooms, shared workspaces, and advanced technological infrastructure. The flexibility and quality of these spaces attract startups, established companies, and corporate branches alike.

Market Trends and Investment Potential

The real estate market in the 78759 area, including 11617 Research Blvd, has shown steady growth driven by Austin's expanding economy and population. Demand for office space remains strong, supported by the influx of technology companies and startups. Investors frequently view properties in this location as valuable assets due to their potential for appreciation and steady rental income. Market trends indicate continued interest in commercial real estate along Research Boulevard, underscoring the address's prominence.

- Steady appreciation in property values
- Increasing demand for flexible office layouts
- Growth in mixed-use developments nearby
- Strong leasing activity and low vacancy rates

Transportation and Connectivity

Public Transit Options

11617 Research Blvd Austin TX 78759 benefits from several public transportation options, including bus routes that connect to different parts of Austin. Capital Metro, Austin's public transit provider, operates multiple lines serving the Research Boulevard corridor, facilitating commuter access and reducing reliance on personal vehicles. This connectivity is essential for employees and visitors who prefer sustainable transportation methods.

Road Network and Traffic Considerations

The location's proximity to major highways such as US 183 and I-35 ensures efficient road connectivity, which is crucial for logistics and daily commuting. While traffic congestion can occur during peak hours, ongoing infrastructure improvements aim to enhance traffic flow and reduce delays in the area. The well-maintained road network supports the operational needs of businesses at 11617 Research Blvd Austin TX 78759.

Parking and Bicycle Facilities

Parking availability is a significant consideration for businesses in this area. Facilities at and around 11617 Research Blvd typically include ample parking spaces for employees and clients. Additionally, the presence of bicycle lanes and bike racks encourages environmentally friendly commuting options, aligning with Austin's broader sustainability goals.

Frequently Asked Questions

What is located at 11617 Research Blvd, Austin, TX 78759?

11617 Research Blvd in Austin, TX 78759 is a commercial property that houses various businesses and offices in the tech and research sector.

Are there any restaurants near 11617 Research Blvd, Austin, TX 78759?

Yes, there are several restaurants near 11617 Research Blvd, including fast-casual dining options and cafes catering to professionals in the area.

Is 11617 Research Blvd, Austin, TX 78759 accessible by public transportation?

Yes, 11617 Research Blvd is accessible by several Capital Metro bus routes that service the Research Blvd corridor in Austin.

What are the office space options at 11617 Research Blvd, Austin, TX 78759?

11617 Research Blvd offers a variety of office spaces suitable for startups, established businesses, and tech companies, with flexible leasing options.

What companies operate out of 11617 Research Blvd, Austin, TX 78759?

Various tech companies, startups, and research organizations occupy office spaces at 11617 Research Blvd, making it a hub for innovation and business.

Is there parking available at 11617 Research Blvd, Austin, TX 78759?

Yes, the property at 11617 Research Blvd provides ample parking facilities for employees and visitors.

What amenities are available near 11617 Research Blvd, Austin, TX 78759?

Amenities near 11617 Research Blvd include gyms, coffee shops, dining options, and retail stores, catering to the needs of working professionals.

How close is 11617 Research Blvd, Austin, TX 78759 to downtown Austin?

11617 Research Blvd is approximately 10 miles north of downtown Austin, making it accessible within a 20-30 minute drive depending on traffic.

Are there any coworking spaces at or near 11617 Research Blvd, Austin, TX 78759?

Yes, there are coworking spaces nearby that offer flexible office solutions for freelancers, remote workers, and small businesses.

What is the neighborhood like around 11617 Research

Blvd, Austin, TX 78759?

The neighborhood around 11617 Research Blvd is a vibrant commercial and tech corridor with a mix of office buildings, retail centers, and residential areas.

Additional Resources

1. Innovations in Technology: The Heart of Research Blvd

This book explores the technological advancements pioneered by companies and startups located on Research Blvd in Austin, TX. It covers a range of industries including software development, biotechnology, and electronics. Readers will gain insight into how this area has become a hub for innovation and economic growth.

2. The Rise of Austin's Tech Corridor

Focusing on the transformation of Austin's Research Blvd area, this book details the evolution of the tech industry in the region. It highlights key businesses and influential figures that have contributed to making 11617 Research Blvd a landmark address. The narrative also examines the impact on local communities and the city's economy.

3. Startups and Scaleups: Success Stories from Research Blvd

This collection of case studies features successful startups headquartered near 11617 Research Blvd, Austin, TX. Each chapter delves into the company's founding, challenges, and growth strategies. It's an inspiring read for entrepreneurs and business enthusiasts interested in the Austin tech ecosystem.

4. Urban Development and Innovation: Austin's Research Blvd

This book analyzes the urban planning and development initiatives that have shaped the Research Blvd corridor. It discusses how infrastructure improvements and zoning policies have supported technological growth and sustainability. The book also addresses the balance between commercial expansion and community needs.

5. Biotech Breakthroughs in Austin's Innovation District

Highlighting the biomedical and biotech companies located near 11617 Research Blvd, this book presents groundbreaking research and development achievements. It covers topics such as medical devices, pharmaceuticals, and healthcare technologies. The book emphasizes Austin's role as a rising biotech hub.

6. Workplace Culture in Austin's High-Tech Firms

Focusing on companies around Research Blvd, this book studies the evolving workplace culture in Austin's tech industry. It explores themes like diversity, remote work, and employee well-being. Readers will learn how companies at 11617 Research Blvd foster innovation and collaboration through their work environments.

7. Green Technologies and Sustainability on Research Blvd

This publication investigates the adoption of green technologies by businesses located on Research Blvd in Austin, TX. It highlights efforts to reduce carbon footprint, implement renewable energy solutions, and promote sustainable practices. The book provides case studies of companies leading the way in environmental responsibility.

8. Networking and Collaboration in Austin's Tech Community

This book examines the importance of networking events, incubators, and co-working spaces near 11617 Research Blvd. It shows how collaboration among startups, investors, and established companies fuels innovation. The book serves as a guide for professionals looking to engage with Austin's vibrant tech network.

9. *The Future of Research Blvd: Trends and Predictions*

Looking ahead, this book forecasts the future developments and technological trends likely to shape the Research Blvd area in Austin. It discusses emerging fields such as artificial intelligence, cybersecurity, and smart city technologies. The book offers insights from industry experts and urban planners on what lies ahead for this dynamic region.

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