

12007 research blvd austin tx 78759

12007 research blvd austin tx 78759 is a prominent address located in the vibrant city of Austin, Texas, known for its dynamic business environment and technological innovation. Nestled in one of Austin's key commercial districts, this location serves as a hub for various corporate offices, research facilities, and service providers. The neighborhood surrounding 12007 Research Blvd Austin TX 78759 offers excellent accessibility, modern infrastructure, and a thriving economic atmosphere that attracts businesses and professionals alike. This article explores the significance of 12007 Research Blvd, its surrounding amenities, transportation options, nearby businesses, and its role within the Austin metropolitan area. Whether considering relocation, investment, or partnership opportunities, understanding the features and advantages of this address is essential for stakeholders. The following sections provide a detailed overview and analysis related to 12007 Research Blvd Austin TX 78759.

- Location and Accessibility of 12007 Research Blvd Austin TX 78759
- Business and Economic Environment
- Nearby Amenities and Services
- Transportation and Connectivity
- Real Estate and Property Details

Location and Accessibility of 12007 Research Blvd Austin TX 78759

12007 Research Blvd Austin TX 78759 is strategically situated in the northern sector of Austin, within a well-established commercial corridor known as Research Boulevard. This area is recognized for its concentration of technology companies, office parks, and research institutions. The address benefits from proximity to major highways and arterial roads, facilitating easy access to downtown Austin, the airport, and surrounding suburbs.

Geographic Context

Positioned near the intersection of Research Boulevard and Mopac Expressway (Loop 1), 12007 Research Blvd offers a prime geographic location. The neighborhood includes a mix of industrial, commercial, and retail spaces, creating a comprehensive environment for business activities. The address lies within the 78759 ZIP code, an area noted for its commercial vitality and accessibility.

Accessibility Features

The location's accessibility is enhanced by multiple transportation routes. Research Boulevard acts as a major east-west corridor connecting the area to residential neighborhoods and commercial hubs, while Mopac Expressway provides north-south transit options. The site is also accessible via public transportation, offering bus routes that connect to key destinations within Austin.

Business and Economic Environment

12007 Research Blvd Austin TX 78759 is embedded in one of Austin's most economically vibrant districts, making it an attractive address for businesses seeking growth and innovation. The area is home to a diverse range of companies, from startups to established enterprises, particularly in the technology, research, and professional services sectors.

Industry Presence

The corridor along Research Boulevard is known as a technology and research hub, hosting companies specializing in software development, telecommunications, biotechnology, and engineering. This concentration fosters collaboration, networking, and innovation, enhancing the economic dynamism of the area.

Economic Impact

The businesses operating near 12007 Research Blvd contribute significantly to Austin's economy through job creation, investment, and technological advancement. The presence of numerous corporate offices and research facilities supports a stable economic environment, attracting further commercial development and talent to the region.

Nearby Amenities and Services

Convenience and comprehensive amenities are key features surrounding 12007 Research Blvd Austin TX 78759. The area is equipped with diverse services catering to professionals, residents, and visitors, making it a well-rounded location for work and daily life.

Dining and Retail Options

Multiple dining establishments, ranging from casual cafes to full-service restaurants, are located within a short distance of 12007 Research Blvd. These venues offer a variety of cuisines and cater to different tastes and dietary needs. Retail options include convenience stores, pharmacies, and specialty shops that support daily necessities.

Professional and Support Services

The vicinity also features banks, printing and mailing centers, fitness facilities, and medical offices. These services enhance the operational efficiency for businesses and improve the quality of life for employees and visitors at 12007 Research Blvd Austin TX 78759.

Recreational Spaces

Nearby parks and green spaces provide opportunities for relaxation and outdoor activities. These areas contribute positively to the work environment by offering accessible spots for breaks and exercise.

Transportation and Connectivity

Efficient transportation infrastructure is a critical component of the appeal of 12007 Research Blvd Austin TX 78759. The address benefits from multiple modes of connectivity that support commuting, logistics, and business operations.

Road Network

The proximity to Mopac Expressway and other major roads enables convenient vehicle access to various parts of Austin and neighboring cities. This connectivity supports smooth transportation for employees, clients, and freight.

Public Transit Options

Capital Metro, Austin's public transit system, provides bus routes serving the Research Boulevard corridor. These routes connect 12007 Research Blvd to downtown Austin, educational institutions, and other business districts, offering alternatives to driving and promoting sustainable transportation.

Airport Accessibility

Austin-Bergstrom International Airport is accessible within a reasonable driving distance, facilitating domestic and international travel for business purposes. This proximity enhances the attractiveness of 12007 Research Blvd for companies with frequent travel requirements.

Real Estate and Property Details

The commercial real estate market around 12007 Research Blvd Austin TX 78759 is characterized by modern office spaces, research laboratories, and mixed-use developments. The property attributes and market trends reflect the dynamic nature of the area.

Property Types and Features

Available properties include single-tenant office buildings, multi-tenant complexes, and specialized research facilities. These spaces typically feature contemporary design, advanced technological infrastructure, ample parking, and security systems tailored to business needs.

Market Trends and Investment Potential

The area has experienced steady demand due to its strategic location and economic activity. Investors and tenants benefit from competitive lease rates, potential for appreciation, and access to a skilled workforce. The ongoing development projects signal sustained growth prospects for properties at and near 12007 Research Blvd Austin TX 78759.

Leasing and Purchase Considerations

Businesses evaluating space at 12007 Research Blvd should consider factors such as space requirements, lease terms, proximity to key partners, and future expansion plans. Working with local commercial real estate professionals can optimize the selection process and negotiation outcomes.

- Prime location in a high-demand commercial corridor
- Access to major highways and public transit
- Diverse range of nearby amenities and services
- Strong presence of technology and research companies
- Modern commercial real estate options with growth potential

Frequently Asked Questions

What type of property is located at 12007 Research Blvd, Austin, TX 78759?

12007 Research Blvd, Austin, TX 78759 is a commercial property, often housing office spaces and business establishments.

Are there any tech companies operating at 12007 Research Blvd, Austin, TX 78759?

Yes, 12007 Research Blvd is located in the tech corridor of Austin and hosts various technology companies and startups.

What public transportation options are available near 12007 Research Blvd, Austin, TX 78759?

The area around 12007 Research Blvd is served by Capital Metro bus routes, providing convenient public transportation options for commuters.

Is parking available at 12007 Research Blvd, Austin, TX 78759?

Yes, parking facilities including surface lots and garages are available for tenants and visitors at 12007 Research Blvd.

What amenities are nearby 12007 Research Blvd, Austin, TX 78759?

Nearby amenities include restaurants, cafes, gyms, banks, and retail stores catering to the working professionals in the area.

How accessible is 12007 Research Blvd from downtown Austin?

12007 Research Blvd is approximately 10-12 miles from downtown Austin and is accessible via major highways like MoPac Expressway (Loop 1).

Are there any recent developments or renovations at 12007 Research Blvd, Austin, TX 78759?

Recent reports indicate that some buildings at 12007 Research Blvd have undergone renovations to modernize office spaces and improve energy efficiency.

What is the average lease rate for office space at 12007 Research Blvd, Austin, TX 78759?

The average lease rate for office space in this area typically ranges from \$30 to \$40 per square foot annually, depending on the building and amenities.

Is 12007 Research Blvd, Austin, TX 78759 located in a business park or standalone building?

12007 Research Blvd is part of a larger business park area that includes multiple office buildings and commercial establishments.

Additional Resources

1. *Innovations in Technology: The Austin Research Hub*

This book explores the technological advancements emerging from research centers around Austin, Texas, with a focus on the facilities located near 12007 Research Blvd. It highlights how these institutions contribute to innovation in fields such as biotechnology, software development, and engineering. Readers gain insight into the collaborative efforts between academia, startups, and established companies.

2. *Silicon Hills: The Rise of Austin's Tech Ecosystem*

Detailing the growth of Austin's tech industry, this book covers the key players and locations that have made the city a major technology hub. It includes case studies of companies and research labs situated near 12007 Research Blvd, illustrating the area's role in fostering entrepreneurship and cutting-edge research.

3. *Biotech Breakthroughs in Central Texas*

Focusing on the biotechnology sector, this book examines research institutions and companies operating in the Austin area, particularly those around 12007 Research Blvd. It discusses recent scientific discoveries, the impact on healthcare, and the collaborative environment that drives innovation in this region.

4. *The Future of Research and Development in Austin*

This publication analyzes trends in R&D within Austin's high-tech corridor, with a spotlight on the facilities at 12007 Research Blvd. It covers how emerging technologies and strategic partnerships are shaping the future of industries such as information technology, clean energy, and medical devices.

5. *Startups and Innovation: A Guide to Austin's Research Blvd*

Providing a roadmap for entrepreneurs, this guide highlights the vibrant startup ecosystem around 12007 Research Blvd. It offers insights into available resources, networking opportunities, and success stories of companies that have launched from this dynamic area.

6. *Smart Cities and Sustainable Tech in Austin*

Examining how Austin integrates technology to create smarter, more sustainable urban environments, this book features projects and research initiatives near 12007 Research Blvd. It discusses the role of technology in energy efficiency, transportation, and environmental monitoring.

7. *Women in STEM: Stories from Austin's Research Community*

This inspiring collection profiles women scientists and engineers working in and around 12007 Research Blvd. It highlights their contributions to research and technology, challenges they have overcome, and their impact on the Austin tech landscape.

8. *Artificial Intelligence and Machine Learning in Austin*

Detailing the advancements in AI and machine learning, this book focuses on research labs and companies near 12007 Research Blvd that are pushing the boundaries of these technologies. It explores practical applications, ethical considerations, and future prospects.

9. *Economic Impact of Research Institutions in Austin, TX*

This analytical work investigates how research centers, including those at 12007 Research Blvd, influence the local economy. It covers job creation, investment trends, and the role of research in driving economic growth and diversification in the Austin metropolitan area.

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