

12636 research blvd austin tx 78759

12636 research blvd austin tx 78759 is a prominent commercial address located in the vibrant city of Austin, Texas. This address is situated in a thriving business district renowned for its accessibility, modern office spaces, and proximity to key city landmarks. Known for its strategic location near major highways and the Austin Bergstrom International Airport, 12636 Research Blvd Austin TX 78759 offers unparalleled convenience for businesses and professionals alike. In this article, we will explore various aspects of this address, including its location benefits, commercial real estate options, nearby amenities, transportation infrastructure, and the business environment surrounding it. Understanding these factors will provide valuable insights for companies considering this area for office space or investment opportunities.

- Location and Accessibility of 12636 Research Blvd Austin TX 78759
- Commercial Real Estate and Office Space Options
- Nearby Amenities and Services
- Transportation and Connectivity
- Business Environment and Economic Impact

Location and Accessibility of 12636 Research Blvd Austin TX 78759

The address 12636 Research Blvd Austin TX 78759 is strategically positioned in the northern part of Austin, a city known for its robust economic growth and technological innovation. This location, often referred to as part of the "Research Boulevard" corridor, benefits from proximity to major highways such as US-183 and Interstate 35, ensuring easy access to downtown Austin and surrounding suburbs. The neighborhood around this address is a hub for technology companies, startups, and professional services, contributing to a dynamic and collaborative business atmosphere.

Proximity to Major Landmarks

Being near significant landmarks like the Austin Bergstrom International Airport and The Domain shopping center, 12636 Research Blvd Austin TX 78759 provides convenience for both local employees and visiting clients. This proximity enhances business operations by reducing commute times and offering ample opportunities for client entertainment and employee amenities.

Accessibility for Employees and Clients

Accessibility is a key factor for businesses located at 12636 Research Blvd Austin TX 78759. The area

is well-served by public transportation options, including Capital Metro bus routes, making it easier for employees without personal vehicles to commute. Additionally, the availability of multiple parking facilities supports easy access for clients and staff driving to the location.

Commercial Real Estate and Office Space Options

12636 Research Blvd Austin TX 78759 offers a variety of commercial real estate opportunities tailored to different business needs. The office buildings in this area range from Class A spaces with state-of-the-art amenities to more affordable options suitable for small to medium enterprises. Companies benefit from flexible lease terms and modern infrastructure designed to support technological and professional services operations.

Office Building Features

The office spaces at this address generally feature:

- High-speed internet and advanced telecommunications infrastructure
- Energy-efficient building designs with sustainable certifications
- On-site security and 24/7 access control
- Conference and meeting rooms equipped with modern technology
- Fitness centers and wellness facilities for employees

Leasing and Investment Opportunities

Investors and businesses interested in 12636 Research Blvd Austin TX 78759 will find a competitive real estate market with attractive leasing rates compared to downtown Austin. The area's growth prospects and tenant demand make it a viable choice for long-term investments. Local commercial real estate brokers often highlight the potential for appreciation and tenant retention in this corridor.

Nearby Amenities and Services

Businesses and employees at 12636 Research Blvd Austin TX 78759 enjoy access to a wide range of amenities that enhance the workday experience. From dining options to banking and healthcare services, the vicinity caters comprehensively to professional needs.

Dining and Retail Options

The surrounding area features numerous restaurants offering diverse cuisines, from quick casual to

fine dining. This variety supports convenient lunch options and client entertainment. Additionally, retail outlets and convenience stores provide easy access to everyday necessities.

Professional and Healthcare Services

Nearby professional services include banks, printing and shipping centers, and coworking facilities. Healthcare providers, including urgent care clinics and dental offices, are also within a short distance, ensuring employee wellbeing is supported.

Transportation and Connectivity

Transportation infrastructure near 12636 Research Blvd Austin TX 78759 is robust, facilitating efficient movement of people and goods. This connectivity is crucial for businesses that rely on timely deliveries and ease of access for clients and employees.

Public Transportation

Capital Metro serves the area with several bus routes connecting to downtown Austin and other key districts. This public transit access reduces reliance on personal vehicles and supports sustainable commuting options.

Road Networks and Parking

The location benefits from immediate access to US-183 and proximity to Interstate 35, two major highways that link Austin with surrounding cities and the broader Texas region. Ample parking facilities, including surface lots and structured garages, accommodate employees and visitors comfortably.

Business Environment and Economic Impact

12636 Research Blvd Austin TX 78759 is embedded within one of Austin's fastest-growing commercial corridors. The business environment here is characterized by a mix of established corporations and innovative startups, particularly in technology, healthcare, and professional services sectors.

Economic Growth and Development

The Research Boulevard corridor has experienced significant economic development over recent years, driven by Austin's expanding tech industry and favorable business climate. This growth has attracted a skilled workforce and encouraged further commercial investments, reinforcing the area's status as a key business district.

Networking and Industry Presence

The concentration of diverse businesses around 12636 Research Blvd Austin TX 78759 fosters networking opportunities and collaborations. Industry events, business associations, and coworking spaces contribute to an ecosystem conducive to innovation and professional growth.

Frequently Asked Questions

What type of property is located at 12636 Research Blvd, Austin, TX 78759?

12636 Research Blvd, Austin, TX 78759 is primarily a commercial office building, often housing various businesses and professional services.

Is 12636 Research Blvd, Austin, TX 78759 easily accessible by public transportation?

Yes, 12636 Research Blvd is accessible via several public transportation options in Austin, including bus routes that serve the Research Blvd corridor.

Are there any notable businesses or companies headquartered at 12636 Research Blvd in Austin, TX?

Several small to medium-sized businesses and tech companies have offices at 12636 Research Blvd, but there are no widely recognized corporate headquarters at this address.

What amenities are available near 12636 Research Blvd, Austin, TX 78759?

The area around 12636 Research Blvd offers a variety of amenities including restaurants, coffee shops, retail stores, and fitness centers, catering to professionals working nearby.

Is there parking available at or near 12636 Research Blvd, Austin, TX 78759?

Yes, the property at 12636 Research Blvd provides on-site parking for tenants and visitors, along with additional public parking options in the surrounding area.

What is the significance of the location of 12636 Research Blvd within Austin, TX?

12636 Research Blvd is located in North Austin, a growing business district known for its technology companies and proximity to major highways, making it a strategic location for businesses.

Additional Resources

1. *Innovation Hubs: The Rise of Research Blvd in Austin, TX*

This book explores the development of Research Boulevard in Austin, Texas, highlighting its transformation into a major technology and research corridor. It delves into the companies, startups, and institutions that have driven innovation in the area. Readers gain insight into the economic and cultural impact of this bustling tech hub.

2. *Silicon Hills: The Story of Austin's Tech Boom*

Focusing on the greater Austin area, including Research Blvd, this book chronicles the rise of Austin as a premier technology center known as Silicon Hills. It covers key players, infrastructure development, and the community that supports innovation. The narrative includes profiles of influential tech companies and their contributions to the region's growth.

3. *Mapping Innovation: A Guide to Austin's Research Blvd Corridor*

This guidebook provides a detailed look at the geographic and business landscape of Research Boulevard in Austin. It highlights major research institutions, tech companies, and business parks along the corridor. The book serves as a resource for entrepreneurs, investors, and professionals interested in the area's opportunities.

4. *Urban Development and Economic Growth: Case Study of 12636 Research Blvd, Austin*

An academic examination of the economic development surrounding the address 12636 Research Blvd. This book analyzes urban planning strategies, commercial real estate trends, and the impact of tech companies on local economies. It provides a comprehensive case study useful for urban planners and economists.

5. *Tech Startups of Austin: Stories from Research Blvd*

This collection of case studies and interviews focuses on startups that originated or operate near Research Boulevard, including the 78759 zip code. It captures the entrepreneurial spirit, challenges, and successes of Austin's tech scene. The book offers inspiration and practical advice for budding entrepreneurs.

6. *Austin's Innovation Ecosystem: The Role of Research Blvd*

Exploring the interconnected network of universities, research centers, and companies, this book explains how Research Boulevard serves as a backbone for Austin's innovation ecosystem. It discusses collaborations, funding sources, and talent development. Readers learn about the synergy that drives technological advancement in the region.

7. *Commercial Real Estate Trends in Austin: Spotlight on 12636 Research Blvd*

Focused on the commercial real estate market, this book analyzes trends, property values, and leasing activity around Research Boulevard. It provides insights into why this location has become attractive for businesses and investors. The book is a valuable resource for real estate professionals and business owners.

8. *Green Tech and Sustainability Initiatives on Austin's Research Blvd*

This book highlights the growing focus on sustainable technology and green business practices among companies located along Research Boulevard. It showcases innovative projects and corporate responsibility efforts in the Austin tech community. The work emphasizes how environmental considerations are shaping the future of the area.

9. *Work Culture and Innovation: Inside Austin's Research Blvd Offices*

Offering a behind-the-scenes look at workplace environments on Research Boulevard, this book explores how office culture influences creativity and productivity. It features interviews with employees and managers from various tech firms in the 78759 area. The book provides insights into creating dynamic workspaces that foster innovation.

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