

12845 research boulevard austin tx 78759

12845 research boulevard austin tx 78759 is a prominent address located in the vibrant city of Austin, Texas. This location is well-known for its strategic positioning within Austin's thriving tech corridor, offering a blend of commercial, research, and business opportunities. Situated in the 78759 ZIP code, 12845 Research Boulevard serves as a hub for numerous companies and professionals seeking access to Austin's dynamic economic environment. This article explores the significance of this address, the surrounding area, local amenities, and the advantages of establishing a presence at 12845 Research Boulevard Austin TX 78759. Additionally, it covers transportation options, nearby business services, and real estate opportunities to provide a comprehensive overview for businesses and individuals interested in this location.

- Location and Accessibility of 12845 Research Boulevard Austin TX 78759
- Business Environment and Key Industries
- Nearby Amenities and Services
- Transportation and Connectivity
- Real Estate and Office Space Opportunities

Location and Accessibility of 12845 Research Boulevard Austin TX 78759

12845 Research Boulevard is strategically situated in northern Austin, Texas, within the 78759 ZIP code, which is known for its robust commercial activity and proximity to major transportation routes. This location benefits from easy access to vital highways, including US Highway 183 and MoPac Expressway (Loop 1), facilitating smooth commutes and logistics operations. The address lies within a dynamic business district that hosts a mixture of office complexes, research facilities, and retail centers, making it an attractive spot for enterprises that prioritize accessibility and visibility.

Proximity to Major Austin Landmarks

Being located on Research Boulevard, 12845 is near key Austin landmarks such as the Domain, one of Austin's premier shopping and entertainment destinations. Additionally, the address is not far from the Austin-Bergstrom International Airport, which provides convenient air travel options for business travelers and logistics. The proximity to universities and research institutions also enhances the appeal for companies involved in innovation and technology.

Accessibility for Employees and Clients

Access to public transportation and major highways ensures that employees and clients can reach 12845 Research Boulevard Austin TX 78759 with ease. The area is served by Capital Metro bus routes, and the infrastructure supports pedestrian and bicycle traffic, promoting sustainable commuting options. The combination of road, transit, and airport access makes this location highly accessible.

Business Environment and Key Industries

The address at 12845 Research Boulevard is embedded in a thriving business ecosystem that supports a diverse range of industries. Austin's reputation as a technology and innovation hub is reflected in the types of companies and organizations operating in this area. From startups to established enterprises, the environment fosters collaboration and growth.

Technology and Innovation Hub

Austin's northern corridor, including Research Boulevard, is often referred to as a technology corridor due to the concentration of IT firms, software developers, and research organizations. Companies specializing in software development, biotechnology, and telecommunications have established offices near 12845 Research Boulevard, benefiting from the region's skilled workforce and innovation culture.

Support for Small and Medium Enterprises

Beyond large corporations, the area supports a vibrant community of small and medium enterprises (SMEs). These businesses benefit from proximity to networking opportunities, incubators, and business support services. The collaborative environment helps foster entrepreneurship and drives economic diversification.

Nearby Amenities and Services

Businesses and employees at 12845 Research Boulevard Austin TX 78759 enjoy access to a wide range of amenities and services that enhance daily operations and quality of life. The surrounding area offers retail centers, dining options, fitness facilities, and essential services.

Retail and Dining Options

The vicinity boasts several shopping centers and restaurants catering to diverse tastes and needs. From casual eateries to fine dining, employees and visitors can find convenient meal options without traveling far. Retail outlets provide access to everyday necessities as well as specialty goods.

Health and Wellness Facilities

Health and wellness are well supported near 12845 Research Boulevard, with gyms, yoga studios, and medical clinics located nearby. These facilities contribute to employee well-being and make the area attractive for companies prioritizing workplace health programs.

Additional Business Services

Professional services such as banks, printing shops, and conference centers are also readily available within the vicinity. These complementary services support efficient business operations and contribute to the overall appeal of the location.

Transportation and Connectivity

Transportation infrastructure is a key factor in the appeal of 12845 Research Boulevard Austin TX 78759. The area benefits from a well-developed network that supports both commuter and commercial traffic, ensuring seamless connectivity within Austin and beyond.

Public Transit Options

The Capital Metro transit system serves the area with several bus routes, providing affordable and reliable public transportation options for employees and visitors. This facilitates access to downtown Austin and other important business districts.

Road Network and Commuter Access

Proximity to major highways like US-183 and Loop 1 (MoPac Expressway) enables efficient travel by car. This connectivity is vital for businesses requiring easy shipment of goods or frequent client visits. Parking facilities are also available in the area, supporting both short-term and long-term parking needs.

Airport Accessibility

Austin-Bergstrom International Airport is located approximately 15 miles from 12845 Research Boulevard, offering domestic and international flight options. This proximity is advantageous for companies with global operations or those hosting visiting clients and partners.

Real Estate and Office Space Opportunities

The real estate market around 12845 Research Boulevard Austin TX 78759 offers a variety of commercial property options tailored to diverse business needs. From modern office spaces to flexible coworking environments, the area supports growth and operational efficiency.

Office Space Types and Availability

Available properties range from single-tenant buildings to multi-tenant office parks. These spaces are equipped with modern amenities such as high-speed internet, conference rooms, and on-site security. Flexible leasing options cater to startups, established firms, and expanding businesses alike.

Benefits of Leasing or Owning Property

Leasing or owning commercial property in this area provides businesses with strategic advantages, including prime location visibility, access to a skilled labor pool, and proximity to industry peers. The investment potential is also favorable due to Austin's sustained economic growth.

Factors to Consider When Choosing Space

- Size and layout suitability for business operations
- Proximity to clients, partners, and suppliers
- Infrastructure quality and technological readiness
- Cost considerations including rent, utilities, and maintenance
- Potential for future expansion within the building or complex

Frequently Asked Questions

What is located at 12845 Research Boulevard, Austin, TX 78759?

12845 Research Boulevard in Austin, TX is a commercial office building located in the high-tech corridor known as the Research Boulevard area.

Is 12845 Research Boulevard, Austin, TX 78759 accessible by public transportation?

Yes, 12845 Research Boulevard is accessible by several Capital Metro bus routes that serve the Research Boulevard corridor in Austin.

What companies have offices at 12845 Research Boulevard, Austin, TX?

Various technology and professional services companies lease office space at 12845 Research

Boulevard, as it is a popular location for tech firms in Austin's Research Triangle.

Are there parking facilities available at 12845 Research Boulevard, Austin, TX 78759?

Yes, the office complex at 12845 Research Boulevard offers ample parking facilities for tenants and visitors.

What amenities are nearby 12845 Research Boulevard, Austin, TX 78759?

Nearby amenities include restaurants, cafes, fitness centers, and retail shops along Research Boulevard and in the surrounding office parks.

Is 12845 Research Boulevard, Austin, TX 78759 suitable for startups?

Yes, the location offers flexible office spaces and is situated in a thriving tech hub, making it suitable for startups and growing businesses.

What is the estimated rental cost for office space at 12845 Research Boulevard, Austin, TX?

Rental costs vary, but office space at 12845 Research Boulevard typically ranges from \$30 to \$45 per square foot annually, depending on the suite size and lease terms.

Are there any upcoming developments or changes planned for 12845 Research Boulevard, Austin, TX 78759?

There are no publicly announced major developments for 12845 Research Boulevard at this time, but the area continues to grow with ongoing commercial real estate investments.

How far is 12845 Research Boulevard from downtown Austin?

12845 Research Boulevard is approximately 12 miles north of downtown Austin, typically a 20-30 minute drive depending on traffic.

What is the safety and security like at 12845 Research Boulevard, Austin, TX 78759?

The property at 12845 Research Boulevard has standard commercial security measures, including controlled access, surveillance cameras, and on-site management to ensure tenant safety.

Additional Resources

1. *Innovations in Tech Hubs: The Rise of Austin's Research Boulevard*

This book explores the transformation of Austin, Texas, into a leading technology and research hub, with a special focus on Research Boulevard. It delves into the history, key companies, and innovations that have shaped the area. Readers will gain insights into how strategic planning and investment have fueled growth in this vibrant part of the city.

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

"Silicon Hills" chronicles the rapid expansion of Austin's technology sector, highlighting important locations such as 12845 Research Boulevard. The book profiles major players, startups, and the ecosystem that supports innovation. It also discusses challenges and future prospects for maintaining Austin's status as a tech powerhouse.

3. *Workplace Culture in Austin's Research Districts*

Focusing on the corporate environment around 12845 Research Boulevard, this book examines the evolving workplace culture in Austin's tech and research companies. It covers topics such as remote work, diversity, and employee wellness initiatives. The narrative includes case studies of prominent firms and their unique approaches to fostering innovation.

4. *Urban Development and Economic Growth in Austin, TX*

This publication investigates the relationship between urban development and economic growth in Austin, with a special lens on Research Boulevard and its surroundings. It discusses zoning, infrastructure improvements, and public-private partnerships that have spurred local economic vitality. The book provides data-driven analysis alongside expert commentary.

5. *Green Building and Sustainability Practices on Research Boulevard*

Highlighting efforts toward sustainable development, this book details green building projects and eco-friendly initiatives around 12845 Research Boulevard. It covers energy-efficient designs, waste reduction programs, and community engagement in environmental stewardship. Readers interested in sustainable urban growth will find practical examples and future trends.

6. *Networking and Collaboration in Austin's Innovation Ecosystem*

This book explores how companies and research institutions near 12845 Research Boulevard collaborate to drive technological advances. It looks at networking events, incubators, and co-working spaces that foster creativity and partnerships. The book emphasizes the importance of community and shared resources in sustaining innovation.

7. *Transportation and Accessibility in Austin's Research Areas*

Focusing on the transportation infrastructure serving 12845 Research Boulevard and nearby districts, this book analyzes how accessibility impacts business growth and employee satisfaction. Topics include public transit options, traffic management, and future mobility plans. The work highlights ongoing initiatives to improve connectivity in Austin's research corridors.

8. *Tech Startups and Venture Capital in Austin*

This book covers the dynamic startup scene in Austin, with specific case studies involving companies located on or near Research Boulevard. It examines funding trends, venture capital involvement, and the support systems that help startups thrive. Readers learn about success stories and strategies for navigating the competitive tech landscape.

9. *Historical Landmarks and the Evolution of Austin's Research Boulevard*

Offering a historical perspective, this book traces the development of Research Boulevard from its early days to its current status as a research and tech hub. It includes anecdotes, archival photos, and interviews with long-time residents and business leaders. The narrative provides a rich context for understanding the area's significance in Austin's growth.

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