

13729 research blvd austin tx

13729 research blvd austin tx is a prominent address located in the thriving city of Austin, Texas, known for its dynamic business environment and technological innovation. This location serves as a hub for various commercial activities, including office spaces, research facilities, and tech companies. Situated in one of Austin's key commercial corridors, 13729 Research Blvd Austin TX offers accessibility, modern amenities, and proximity to major highways and local attractions. Whether you are a business looking for a strategic office location or an individual interested in the economic landscape of Austin, this address plays a significant role in the city's growth story. The following article explores the location's significance, nearby amenities, real estate opportunities, and the broader economic context of Austin's Research Boulevard corridor. The detailed insights will provide a comprehensive understanding of what makes 13729 Research Blvd Austin TX a notable place in the heart of Austin's business district.

- Location and Accessibility of 13729 Research Blvd Austin TX
- Commercial and Business Environment
- Nearby Amenities and Services
- Real Estate and Leasing Opportunities
- Economic Impact and Development Trends

Location and Accessibility of 13729 Research Blvd Austin TX

13729 Research Blvd Austin TX is strategically situated in North Austin, an area widely recognized for

its robust commercial activity and rapid urban development. The address is positioned along Research Boulevard, a key arterial road that connects various neighborhoods and business districts within Austin. This location benefits from easy access to major highways such as U.S. Highway 183 and MoPac Expressway (Loop 1), facilitating convenient commutes for employees, clients, and visitors. Its proximity to Austin-Bergstrom International Airport also enhances its appeal for businesses requiring frequent travel.

Transportation Options

The accessibility of 13729 Research Blvd Austin TX is bolstered by a variety of transportation options. Public transit services provided by Capital Metro include bus routes that run along Research Boulevard, offering reliable connections to downtown Austin and other parts of the city. Additionally, the area supports numerous rideshare and taxi services, alongside ample parking facilities for private vehicles, which is essential for accommodating daily business operations.

Neighborhood Context

Situated within the North Austin commercial corridor, 13729 Research Blvd is surrounded by a blend of office parks, retail centers, and residential communities. This mix creates a vibrant environment that supports a diverse workforce and a range of business sectors. The neighborhood is characterized by ongoing infrastructure improvements and urban enhancements aimed at fostering economic growth and improving quality of life.

Commercial and Business Environment

The address at 13729 Research Blvd Austin TX is part of a thriving commercial ecosystem that caters to technology firms, professional services, and research organizations. The area is known for its cluster of high-tech companies, startups, and established corporations, capitalizing on Austin's reputation as a leading tech hub. This concentration of businesses fosters collaboration, innovation,

and economic synergy, making Research Boulevard a sought-after location for enterprises looking to establish a presence in Central Texas.

Key Industries and Tenants

Several industries are well-represented near 13729 Research Blvd Austin TX, including information technology, biotechnology, engineering, and finance. The presence of research institutions and corporate offices creates opportunities for partnerships and talent acquisition. Tenants in this area benefit from state-of-the-art office spaces, meeting facilities, and business support services designed to accommodate modern corporate needs.

Business Amenities and Infrastructure

Businesses operating at or near 13729 Research Blvd Austin TX enjoy access to a range of amenities, such as high-speed internet connectivity, conference centers, and parking garages. The infrastructure supports efficient business operations with utilities optimized for commercial use and flexible leasing options that accommodate companies of various sizes. These factors contribute to the area's attractiveness for both startups and large enterprises.

Nearby Amenities and Services

The location at 13729 Research Blvd Austin TX benefits from a rich array of nearby amenities that enhance the daily experience of employees and visitors. The neighborhood includes dining establishments, retail outlets, fitness centers, and healthcare facilities, all within convenient distance. These amenities support a balanced work-life environment and contribute to employee satisfaction and productivity.

Dining and Retail Options

Several restaurants and cafes are located near 13729 Research Blvd Austin TX, offering diverse culinary options ranging from quick casual to fine dining. Retail centers in the vicinity provide shopping conveniences including grocery stores, office supply outlets, and specialty shops. This variety allows for efficient errands and leisure activities without the need for long commutes.

Health and Wellness Facilities

Health services and fitness centers near 13729 Research Blvd Austin TX cater to the well-being of the local workforce. Medical clinics, dental offices, and urgent care centers provide essential healthcare services, while gyms and wellness studios offer fitness programs tailored for busy professionals. These facilities contribute to a supportive environment for maintaining a healthy lifestyle.

Real Estate and Leasing Opportunities

The commercial real estate market surrounding 13729 Research Blvd Austin TX is dynamic and competitive, reflecting Austin's overall economic vitality. Office spaces range from modern high-rise buildings to smaller business parks, catering to a wide spectrum of business requirements. Leasing options are flexible, accommodating short-term needs and long-term commitments, which is advantageous for companies experiencing growth or transition.

Office Space Characteristics

Available office spaces near 13729 Research Blvd Austin TX often feature contemporary designs with open floor plans, ample natural light, and advanced technological infrastructure. Many properties include amenities such as conference rooms, communal lounges, and secure access control. These features make the spaces attractive for businesses prioritizing employee comfort and operational efficiency.

Leasing Trends and Market Insights

The leasing market in the Research Boulevard corridor has experienced steady demand driven by Austin's expanding tech sector and entrepreneurial activity. Competitive rental rates and tenant incentives are common as property owners seek to attract and retain quality tenants. Market trends indicate a preference for mixed-use developments that integrate commercial office space with retail and residential components, enhancing the overall appeal of the location.

Economic Impact and Development Trends

13729 Research Blvd Austin TX plays a significant role in the economic landscape of North Austin. The site's development and occupancy contribute to job creation, tax revenues, and the diversification of the local economy. Ongoing investments in infrastructure and urban planning around Research Boulevard signal a commitment to sustained growth and modernization.

Role in Austin's Economic Growth

The businesses and institutions located at and near 13729 Research Blvd Austin TX support Austin's reputation as a premier destination for innovation and entrepreneurship. The area attracts a skilled workforce and fosters collaboration between public and private sectors, which is essential for maintaining the city's competitive edge in technology and research industries.

Future Development Prospects

Future development plans in the vicinity of 13729 Research Blvd Austin TX include expansions of commercial properties, enhancements to transportation infrastructure, and the incorporation of green spaces. These initiatives aim to improve the quality of life, reduce congestion, and create a sustainable environment that supports long-term economic stability. Stakeholders continue to monitor market conditions and demographic shifts to align development strategies with evolving needs.

- Strategic location with excellent connectivity
- Vibrant commercial and tech business environment
- Wide range of nearby amenities including dining and healthcare
- Flexible and modern real estate options
- Significant contribution to Austin's economic development

Frequently Asked Questions

What is located at 13729 Research Blvd, Austin, TX?

13729 Research Blvd in Austin, TX is a commercial property that houses various businesses and office spaces.

Are there any restaurants near 13729 Research Blvd, Austin, TX?

Yes, there are several restaurants near 13729 Research Blvd, including fast food chains, cafes, and sit-down restaurants within a short driving distance.

What companies have offices at 13729 Research Blvd, Austin, TX?

The building at 13729 Research Blvd hosts a variety of companies, including tech firms, startups, and professional service providers.

Is 13729 Research Blvd, Austin, TX accessible by public

transportation?

Yes, 13729 Research Blvd is accessible via several public transportation routes including city buses that service the Research Blvd corridor.

What is the parking situation at 13729 Research Blvd, Austin, TX?

There is ample parking available at 13729 Research Blvd, including surface parking lots designated for employees and visitors.

Are there any coworking spaces at 13729 Research Blvd, Austin, TX?

Yes, there are coworking spaces and shared office facilities available within or near 13729 Research Blvd catering to freelancers and small businesses.

What is the average rental price for office space at 13729 Research Blvd, Austin, TX?

The average rental price for office space at 13729 Research Blvd varies but generally ranges between \$25 to \$40 per square foot annually, depending on the size and amenities.

Is 13729 Research Blvd, Austin, TX a good location for tech startups?

Yes, 13729 Research Blvd is considered a good location for tech startups due to its proximity to other tech companies, amenities, and accessibility.

Are there hotels near 13729 Research Blvd, Austin, TX for business travelers?

Yes, there are several hotels near 13729 Research Blvd, including well-known chains that cater to business travelers looking for convenient accommodations.

What amenities are available around 13729 Research Blvd, Austin, TX?

The area around 13729 Research Blvd offers a variety of amenities including dining options, fitness centers, banks, and retail stores, making it convenient for employees and visitors.

Additional Resources

1. *Innovations in Research: A Journey Through 13729 Research Blvd*

This book explores the groundbreaking research and technological advancements emerging from the hub at 13729 Research Blvd in Austin, TX. It delves into the collaborative efforts of scientists, entrepreneurs, and academics who have contributed to the area's reputation as a center of innovation. Readers gain insight into how this location has shaped various industries, including biotechnology, information technology, and sustainable energy.

2. *Tech Titans of Austin: Stories from 13729 Research Blvd*

Focusing on the influential companies and startups based at 13729 Research Blvd, this volume profiles key figures and their entrepreneurial journeys. The book highlights how Austin's growing tech ecosystem fosters creativity and disrupts traditional markets. It also addresses the challenges faced by innovators in this competitive environment and their strategies for success.

3. *The Science Corridor: Mapping Austin's Research Landscape*

This book provides a comprehensive overview of Austin's prominent research corridors, with a special emphasis on 13729 Research Blvd. It examines how geographic clustering of research institutions, labs, and businesses contributes to knowledge exchange and economic growth. The text includes maps, case studies, and interviews with local researchers.

4. *Sustainability and Innovation: Green Technologies at 13729 Research Blvd*

Highlighting the environmental initiatives and sustainable technology projects based at 13729 Research Blvd, this book discusses how the location serves as a testing ground for eco-friendly

solutions. It covers topics like renewable energy, waste reduction, and sustainable urban planning, illustrating Austin's commitment to environmental stewardship through cutting-edge research.

5. Austin's Biotech Boom: Breakthroughs at 13729 Research Blvd

This title focuses on the biotechnology sector flourishing at 13729 Research Blvd, detailing significant medical and scientific breakthroughs. It showcases how collaboration between research institutions and biotech firms accelerates drug discovery and medical device development. The book also addresses the impact of these innovations on public health and the local economy.

6. Entrepreneurship and Innovation Hubs: The Case of 13729 Research Blvd

Examining the role of 13729 Research Blvd as an entrepreneurship hub, this book analyzes the infrastructure, resources, and community support that nurture startups. It discusses incubator programs, funding opportunities, and mentorship networks that empower innovators. The narrative provides valuable lessons for other regions aiming to replicate Austin's success.

7. Data Science and AI Research at 13729 Research Blvd

This publication explores the advancements in data science, artificial intelligence, and machine learning conducted at 13729 Research Blvd. It highlights pioneering projects, notable researchers, and the practical applications of AI in various industries. Readers gain an understanding of how Austin contributes to the global AI research landscape.

8. The Future of Work: Innovation and Collaboration at 13729 Research Blvd

Focusing on how 13729 Research Blvd is shaping the future workplace, this book investigates trends such as remote work technologies, collaborative tools, and workforce automation. It discusses how research in this area influences business practices and employee experiences. The book also considers the socio-economic effects of these changes within Austin and beyond.

9. Cultural and Economic Impact of 13729 Research Blvd on Austin

This book examines the broader cultural and economic effects of the research and innovation activities centered at 13729 Research Blvd. It explores how the influx of talent and investment has transformed Austin's urban landscape, housing, and community dynamics. The narrative integrates economic data

with personal stories to provide a holistic view of the area's evolution.

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