

13729 research boulevard austin tx

13729 research boulevard austin tx is a prominent commercial address located in the thriving city of Austin, Texas. Known for its strategic location and accessibility, this boulevard hosts a mix of office spaces, retail establishments, and service providers that cater to various professional and consumer needs. As Austin continues to grow as a technology and innovation hub, 13729 Research Boulevard stands out as a key area for business operations and commercial activities. This article delves into the significance of this address, exploring its location advantages, nearby amenities, real estate offerings, and the overall business environment. Whether you are a potential tenant, investor, or visitor, understanding the dynamics of 13729 Research Boulevard can provide valuable insights into the commercial landscape of Austin, TX.

- Location and Accessibility of 13729 Research Boulevard Austin TX
- Commercial Real Estate and Office Spaces
- Nearby Amenities and Services
- Business Environment and Economic Impact
- Transportation and Connectivity
- Future Development and Investment Opportunities

Location and Accessibility of 13729 Research Boulevard Austin TX

Situated in one of Austin's vibrant commercial corridors, 13729 Research Boulevard offers exceptional accessibility to both local residents and businesses. This address is positioned along the well-known Research Boulevard, a key arterial road that connects various parts of the city. Its proximity to major highways and thoroughfares enhances connectivity to other significant districts, including downtown Austin and the tech-centric suburbs.

Strategic Positioning within Austin

The location of 13729 Research Boulevard in Austin places it near important technology parks, educational institutions, and medical centers. This area benefits from a mix of established businesses and emerging startups,

contributing to a dynamic commercial environment. The boulevard's accessibility to Interstate 35 and U.S. Highway 183 allows for efficient commuting and transportation of goods.

Accessibility for Commuters and Clients

Access to 13729 Research Boulevard is facilitated by multiple public transportation options and well-maintained road infrastructure. Employees and clients can easily reach the location via bus routes and ride-sharing services. Additionally, ample parking options are available to accommodate visitors and daily commuters, making it a convenient destination for business activities.

Commercial Real Estate and Office Spaces

13729 Research Boulevard Austin TX is known for its diverse range of commercial real estate options that cater to various business needs. From modern office buildings to flexible coworking spaces, this address offers facilities that support both small enterprises and large corporations. The real estate market here is characterized by competitive leasing rates and well-maintained properties.

Office Space Options

The area features a variety of office configurations, including traditional suites, open-plan layouts, and customizable spaces tailored to specific industry requirements. Many office buildings incorporate state-of-the-art technology and sustainable design elements, appealing to environmentally conscious businesses. These spaces are equipped to support high-speed internet connectivity, conference rooms, and security systems.

Leasing and Investment Opportunities

Leasing commercial property at 13729 Research Boulevard presents attractive opportunities due to Austin's growing economy and business-friendly environment. Investors are drawn to this location because of its stable occupancy rates and potential for capital appreciation. Several real estate firms specialize in managing properties along this boulevard, offering comprehensive leasing services and market insights.

Nearby Amenities and Services

The vicinity around 13729 Research Boulevard Austin TX is rich in amenities that enhance the work-life balance for employees and business visitors. These

services contribute to the appeal of the location as a commercial hub and support daily operational needs.

Dining and Retail Options

A variety of restaurants, cafes, and quick-service eateries are situated near the boulevard, providing convenient dining options for professionals. Retail stores and service businesses also populate the area, offering everything from office supplies to wellness services. This concentration of amenities makes the location highly functional for both work and leisure activities.

Health and Fitness Facilities

Several fitness centers and wellness clinics are accessible near 13729 Research Boulevard, catering to the health-conscious workforce. These facilities include gyms, yoga studios, and medical offices that provide preventative and urgent care services. Such amenities contribute to overall employee satisfaction and productivity.

Business Environment and Economic Impact

13729 Research Boulevard Austin TX serves as a vital component of the city's economic framework. The commercial activities centered around this address contribute to job creation, innovation, and the diversification of Austin's economy. The area's business-friendly policies and infrastructure support sustainable growth and attract a wide range of industries.

Industry Presence

The boulevard hosts companies from sectors such as technology, healthcare, finance, and professional services. This diversity promotes collaboration and networking opportunities, fostering an ecosystem conducive to innovation. Many startups choose locations near Research Boulevard for its access to talent and resources.

Economic Contributions

The businesses operating at 13729 Research Boulevard generate significant economic value through employment, tax revenues, and community engagement. This area plays a role in reinforcing Austin's reputation as a leading city for business development and entrepreneurial activity. Local government initiatives often support further commercial expansion in this corridor.

Transportation and Connectivity

Efficient transportation options are a hallmark of 13729 Research Boulevard Austin TX, making it a preferred destination for companies requiring seamless connectivity. The location benefits from proximity to major highways and transit systems that facilitate movement within the city and beyond.

Public Transit Access

The Capital Metropolitan Transportation Authority (CapMetro) provides bus services along Research Boulevard, connecting commuters to downtown Austin and other neighborhoods. Frequent routes and stops near 13729 Research Boulevard ensure accessibility for employees relying on public transportation.

Parking and Traffic Considerations

Parking facilities in the area are designed to accommodate high demand, with options ranging from surface lots to multi-level garages. Traffic flow is managed through well-planned intersections and signal systems, minimizing congestion during peak hours. These factors contribute to a hassle-free commuting experience for tenants and visitors.

Future Development and Investment Opportunities

The area surrounding 13729 Research Boulevard Austin TX is poised for continued growth, with several development projects and investment prospects on the horizon. These plans aim to further enhance the commercial appeal and infrastructure of the boulevard.

Upcoming Projects

New office complexes, mixed-use developments, and retail expansions are planned to meet the increasing demand for commercial space. These projects often incorporate sustainable building practices and smart technology integration, aligning with Austin's modern urban development goals.

Investment Potential

Investors looking at 13729 Research Boulevard can benefit from the area's strong market fundamentals and growth trajectory. Opportunities include acquiring existing properties, participating in development ventures, and leasing commercial spaces to high-profile tenants. The ongoing economic vitality of Austin ensures that this address remains a strategic asset for

real estate portfolios.

- Prime location with excellent accessibility
- Diverse office space options catering to various business sizes
- Wide range of nearby amenities including dining and fitness
- Robust business environment fostering innovation
- Efficient transportation and parking facilities
- Promising future development and investment opportunities

Frequently Asked Questions

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

13729 Research Boulevard in Austin, TX is a commercial office building that houses various businesses and professional firms.

Are there any tech companies at 13729 Research Boulevard, Austin, TX?

Yes, 13729 Research Boulevard is known to host several technology companies and startups given its location in a prominent tech corridor in Austin.

Is 13729 Research Boulevard easily accessible by public transportation?

Yes, 13729 Research Boulevard is accessible via multiple public transportation options including bus routes that service the North Austin area.

What amenities are available near 13729 Research Boulevard, Austin, TX?

Nearby amenities include restaurants, coffee shops, fitness centers, and retail stores, making it convenient for employees and visitors.

Are there parking facilities at 13729 Research Boulevard, Austin, TX?

Yes, the property at 13729 Research Boulevard provides ample on-site parking for tenants and visitors.

Is 13729 Research Boulevard close to the University of Texas at Austin?

13729 Research Boulevard is located approximately 12 miles northwest of the University of Texas at Austin, making it a reasonable commute distance.

What is the average office space rental rate at 13729 Research Boulevard, Austin, TX?

The average office space rental rate at 13729 Research Boulevard varies but typically ranges from \$30 to \$40 per square foot annually, depending on the suite size and lease terms.

Additional Resources

1. The Rise of Austin's Tech Corridor: A Deep Dive into 13729 Research Boulevard

This book explores the transformation of Austin's Research Boulevard into a thriving tech corridor. It examines the history, key companies, and economic impact of the area. Readers gain insights into how this location became a hub for innovation and business growth.

2. Innovation and Industry: The Story of 13729 Research Boulevard

Focusing on the diverse industries present at 13729 Research Boulevard, this book highlights the synergy between technology, research, and entrepreneurship. It includes case studies of prominent businesses and startups that have shaped the region's economic landscape.

3. Austin's Business Ecosystem: Understanding 13729 Research Boulevard

This title provides an overview of Austin's business environment, with a special focus on the companies and organizations located at 13729 Research Boulevard. It discusses how local policies, infrastructure, and community initiatives support business success in the area.

4. Tech Giants and Startups: Navigating 13729 Research Boulevard

Delving into the mix of established corporations and emerging startups, this book shows how 13729 Research Boulevard serves as a microcosm of Austin's innovative spirit. It offers practical advice for entrepreneurs looking to establish themselves in a competitive market.

5. The Architecture and Urban Development of 13729 Research Boulevard

This book examines the architectural styles and urban planning that define

13729 Research Boulevard. It discusses how thoughtful design contributes to a productive and attractive business environment in Austin's growing tech sector.

6. *Workplace Culture in Austin's Research Boulevard Corridor*

Highlighting the evolving workplace culture at 13729 Research Boulevard, this book studies employee experiences, company values, and community engagement. It sheds light on how organizations foster collaboration and innovation in this dynamic location.

7. *Economic Impact of 13729 Research Boulevard on Austin's Growth*

Analyzing economic data and trends, this book outlines the significant contribution of 13729 Research Boulevard to Austin's overall growth. It covers job creation, investment, and the ripple effects on local neighborhoods and services.

8. *Green Spaces and Sustainability Initiatives at 13729 Research Boulevard*

This book focuses on the environmental efforts and sustainability projects implemented within the 13729 Research Boulevard area. It highlights how businesses and city planners collaborate to promote green practices and reduce ecological footprints.

9. *Networking and Collaboration: Building Connections at 13729 Research Boulevard*

Emphasizing the importance of networking, this book showcases events, organizations, and informal gatherings that foster collaboration among professionals at 13729 Research Boulevard. It offers strategies for leveraging these connections to boost business opportunities and innovation.

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