

13740 research blvd austin tx 78750

13740 research blvd austin tx 78750 is a prominent commercial location situated in the thriving city of Austin, Texas. Known for its strategic positioning within the bustling Research Boulevard corridor, this address offers a blend of business opportunities, accessibility, and amenities that attract various enterprises and professionals. The area surrounding 13740 Research Blvd Austin TX 78750 is characterized by dynamic economic growth, a diverse business community, and proximity to key transportation routes. This article explores the significance of this location, highlighting its commercial real estate options, nearby amenities, transportation infrastructure, and economic environment. Comprehensive insights into the neighborhood and its business climate will provide valuable information for investors, entrepreneurs, and companies considering a presence at 13740 Research Blvd Austin TX 78750.

- Location Overview of 13740 Research Blvd Austin TX 78750
- Commercial Real Estate and Business Opportunities
- Amenities and Services Near 13740 Research Blvd
- Transportation and Accessibility
- Economic and Market Environment

Location Overview of 13740 Research Blvd Austin TX 78750

Located in the northern part of Austin, 13740 Research Blvd Austin TX 78750 lies within the well-known Research Boulevard corridor, a significant commercial and technological hub. This area is part

of the greater Austin metropolitan region, which has experienced rapid growth over the past decade. The address benefits from being situated in a vibrant business district that encompasses a mix of office spaces, retail outlets, and service providers.

The location enjoys close proximity to key Austin landmarks and neighborhoods including the Domain, a premier shopping and entertainment center, as well as major residential communities. The surrounding neighborhood is designed to support a balanced work-life environment, offering green spaces and dining options alongside corporate facilities.

Commercial Real Estate and Business Opportunities

13740 Research Blvd Austin TX 78750 is a sought-after commercial real estate address due to its versatile office spaces and competitive leasing options. The properties in this area cater to a wide range of businesses, from startups to established corporations, particularly those in technology, healthcare, and professional services sectors.

Office Space Availability

The commercial buildings near 13740 Research Blvd provide modern office environments with amenities such as conference rooms, high-speed internet connectivity, parking facilities, and flexible lease terms. Many properties are designed to accommodate collaborative workspaces and innovation centers, appealing to tech companies and creative industries.

Business Growth Potential

The Research Boulevard area supports business expansion through networking opportunities and access to a skilled workforce. The presence of incubators and accelerators nearby enhances the potential for startups and emerging companies to thrive. Additionally, the location's accessibility to venture capital and professional services firms contributes to a robust business ecosystem.

Amenities and Services Near 13740 Research Blvd

Businesses and employees at 13740 Research Blvd Austin TX 78750 benefit from a wide array of local amenities that enhance daily operations and quality of life. The neighborhood offers numerous dining options, fitness centers, banks, and retail stores, making it convenient for workers and visitors alike.

Dining and Entertainment Options

The vicinity of 13740 Research Blvd includes various restaurants and cafes ranging from quick-service eateries to upscale dining establishments. This variety caters to diverse tastes and supports business meetings, client entertainment, and employee lunches. Entertainment venues and recreational spaces are also accessible within a short distance.

Professional Services and Support

Essential services such as banking, postal facilities, and business support centers are readily available near this address. This infrastructure supports smooth business operations, providing easy access to necessary resources without the need for extensive travel.

Transportation and Accessibility

One of the key advantages of 13740 Research Blvd Austin TX 78750 is its excellent transportation connectivity. The location is well-served by major highways, public transit options, and nearby airports, facilitating convenient access for employees, clients, and logistics.

Highway and Road Access

The property is strategically positioned near US Highway 183 and MoPac Expressway (Loop 1), two

major routes that connect northern Austin with downtown and other regional destinations. This connectivity enables efficient commuting and freight movement.

Public Transit and Commuting Options

Capital Metro, Austin's public transportation agency, operates several bus routes that service the Research Boulevard corridor, providing affordable and reliable commuting options. Additionally, the area supports biking and walking with dedicated lanes and pedestrian-friendly infrastructure.

Economic and Market Environment

The economic landscape surrounding 13740 Research Blvd Austin TX 78750 reflects the broader growth trends of Austin as a leading tech and innovation hub. The address benefits from the city's strong job market, expanding population, and favorable business climate.

Local Economic Drivers

Austin's economy is driven by sectors such as technology, healthcare, education, and creative industries. The presence of major corporations and startups alike in the Research Boulevard area creates a vibrant ecosystem that fosters innovation and collaboration. This economic vitality positively impacts real estate demand and commercial activity at 13740 Research Blvd.

Market Trends and Investment Potential

Commercial real estate at 13740 Research Blvd Austin TX 78750 has experienced steady appreciation due to increasing demand for office and mixed-use spaces. Investors and businesses benefit from the area's stability and growth prospects, supported by Austin's reputation as a top city for business development and quality of life.

- Prime commercial real estate location
- Access to major highways and public transit
- Proximity to key Austin business and residential areas
- Wide range of amenities and professional services
- Strong economic environment and growth potential

Frequently Asked Questions

What type of businesses are located at 13740 Research Blvd, Austin, TX 78750?

13740 Research Blvd in Austin, TX is home to various office spaces and businesses, including technology firms, startups, and service providers.

Is 13740 Research Blvd, Austin, TX 78750 accessible by public transportation?

Yes, 13740 Research Blvd is accessible by public transportation with several bus routes serving the Research Blvd corridor in Austin.

Are there any dining options near 13740 Research Blvd, Austin, TX 78750?

Yes, there are multiple dining options near 13740 Research Blvd including cafes, fast casual

restaurants, and eateries within a short driving distance.

What is the parking situation at 13740 Research Blvd, Austin, TX 78750?

The property at 13740 Research Blvd typically offers ample on-site parking for tenants and visitors, including surface parking lots.

Is 13740 Research Blvd, Austin, TX 78750 a good location for tech startups?

Yes, 13740 Research Blvd is located in the heart of Austin's tech corridor, making it an attractive location for tech startups seeking proximity to other technology companies and resources.

What are the nearby landmarks to 13740 Research Blvd, Austin, TX 78750?

Nearby landmarks include The Domain shopping center, Walnut Creek Metropolitan Park, and several corporate offices along Research Blvd.

Can I lease office space at 13740 Research Blvd, Austin, TX 78750?

Yes, office spaces at 13740 Research Blvd are available for lease and can accommodate various business sizes.

What is the average rental price for office space at 13740 Research Blvd, Austin, TX 78750?

The average rental price for office space at 13740 Research Blvd varies but generally ranges from \$25 to \$40 per square foot annually, depending on the space and lease terms.

Are there any fitness or wellness centers near 13740 Research Blvd, Austin, TX 78750?

Yes, there are several fitness centers and wellness facilities near 13740 Research Blvd, including gyms and yoga studios, catering to professionals working in the area.

Additional Resources

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

This book explores the development of Research Boulevard in Austin, Texas, highlighting how this area has transformed into a vibrant hub for technology and innovation. It covers the history, key companies, and the economic impact of the research corridor. Readers gain insight into how local infrastructure and community initiatives have fostered growth and collaboration.

2. *Tech Giants and Startups: The Ecosystem of 13740 Research Blvd*

Focusing on the dynamic mix of established tech giants and emerging startups located near 13740 Research Blvd, this book provides case studies and interviews with industry leaders. It discusses the factors that make Austin a preferred destination for tech businesses and the role of this specific location in the broader tech ecosystem.

3. *Austin's Tech Transformation: From Local to Global Impact*

This book traces Austin's evolution into a global technology powerhouse, with a spotlight on the Research Blvd corridor. It examines the city's unique blend of talent, culture, and innovation policies that have attracted top companies and researchers. The narrative includes stories of key projects and innovations born in this area.

4. *Workspaces of the Future: Offices at 13740 Research Blvd*

An in-depth look at the design and functionality of modern workspaces around 13740 Research Blvd, this book discusses how architecture and technology converge to create productive environments. It highlights sustainable building practices, smart office technologies, and how these spaces support

collaboration and creativity.

5. Economic Growth and Development in Northwest Austin

This book analyzes the economic trends and development strategies in Northwest Austin, with a focus on the Research Blvd corridor. It explores zoning, investment, and community planning efforts that have shaped the area's commercial landscape. Readers will learn about the challenges and opportunities faced by urban planners and business leaders.

6. Green Technologies and Sustainability Initiatives on Research Blvd

Highlighting companies and projects dedicated to sustainability near 13740 Research Blvd, this book showcases innovative green technologies and environmental initiatives. It discusses how these efforts contribute to Austin's reputation as an eco-conscious city and the broader implications for urban sustainability.

7. Networking and Collaboration: Building Connections in Austin's Research Corridor

This book delves into the networking culture and collaborative projects among professionals and organizations around Research Blvd. It features profiles of innovation hubs, co-working spaces, and community events that foster partnerships. The book offers practical advice for entrepreneurs and researchers looking to engage with the local ecosystem.

8. Transportation and Accessibility: Navigating Research Blvd and Beyond

Focusing on the transportation infrastructure serving 13740 Research Blvd, this book examines how accessibility impacts business and community life. It covers public transit options, road development, and future planning aimed at reducing congestion and improving connectivity in the Austin area.

9. Real Estate Trends in Austin's High-Tech Corridors

This book provides an overview of real estate market trends in Austin, with a focus on commercial properties along Research Blvd. It addresses investment patterns, property values, and the influence of tech industry growth on real estate demand. The book also offers forecasts and advice for investors and developers interested in the region.

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