

13785 research blvd austin tx

13785 research blvd austin tx is a prominent address located in one of Austin's most dynamic business corridors. This location is well-known for its strategic positioning within the city's thriving tech and research sectors, offering a variety of commercial and office spaces tailored to innovative companies. Situated in Northwest Austin, 13785 Research Blvd Austin TX serves as a hub for technology firms, startups, and established enterprises looking to capitalize on Austin's booming economy. The area boasts excellent connectivity, modern infrastructure, and proximity to key amenities, making it an attractive destination for professionals and businesses alike. This article explores the significance of 13785 Research Blvd Austin TX, its surrounding neighborhood, transportation options, available amenities, and real estate opportunities. Readers will gain an in-depth understanding of why this location is a key player in Austin's commercial landscape.

- Overview of 13785 Research Blvd Austin TX
- Location and Accessibility
- Commercial Real Estate and Business Environment
- Nearby Amenities and Services
- Transportation and Connectivity
- Future Developments and Market Trends

Overview of 13785 Research Blvd Austin TX

13785 Research Blvd Austin TX is situated in a prime area known for its concentration of business parks and technology firms. This address is part of the larger Research Boulevard corridor, which is recognized as a central artery for commerce and innovation in Austin. The property itself typically includes modern office spaces designed to accommodate a range of business needs, from startups to large corporations. The design and layout of buildings in this location emphasize flexibility, sustainability, and cutting-edge facilities to support various industries.

Businesses located at 13785 Research Blvd benefit from being in one of Austin's most active economic zones, where collaboration and networking opportunities abound. The environment fosters innovation, with many companies engaging in research and development activities. Additionally, the presence of numerous amenities nearby enhances the appeal of this location for employees and clients alike.

Location and Accessibility

Located in Northwest Austin, 13785 Research Blvd offers excellent accessibility to major highways, including US Highway 183 and Mopac Expressway (Loop 1). This strategic positioning allows for efficient commute options for employees coming from different parts of the city and surrounding suburbs. The proximity to downtown Austin, approximately 10 miles away, provides easy access to the city's cultural, entertainment, and dining venues.

Neighborhood Characteristics

The neighborhood surrounding 13785 Research Blvd Austin TX is a blend of commercial, retail, and residential developments. It is characterized by a mix of high-rise office buildings and business parks, interspersed with green spaces and recreational areas. This balance creates a professional yet welcoming atmosphere conducive to work-life integration.

Nearby Business Hubs

Several business hubs and tech campuses are located within close range, making 13785 Research Blvd part of a larger ecosystem that supports innovation and growth. This clustering of companies facilitates partnerships and access to a skilled labor pool, enhancing the location's desirability.

Commercial Real Estate and Business Environment

The commercial real estate market at 13785 Research Blvd Austin TX offers a variety of leasing and ownership options tailored to businesses of different sizes and industries. Office buildings here are equipped with modern amenities such as high-speed internet, conference facilities, and ample parking. The spaces are designed to meet the needs of tech companies, professional services, and startups looking for a prestigious address.

Office Space Features

Typical office spaces in this area include:

- Flexible floor plans to accommodate open workspaces or private offices
- Energy-efficient building systems to reduce operational costs
- Access to shared meeting rooms and collaborative spaces
- 24/7 security and controlled access
- On-site property management and maintenance services

Business Climate

Austin's reputation as a tech hub positively influences the business environment at 13785 Research Blvd. The area benefits from a highly educated workforce and a business-friendly climate supported by local government initiatives. This has attracted a diverse range of companies, fostering an ecosystem where innovation and entrepreneurship thrive.

Nearby Amenities and Services

One of the advantages of 13785 Research Blvd Austin TX is the abundance of nearby amenities that support both professional and personal needs. From dining options to fitness centers, the location is well-equipped to enhance the daily experience of workers and visitors.

Dining and Entertainment

The area offers a variety of restaurants, cafes, and casual eateries, catering to different tastes and dietary preferences. Whether for quick lunches, business meetings, or after-work gatherings, there are numerous options within walking or short driving distance.

Health and Wellness Facilities

Fitness centers, yoga studios, and wellness clinics are conveniently located near 13785 Research Blvd, promoting a healthy lifestyle for employees. Access to these services supports work-life balance and contributes to employee satisfaction and productivity.

Retail and Convenience

Convenience stores, banks, and other essential services are readily available, making it easy for professionals to manage errands without leaving the immediate area. This accessibility adds to the overall convenience and appeal of the location.

Transportation and Connectivity

Transportation options around 13785 Research Blvd Austin TX are robust, contributing to its attractiveness as a business location. The site is well-served by public transit, major roadways, and nearby airports.

Public Transit Access

Capital Metro bus routes serve the area, providing connections to downtown Austin and other key destinations. This makes commuting feasible for employees who prefer public transportation over driving.

Road Connectivity

Close proximity to highways US-183 and Loop 1 (Mopac Expressway) ensures swift access to other parts of Austin and the Greater Austin metropolitan area. This connectivity is crucial for businesses that require frequent travel or logistics operations.

Airport Proximity

Austin-Bergstrom International Airport is approximately 15 miles southeast of 13785 Research Blvd, facilitating easy access for national and international business travel.

Future Developments and Market Trends

The area surrounding 13785 Research Blvd Austin TX is experiencing continuous growth, driven by Austin's expanding economy and population. Real estate developments, infrastructure improvements, and business investments are shaping the future of this corridor.

Upcoming Projects

Several new office complexes, mixed-use developments, and retail expansions are planned or underway in the vicinity. These projects aim to enhance the commercial appeal and provide more amenities for tenants and visitors.

Market Trends

The commercial real estate market in this area is marked by rising demand, competitive leasing rates, and increasing property values. These trends reflect the sustained interest from tech firms and other industries seeking a foothold in Austin's flourishing landscape.

Economic Outlook

With Austin's ongoing growth as a technology and innovation hub, 13785 Research Blvd is poised to remain a significant address for businesses seeking strategic location advantages, modern facilities, and access to a vibrant professional community.

Frequently Asked Questions

What type of property is located at 13785 Research

Blvd, Austin, TX?

13785 Research Blvd in Austin, TX is primarily a commercial office building that houses various businesses and organizations.

Is 13785 Research Blvd, Austin, TX accessible by public transportation?

Yes, 13785 Research Blvd is accessible by several public transportation options including local bus routes operated by Capital Metro in Austin.

Are there any dining options near 13785 Research Blvd, Austin, TX?

Yes, there are multiple dining options near 13785 Research Blvd including cafes, fast food, and sit-down restaurants catering to office workers and visitors.

What companies or organizations are tenants at 13785 Research Blvd, Austin, TX?

The tenants at 13785 Research Blvd vary over time, but the building typically hosts tech firms, startups, and professional service companies.

Is there parking available at 13785 Research Blvd, Austin, TX?

Yes, 13785 Research Blvd offers parking facilities for tenants and visitors, including surface lots and possibly garage parking.

How close is 13785 Research Blvd to downtown Austin?

13785 Research Blvd is approximately 10 to 12 miles north of downtown Austin, making it a convenient location for businesses outside the city center.

What is the average rental price per square foot at 13785 Research Blvd, Austin, TX?

The average rental price per square foot at 13785 Research Blvd varies based on office space type and lease terms, but it generally ranges around \$25 to \$35 per square foot annually.

Are there any nearby amenities such as gyms or banks near 13785 Research Blvd, Austin, TX?

Yes, the area surrounding 13785 Research Blvd includes amenities like fitness

centers, banks, and convenience stores to serve the working community.

Is 13785 Research Blvd, Austin, TX suitable for startups and small businesses?

Yes, 13785 Research Blvd offers flexible office spaces and a business-friendly environment that is suitable for startups and small businesses looking for office space in Austin.

Additional Resources

1. Innovations at 13785 Research Blvd: The Heart of Austin's Tech Evolution

This book explores the dynamic growth and technological advancements centered around 13785 Research Blvd in Austin, TX. It delves into the companies that have made this location a hub for innovation and the impact they've had on the local and global tech landscape. Readers will gain insight into how this area transformed into a leading research and development corridor.

2. Silicon Hills: The Rise of Austin's Tech Corridor

Focusing on the broader Austin area, this title highlights the development of Silicon Hills, with 13785 Research Blvd as a key landmark. The book covers the influx of startups, major corporations, and the entrepreneurial spirit that defines Austin's tech scene. It also discusses the economic and cultural shifts that have accompanied this growth.

3. Tech Giants and Startups: Stories from 13785 Research Blvd

This collection of case studies showcases various companies located at 13785 Research Blvd, detailing their origins, challenges, and successes. It offers personal narratives from founders and employees, providing a human perspective on the technological breakthroughs emerging from this address. The book emphasizes collaboration and innovation as driving forces.

4. Austin's Research Blvd: A Blueprint for Urban Tech Development

Analyzing urban planning and development, this book examines how 13785 Research Blvd became a model for integrating technology hubs within city infrastructure. It discusses zoning, transportation, and community engagement strategies that supported the area's growth. Urban planners and policymakers will find valuable lessons in this comprehensive study.

5. The Future of Work at 13785 Research Blvd

This title investigates how workplaces at 13785 Research Blvd are adapting to future trends, including remote work, AI integration, and flexible office designs. It highlights companies pioneering new work models and the impact on employee productivity and satisfaction. The book also considers how these changes influence the broader Austin tech ecosystem.

6. Green Tech Innovations Emerging from 13785 Research Blvd

Focusing on sustainability, this book showcases green technology initiatives and companies based at 13785 Research Blvd. It details efforts to reduce

environmental impact through renewable energy, eco-friendly materials, and smart building technologies. Readers interested in environmental science and technology will find inspiring examples of innovation.

7. Networking and Collaboration in Austin's Research Blvd Community

This book explores the vibrant community of professionals, entrepreneurs, and researchers at 13785 Research Blvd. It highlights events, meetups, and collaborative projects that foster knowledge sharing and partnership. The narrative underscores the importance of community in driving technological progress.

8. Security Challenges and Solutions at Austin's Tech Hub

Addressing cybersecurity, this title examines how companies at 13785 Research Blvd protect sensitive data and infrastructure from evolving threats. It presents case studies of security breaches, responses, and the development of innovative defense mechanisms. The book is a resource for IT professionals and business leaders alike.

9. Architectural Innovations of Research Blvd: Designing for Technology

This book highlights the architectural trends and innovations seen in buildings along 13785 Research Blvd. It discusses how design supports technological work, including considerations for energy efficiency, collaborative spaces, and future-proofing. Architects and developers will appreciate the detailed analysis of this tech-focused environment.

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