

13809 research blvd austin tx

13809 research blvd austin tx is a prominent commercial address located in the vibrant city of Austin, Texas. Known for its strategic positioning within a thriving business district, this location offers a blend of accessibility, modern infrastructure, and proximity to key amenities that attract various companies and professionals. Whether for office space, research facilities, or corporate headquarters, 13809 Research Blvd Austin TX represents a significant hub within Austin's expanding economic landscape. This article delves into the specifics of this address, exploring its geographical advantages, nearby amenities, business environment, and real estate opportunities. Additionally, it provides insights into the broader context of Austin's business ecosystem and why this location stands out.

- Location and Accessibility of 13809 Research Blvd Austin TX
- Nearby Amenities and Facilities
- Business Environment and Economic Significance
- Real Estate and Commercial Property Overview
- Future Development and Investment Potential

Location and Accessibility of 13809 Research Blvd Austin TX

The address 13809 Research Blvd Austin TX is situated in North Austin, a key area known for its concentration of technology firms, research institutions, and commercial enterprises. This location benefits from excellent connectivity to major highways, including US Highway 183 and MoPac Expressway (Loop 1), facilitating easy commutes to downtown Austin and other parts of the metropolitan area.

Accessibility is further enhanced by nearby public transportation options and ample parking facilities, making it convenient for employees and visitors alike. The proximity to Austin-Bergstrom International Airport, roughly 15 miles away, also supports national and international business travel needs.

Strategic Position within Austin's Business Corridor

13809 Research Blvd is part of the Research Boulevard corridor, which is recognized as a dynamic business district catering to high-tech companies, startups, and established corporations. This corridor's development has been driven by the demand for innovative office spaces and proximity to major research universities, including the University of Texas at Austin.

Transportation Infrastructure

The area benefits from robust transportation infrastructure:

- Direct access to US Highway 183, a major north-south route
- Close proximity to Loop 1 (MoPac Expressway) for rapid transit to downtown
- Public transit connections through Capital Metro bus services
- Nearby bike lanes and pedestrian-friendly pathways

Nearby Amenities and Facilities

One of the key advantages of 13809 Research Blvd Austin TX is its close proximity to a wide range of amenities that support business operations and employee well-being. This includes dining establishments, retail centers, fitness facilities, and green spaces that contribute to a balanced work environment.

Dining and Retail Options

The vicinity of this address offers numerous options for meals and shopping, catering to various tastes and preferences. From casual cafes to upscale dining, employees and visitors can enjoy convenient access without needing to travel far.

Health and Wellness Resources

Maintaining wellness is a priority for many companies located near 13809 Research Blvd. The area hosts several gyms, wellness centers, and nearby medical facilities, supporting a healthy work-life balance.

Recreational and Outdoor Spaces

Green spaces and parks near Research Boulevard provide opportunities for outdoor activities and relaxation. These include walking trails, picnic areas, and community parks that enhance the overall appeal of the neighborhood.

Business Environment and Economic Significance

The economic landscape surrounding 13809 Research Blvd Austin TX is characterized by a robust mix of technology firms, research organizations, and professional services. Austin's reputation as a leading tech hub is reflected in the type of tenants and businesses that occupy this area.

Technology and Innovation Hub

Many companies in information technology, software development, and biotechnology have chosen this corridor for their headquarters or satellite offices. The availability of skilled labor from nearby universities and colleges makes 13809 Research Blvd an attractive location for innovation-driven enterprises.

Corporate Presence and Networking Opportunities

The business ecosystem around 13809 Research Blvd fosters collaboration and networking. Frequent industry events, conferences, and professional gatherings in the area enhance opportunities for partnerships and growth.

Economic Impact on Austin

This address contributes to Austin's economy by supporting job creation, attracting investments, and promoting sustainable business practices. Its role within the city's broader economic development strategy is significant for maintaining Austin's competitive edge.

Real Estate and Commercial Property Overview

13809 Research Blvd Austin TX features a range of commercial properties, from modern office buildings to mixed-use developments. This diversity accommodates various business needs, from startups seeking flexible spaces to established firms requiring larger, customized facilities.

Office Space Characteristics

Properties at this location typically offer high-quality construction, advanced technological infrastructure, and energy-efficient designs. Features often include:

- Open floor plans and modular office layouts
- State-of-the-art HVAC and lighting systems
- Secure access and on-site management services
- Ample parking and accessibility accommodations

Leasing and Purchase Options

Businesses interested in 13809 Research Blvd can explore various leasing or purchasing arrangements. Competitive rental rates and favorable terms make this address accessible to a broad spectrum of industries and company sizes.

Market Trends and Property Values

The commercial real estate market in this sector of Austin has shown steady appreciation, driven by sustained demand for quality office space and the city's economic growth. Investors and tenants benefit from a stable market with prospects for future value increases.

Future Development and Investment Potential

Looking ahead, 13809 Research Blvd Austin TX is positioned for continued growth and development. Planned infrastructure improvements, new commercial projects, and community enhancements will further increase the area's attractiveness.

Upcoming Infrastructure Projects

City planners and developers are investing in transportation upgrades, utility expansions, and public space improvements near Research Boulevard. These projects aim to improve traffic flow, enhance safety, and support sustainable urban growth.

Real Estate Development Pipeline

Several new developments are in the pipeline, including mixed-use complexes that combine office, retail, and residential components. These projects will create a more integrated and vibrant business district, increasing the value proposition of 13809 Research Blvd.

Investment Opportunities

For investors, the address presents compelling opportunities due to its strategic location and growth potential. Long-term prospects include capital appreciation, rental income, and participation in Austin's dynamic economic expansion.

Frequently Asked Questions

What type of property is located at 13809 Research Blvd, Austin, TX?

13809 Research Blvd in Austin, TX is primarily a commercial office building, often housing various businesses and professional services.

Is 13809 Research Blvd, Austin, TX easily accessible by public transportation?

Yes, 13809 Research Blvd is accessible by several public transportation options, including nearby

bus routes operated by Capital Metro, making it convenient for commuters.

Are there any dining options near 13809 Research Blvd, Austin, TX?

Yes, there are multiple dining options near 13809 Research Blvd, including casual eateries, coffee shops, and restaurants within a short walking or driving distance.

What are the parking facilities like at 13809 Research Blvd, Austin, TX?

The property at 13809 Research Blvd typically offers ample on-site parking for tenants and visitors, including surface parking lots and possibly some covered parking spaces.

Is 13809 Research Blvd, Austin, TX suitable for tech companies and startups?

Yes, given its location in the Research Boulevard corridor, 13809 Research Blvd is well-suited for tech companies and startups, offering proximity to other technology firms and business resources.

What is the average rental cost for office space at 13809 Research Blvd, Austin, TX?

Rental costs for office space at 13809 Research Blvd vary depending on the size and lease terms, but generally range from moderate to premium rates consistent with Austin's commercial real estate market.

Are there any recent developments or renovations at 13809 Research Blvd, Austin, TX?

Recent reports indicate that 13809 Research Blvd has undergone updates to its facilities and common areas to modernize the building and improve tenant experience.

Additional Resources

1. Innovations in Biotechnology: The Story of 13809 Research Blvd

This book delves into the groundbreaking biotech companies and research institutions located at 13809 Research Blvd in Austin, TX. It explores the cutting-edge technologies developed there and their impact on healthcare and environmental science. Readers will gain insight into the collaborative environment that drives innovation in this vibrant research corridor.

2. Tech Hubs of Austin: A Deep Dive into 13809 Research Blvd

Focusing on the tech ecosystem around 13809 Research Blvd, this book highlights startups and established firms contributing to Austin's reputation as a tech hub. It covers the history of the area, key players, and how the location fosters entrepreneurship and technological advancements. The narrative includes interviews with industry leaders and local policymakers.

3. Environmental Science Breakthroughs at 13809 Research Blvd

This volume showcases significant environmental research conducted in and around 13809 Research Blvd, Austin. It discusses projects related to sustainable energy, pollution control, and ecological preservation. The book underscores the role of local research institutions in addressing global environmental challenges.

4. Life Sciences and Medical Research in Austin's Innovation District

Highlighting the life sciences sector near 13809 Research Blvd, this book examines medical research facilities and biotech firms pushing the boundaries of healthcare. It covers advancements in genetics, pharmaceuticals, and medical devices, emphasizing the collaborative efforts that make Austin a leader in life sciences.

5. The Future of Artificial Intelligence at 13809 Research Blvd

Exploring AI research happening at 13809 Research Blvd, this book details projects in machine learning, robotics, and data science. It provides case studies of local AI startups and their applications across various industries, from healthcare to finance. The book also considers ethical and societal implications of AI development.

6. Urban Development and Innovation: The Growth of Research Blvd, Austin

This book traces the urban development of the Research Blvd area, focusing on how investment in research facilities has spurred economic growth. It discusses infrastructure, community impact, and the integration of green spaces with commercial research properties. The narrative highlights successful public-private partnerships.

7. Entrepreneurship and Startups at Austin's Research Blvd

Detailing the entrepreneurial spirit around 13809 Research Blvd, this book profiles startups that began in the area and grew into major companies. It shares insights into funding, mentorship programs, and networking opportunities available to innovators. The book serves as a guide for aspiring entrepreneurs looking to tap into Austin's vibrant startup scene.

8. Collaboration and Innovation: Academic Partnerships at 13809 Research Blvd

This book explores the partnerships between universities and research companies near 13809 Research Blvd. It highlights collaborative projects, technology transfer, and the role of academia in fostering innovation. The text provides examples of successful joint ventures that have resulted in patentable technologies and new products.

9. Security and Privacy in Research Facilities: Lessons from 13809 Research Blvd

Focusing on cybersecurity and data privacy challenges at research centers around 13809 Research Blvd, this book examines best practices for safeguarding sensitive information. It discusses regulatory compliance, risk management, and emerging threats in the research sector. The book is a valuable resource for administrators and IT professionals in scientific environments.

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