

13809 research blvd suite 500 austin tx 78750

13809 research blvd suite 500 austin tx 78750 is a prominent commercial address located in the vibrant city of Austin, Texas. This location is widely recognized for housing various businesses, professional offices, and innovative enterprises. Situated within Austin's thriving Research Boulevard corridor, Suite 500 offers strategic advantages for companies seeking a prestigious and accessible office space. This article explores the significance of 13809 Research Blvd Suite 500 Austin TX 78750, including its location benefits, nearby amenities, business environment, and transportation accessibility. Additionally, insights into the commercial real estate market in this area will provide a comprehensive understanding for prospective tenants or investors. The following sections will guide readers through the key aspects of this notable address.

- Location Overview of 13809 Research Blvd Suite 500 Austin TX 78750
- Nearby Amenities and Services
- Business Environment and Economic Impact
- Transportation and Accessibility
- Commercial Real Estate Market Trends

Location Overview of 13809 Research Blvd Suite 500 Austin TX 78750

Situated in North Austin, 13809 Research Blvd Suite 500 is part of a dynamic commercial corridor known as Research Boulevard or Loop 1 (Mopac Expressway). This address benefits from excellent proximity to major highways, making it a preferred choice for businesses requiring easy regional access. The building itself is part of a modern office complex that offers professional workspaces designed to meet the needs of diverse industries, including technology, finance, healthcare, and consulting.

The area is characterized by a mix of mid-rise office buildings, retail centers, and dining options, creating a balanced environment for both work and business networking. The suite 500 at this address is specifically tailored for companies looking for a prestigious office location with ample parking, on-site management, and contemporary facilities.

Geographic and Demographic Advantages

Research Boulevard is strategically positioned between downtown Austin and the northern suburbs, providing access to a large and skilled workforce. The demographic profile of the area includes young professionals, entrepreneurs, and executives, which supports a vibrant business community. The location also benefits from Austin's overall economic growth, driven by technology firms, startups, and established corporations.

Nearby Amenities and Services

The vicinity around 13809 Research Blvd Suite 500 Austin TX 78750 is well-equipped with amenities that enhance the workday experience for employees and visitors. From dining to retail and fitness, the area supports a healthy work-life balance and convenience.

Dining and Retail Options

Within walking distance and a short drive from the location, tenants can access a wide variety of restaurants, cafes, and fast-casual eateries. These range from popular chains to local favorites offering diverse cuisines. Nearby retail shops also provide essential services such as banking, office supplies, and dry cleaning.

Health and Wellness Facilities

The area includes several gyms, yoga studios, and wellness centers, catering to the health-conscious workforce. Medical clinics and pharmacies are also conveniently located, ensuring that professional and personal health needs are easily met.

Parking and Public Services

Ample parking spaces are available at the building, including covered and open lots. Additionally, nearby public services such as postal offices and print centers support daily business operations efficiently.

Business Environment and Economic Impact

13809 Research Blvd Suite 500 Austin TX 78750 is embedded within one of Austin's most economically vibrant corridors. The business environment here is characterized by innovation, collaboration, and growth potential, making it an attractive address for both startups and established firms.

Industry Presence

This location hosts a diverse range of industries, including:

- Information Technology
- Biotechnology and Life Sciences
- Financial and Professional Services
- Consulting and Marketing Agencies
- Education and Training Providers

The presence of these industries creates a synergistic atmosphere that fosters partnerships and business development opportunities.

Economic Contributions

Businesses located at 13809 Research Blvd contribute significantly to the local economy by providing employment opportunities and supporting ancillary services. The address's proximity to Austin's tech hubs and innovation centers further amplifies its role in regional economic development.

Transportation and Accessibility

Accessibility is a major advantage of 13809 Research Blvd Suite 500 Austin TX 78750. The location is well-served by multiple transportation options that facilitate easy commuting and connectivity.

Road and Highway Access

The site is adjacent to Mopac Expressway (Loop 1), a major north-south highway that connects to other key routes such as US Highway 183 and Interstate 35. This ensures efficient vehicle access to downtown Austin, the airport, and surrounding suburbs.

Public Transit Options

Capital Metro bus services operate routes along Research Boulevard, providing affordable and reliable public transportation for employees. Multiple bus stops near the building reduce commuting stress and promote sustainable travel.

Bicycle and Pedestrian Facilities

The area supports active commuting with bike lanes and pedestrian pathways. Nearby trails and green spaces encourage walking and cycling, aligning with Austin's commitment to environmental sustainability.

Commercial Real Estate Market Trends

The commercial real estate market around 13809 Research Blvd Suite 500 Austin TX 78750 has experienced steady growth and strong demand over recent years. This trend reflects Austin's expanding economy and the desirability of the Research Boulevard corridor as a business location.

Office Space Availability and Pricing

Office space in the building and surrounding complexes is generally characterized by competitive lease rates relative to downtown Austin. The suite 500 space offers modern amenities and flexible lease terms, appealing to a broad range of tenants from startups to multinational corporations.

Investment and Development Activity

Investors recognize the value of properties along Research Boulevard due to consistent occupancy rates and appreciation potential. Ongoing developments and renovations in the area indicate confidence in sustained market growth.

Future Outlook

Market analysts project continued demand for office space at 13809 Research Blvd Suite 500 Austin TX 78750, driven by Austin's reputation as a tech and innovation hub. Businesses benefit from the address's blend of accessibility, amenities, and economic vitality, positioning it well for future success.

Frequently Asked Questions

What businesses are located at 13809 Research Blvd Suite 500, Austin, TX 78750?

13809 Research Blvd Suite 500 in Austin, TX is home to various businesses, including tech companies, startups, and professional services. Specific tenants may vary, so it's best to check current listings or contact building management for up-to-date information.

Is 13809 Research Blvd Suite 500 in Austin, TX accessible by public transportation?

Yes, 13809 Research Blvd Suite 500 is accessible by public transportation. Capital Metro buses serve the Research Blvd corridor, providing convenient access to the area.

What amenities are available near 13809 Research Blvd Suite 500, Austin, TX 78750?

Nearby amenities include restaurants, coffee shops, fitness centers, and retail stores. The area is part of the Research Boulevard corridor, which has a variety of services catering to professionals and residents.

Are there parking facilities available at 13809 Research Blvd Suite 500, Austin, TX?

Yes, parking is typically available for tenants and visitors at 13809 Research Blvd Suite 500. The building offers surface parking and possibly garage parking, but it's recommended to confirm with building management.

What is the typical office space size available at 13809 Research Blvd Suite 500, Austin, TX?

Office space sizes at 13809 Research Blvd Suite 500 vary, with options ranging from small suites suitable for startups to larger spaces for established companies. Specific availability can be obtained through local commercial real estate listings.

How close is 13809 Research Blvd Suite 500 to major highways in Austin?

13809 Research Blvd Suite 500 is conveniently located near major highways including US-183 and MoPac Expressway (Loop 1), providing easy access to other parts of Austin and surrounding areas.

Is 13809 Research Blvd Suite 500 suitable for tech startups in Austin?

Yes, the location on Research Blvd is popular among tech startups and companies due to its proximity to the tech corridor in Austin, access to talent, and amenities supportive of innovation and business growth.

What is the neighborhood like around 13809 Research

Bld Suite 500, Austin, TX?

The neighborhood around 13809 Research Blvd Suite 500 is a vibrant commercial area known for its concentration of tech companies, office complexes, and retail establishments, making it a bustling business hub in Austin.

Additional Resources

1. Urban Development and Planning: The Austin Experience

This book explores the rapid urban growth of Austin, Texas, with a focus on key commercial hubs like Research Blvd. It provides insights into zoning laws, infrastructure development, and sustainable planning strategies that have shaped the city. Readers will gain an understanding of how Austin balances innovation with community needs.

2. Technology and Innovation Centers: Case Studies from Austin

Focusing on Austin's burgeoning tech industry, this book highlights research parks and office complexes, including those along Research Blvd. It examines how these centers foster collaboration, attract startups, and contribute to regional economic growth. The book includes interviews with business leaders and urban planners.

3. Commercial Real Estate Trends in Central Texas

This comprehensive guide analyzes market trends, property values, and investment opportunities in Austin's commercial real estate sector. It covers notable properties such as suites in office buildings on Research Blvd and discusses factors influencing demand and supply. The book is an essential resource for investors and developers.

4. Workplace Design in High-Tech Offices

Examining modern office environments, this book discusses design principles that enhance productivity and employee well-being in tech hubs like Austin. It includes case studies of office suites in buildings along Research Blvd, highlighting flexible layouts and smart technology integration. The author emphasizes the connection between workspace design and company culture.

5. The Economic Impact of Research Districts in Austin

This book delves into how research and business districts, including those around Research Blvd, contribute to the local economy. It covers job creation, innovation spillover effects, and public-private partnerships. Policymakers and economists will find valuable data and analysis to inform future development.

6. Green Building Practices in Austin's Commercial Spaces

Highlighting sustainability efforts, this book reviews green building certifications and eco-friendly initiatives in Austin's commercial real estate market. It features examples from office complexes on Research Blvd that utilize energy-efficient systems and sustainable materials. The book advocates for environmentally responsible urban growth.

7. Networking and Business Growth in Austin's Tech Corridor

This title focuses on how businesses located in the Research Blvd area build networks and leverage local resources for expansion. It includes strategies for collaboration, community engagement, and navigating Austin's competitive tech landscape. Entrepreneurs and business managers will find practical advice and case studies.

8. History and Transformation of Austin's Research Blvd

Tracing the development of Research Blvd from its early days to its current status as a commercial hotspot, this book provides historical context and urban transformation narratives. It highlights key milestones, influential businesses, and infrastructure projects that have shaped the corridor. Readers interested in Austin's urban history will find this an engaging read.

9. Legal Considerations for Leasing Office Space in Austin

Targeted at tenants and landlords, this book outlines the legal framework surrounding commercial leases in Austin, with references to properties on Research Blvd. It covers lease negotiations, tenant rights, and regulatory compliance. The guide serves as a valuable tool for navigating the complexities of office space agreements.

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