

11149 research blvd austin tx

11149 research blvd austin tx is a prominent address located in the vibrant city of Austin, Texas, known for its dynamic business environment and technological innovation. This location serves as a hub for various commercial activities, offering strategic advantages for companies seeking growth and connectivity. Situated in one of Austin's most desirable commercial corridors, 11149 Research Blvd Austin TX provides access to key transportation routes, a thriving local economy, and a supportive business community. This article explores the significance of this address, its surrounding amenities, real estate opportunities, and the advantages it offers to businesses and professionals alike. By understanding the features and benefits of 11149 Research Blvd Austin TX, organizations can make informed decisions about establishing or expanding their presence in this competitive market. Below is a detailed overview of the main topics covered in this comprehensive guide.

- Location and Accessibility
- Business Environment and Economic Impact
- Real Estate and Property Features
- Nearby Amenities and Services
- Transportation and Connectivity
- Investment Opportunities at 11149 Research Blvd

Location and Accessibility

The address 11149 Research Blvd Austin TX is strategically positioned within Austin's northern commercial district, an area renowned for its accessibility and business-friendly infrastructure. This location is a key part of the Research Boulevard corridor, a major artery that connects various neighborhoods and commercial zones to the greater Austin metropolitan area. Businesses located here benefit from high visibility and ease of access, contributing to operational efficiency and client engagement.

Strategic Position within Austin

Situated north of downtown Austin, 11149 Research Blvd offers proximity to major highways such as US-183 and IH-35, facilitating convenient commutes for employees and clients. The location is also near several business parks and technology centers, which fosters a collaborative environment for industries including IT, healthcare, and finance. This positioning makes it an attractive choice for companies seeking regional influence with national reach.

Accessibility Features

Accessibility to 11149 Research Blvd is enhanced by well-maintained roads and public transportation options. The area supports multiple bus routes connecting to key parts of Austin, and nearby parking facilities accommodate both employees and visitors. These features ensure smooth daily operations and contribute to a positive experience for all stakeholders.

Business Environment and Economic Impact

The business climate surrounding 11149 Research Blvd Austin TX is robust, supported by Austin's reputation as a leading tech hub and innovation center. The local economy benefits from a diverse mix of startups, established corporations, and service providers, making this location ideal for various industries seeking growth and collaboration.

Industry Presence and Growth

Technology and research companies dominate the area, leveraging the proximity to academic institutions and a skilled workforce. The presence of incubators and accelerators nearby stimulates entrepreneurship and innovation. Additionally, sectors such as biotechnology, finance, and professional services have a strong foothold, contributing to the economic vibrancy of the region.

Economic Contributions

Businesses at 11149 Research Blvd contribute significantly to local employment and tax revenues. The concentration of corporate offices and commercial enterprises supports ancillary services such as retail, dining, and hospitality, creating a multiplier effect that benefits the broader Austin community. This economic interplay underscores the importance of 11149 Research Blvd as a commercial nexus.

Real Estate and Property Features

Properties at 11149 Research Blvd Austin TX offer modern office spaces designed to meet the needs of contemporary businesses. The real estate market in this area balances functionality with aesthetic appeal, providing environments conducive to productivity and employee satisfaction.

Office Space Specifications

The commercial buildings along Research Boulevard feature flexible floor plans, advanced technological infrastructure, and energy-efficient designs. Many properties include amenities such as conference rooms, fitness centers, and on-site dining options, aligning with current workplace trends focused on wellbeing and collaboration.

Property Management and Leasing Options

Leasing at 11149 Research Blvd is managed by experienced firms offering customizable agreements tailored to business size and growth projections. Property management ensures maintenance, security, and compliance with local regulations, providing tenants with a hassle-free operational environment.

Nearby Amenities and Services

The vicinity of 11149 Research Blvd Austin TX is well-served by a range of amenities that support the daily needs of businesses and their employees. These facilities enhance the overall attractiveness of the location and contribute to a balanced work-life experience.

Retail and Dining Options

The area features numerous retail outlets, coffee shops, and restaurants catering to diverse tastes and preferences. Employees and visitors have access to quick-service dining as well as sit-down establishments, facilitating convenient meal options without extensive travel.

Health and Wellness Facilities

Nearby fitness centers, medical clinics, and wellness providers support the health needs of the workforce. These services contribute to employee satisfaction and productivity by promoting a healthy lifestyle within close proximity to the workplace.

Additional Business Services

Professional services such as banks, printing centers, and courier services are readily available near 11149 Research Blvd, streamlining business operations. Access to these services reduces downtime and supports efficient day-to-day activities.

Transportation and Connectivity

Efficient transportation options are a key feature of the 11149 Research Blvd Austin TX location. Connectivity to the broader Austin area and beyond is facilitated through multiple modes of transit, enhancing business operations and commuter convenience.

Public Transit Accessibility

Capital Metro bus services provide regular routes along Research Boulevard, connecting the location with downtown Austin and other employment centers. This public transit availability supports environmentally friendly commuting and reduces traffic congestion.

Road Network and Parking

The proximity to major roadways such as US-183 and IH-35 enables rapid access to regional destinations. Ample parking facilities, including surface lots and garages, accommodate employees and visitors, ensuring smooth ingress and egress from the property.

Alternative Transportation

Bike lanes and pedestrian pathways are integrated into the neighborhood's infrastructure, promoting sustainable commuting options. This integration aligns with Austin's broader initiatives for green transportation and urban livability.

Investment Opportunities at 11149 Research Blvd

The commercial real estate market at 11149 Research Blvd Austin TX presents compelling opportunities for investors seeking stable returns and growth potential. The area's economic fundamentals and strategic location contribute to its attractiveness as an investment destination.

Market Trends and Demand

Growing demand for office space in Austin's northern corridor has led to increased property values and rental rates. Investors benefit from a strong tenant base comprising high-profile companies and emerging businesses, ensuring consistent occupancy levels.

Potential for Development and Expansion

Several parcels and buildings in the vicinity offer potential for redevelopment or expansion, catering to evolving market needs. Investors can capitalize on these opportunities by acquiring properties with upside potential or by participating in new construction projects.

Risk Management and Considerations

While the market is promising, investors should consider factors such as market cyclical trends, local regulatory environment, and competitive dynamics. Engaging with local experts and conducting thorough due diligence are essential steps to maximize investment success at 11149 Research Blvd.

- Prime location within Austin's commercial corridor
- Strong business ecosystem and economic growth
- Modern and flexible commercial real estate options
- Comprehensive amenities supporting workforce needs

- Robust transportation and connectivity infrastructure
- Attractive investment climate with growth potential

Frequently Asked Questions

What is located at 11149 Research Blvd, Austin, TX?

11149 Research Blvd, Austin, TX is a commercial office building situated in a prominent business area known for technology and research companies.

Are there any tech companies headquartered at 11149 Research Blvd, Austin, TX?

Yes, several tech companies and startups have offices at 11149 Research Blvd, Austin, TX, given its location in the tech-centric Research Boulevard corridor.

Is 11149 Research Blvd, Austin, TX accessible by public transportation?

Yes, 11149 Research Blvd is accessible via several Capital Metro bus routes, making it convenient for commuters using public transportation.

What amenities are available near 11149 Research Blvd, Austin, TX?

The area around 11149 Research Blvd offers various amenities including restaurants, coffee shops, fitness centers, and retail stores, catering to office workers and visitors.

Is parking available at 11149 Research Blvd, Austin, TX?

Yes, the property at 11149 Research Blvd provides ample on-site parking facilities for tenants and visitors.

What is the average office space rental rate at 11149 Research Blvd, Austin, TX?

As of 2024, the average office space rental rate at 11149 Research Blvd ranges from \$25 to \$35 per square foot per year, depending on the lease terms and space size.

Is 11149 Research Blvd, Austin, TX environmentally certified?

Many buildings along Research Blvd aim for sustainability certifications, and 11149 Research Blvd incorporates energy-efficient systems; however, specific LEED or other certifications should be

verified with property management.

What companies have recently leased space at 11149 Research Blvd, Austin, TX?

Recent tenants at 11149 Research Blvd include tech startups, consulting firms, and biotech companies, reflecting the diverse business ecosystem of the Austin Research Blvd area.

How can I contact the property management for 11149 Research Blvd, Austin, TX?

Property management contact information for 11149 Research Blvd is typically available through commercial real estate listings or the building's official website, where you can find phone numbers and email addresses for inquiries.

Additional Resources

1. Innovations at 11149 Research Blvd: A Hub of Technology and Progress

This book explores the technological advancements and key companies located at 11149 Research Blvd, Austin, TX. It delves into how this area has become a significant center for innovation and entrepreneurship. Readers will gain insights into the impact of these developments on the local economy and the broader tech industry.

2. The Rise of Austin's Tech Corridor: Stories from Research Blvd

Focusing on the growth of Austin's technology sector, this book chronicles the evolution of Research Blvd as a prime location for tech startups and established firms. It includes interviews with business leaders and entrepreneurs who have contributed to the corridor's success. The narrative highlights the strategic importance of Research Blvd within the city's economic landscape.

3. Business Ecosystems at 11149 Research Blvd: Collaboration and Growth

This volume examines the collaborative environment fostered by companies situated at 11149 Research Blvd. It investigates how proximity and shared resources have driven innovation and business growth. The book also covers community initiatives and partnerships that enhance the business ecosystem.

4. Real Estate and Development Trends on Research Blvd, Austin

This book provides an in-depth look at the commercial real estate market surrounding 11149 Research Blvd. It discusses development trends, zoning changes, and investment opportunities in this rapidly evolving area. The analysis is useful for developers, investors, and local planners interested in Austin's urban growth.

5. Green Technology and Sustainability Efforts at 11149 Research Blvd

Highlighting sustainability initiatives, this book details how companies at 11149 Research Blvd integrate green technologies into their operations. It reviews case studies of energy-efficient buildings, waste reduction programs, and eco-friendly practices. The work underscores Austin's commitment to environmental responsibility within its tech sector.

6. Entrepreneurial Spirit on Research Blvd: Startup Success Stories

This collection features inspiring stories of startups that launched and thrived at 11149 Research Blvd. It explores the challenges faced by entrepreneurs and the resources available to them in this vibrant business community. Readers will find valuable lessons on innovation, resilience, and growth.

7. Technological Frontiers: Research and Development at 11149 Research Blvd

Detailing cutting-edge research activities, this book highlights the R&D efforts of companies and institutions located at 11149 Research Blvd. It covers advancements in software, hardware, and biotech sectors. The book offers an inside look at how innovation drives competitive advantage in this tech hub.

8. Networking and Professional Growth Along Research Blvd

This guidebook focuses on networking opportunities and professional development resources available to individuals working at or near 11149 Research Blvd. It includes information on industry events, conferences, and local organizations that foster career advancement. The book serves as a practical tool for professionals aiming to expand their connections.

9. Historic and Cultural Perspectives of Austin's Research Blvd Area

Offering a broader view, this book traces the historical and cultural evolution of the neighborhood surrounding 11149 Research Blvd. It examines how the area has transformed from its early days to becoming a modern business district. Readers will appreciate the blend of history and contemporary growth shaping this part of Austin.

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