

# 12989 research blvd austin tx

**12989 research blvd austin tx** is a prominent address located in the heart of Austin, Texas, known for its strategic significance in the city's thriving business and technology sectors. This location offers a blend of commercial opportunities, accessibility, and modern infrastructure, making it a sought-after destination for businesses and professionals alike. Situated in a vibrant part of Austin, 12989 Research Blvd provides proximity to key amenities, transportation networks, and a dynamic economic landscape. This article explores the various aspects of 12989 Research Blvd Austin TX, including its location advantages, nearby amenities, commercial real estate options, and the overall business environment in this area. Readers will gain a comprehensive understanding of why this address is a pivotal spot within Austin's urban fabric, supported by detailed insights into its surroundings and market potential.

- Location and Accessibility of 12989 Research Blvd Austin TX
- Commercial Real Estate Opportunities
- Nearby Amenities and Services
- Business Environment and Economic Impact
- Transportation and Connectivity

## Location and Accessibility of 12989 Research Blvd Austin TX

The location of 12989 Research Blvd Austin TX is one of its strongest selling points. Situated in Northwest Austin, this address benefits from close proximity to major highways such as US-183 and MoPac Expressway (Loop 1), which facilitate easy access to downtown Austin and other key areas. The neighborhood is part of a rapidly developing corridor known for its concentration of technology firms, startups, and corporate offices. Accessibility to this location is enhanced by multiple public transportation options and well-maintained roadways, making it convenient for both employees and clients.

## Strategic Positioning within Austin

12989 Research Blvd is located in a commercial district that supports a mix of industries, from tech and biotech to professional services and retail. This strategic positioning allows businesses to tap into Austin's growing talent pool and vibrant economy. The area also benefits from ongoing urban development projects aimed at improving infrastructure and livability.

## Proximity to Key Austin Landmarks

Being in Northwest Austin, the site is within a short drive of several important landmarks, including the Domain shopping and entertainment center, major universities such as the University of Texas at Austin, and prominent medical facilities. This proximity increases the appeal of 12989 Research Blvd Austin TX for companies seeking a prestigious and accessible address.

## Commercial Real Estate Opportunities

12989 Research Blvd Austin TX offers a diverse range of commercial real estate options suitable for different business needs. From office spaces and coworking facilities to retail storefronts, the area supports a variety of commercial activities. The real estate market in this part of Austin has seen consistent growth, driven by increasing demand from tech companies and service providers.

## Office Space Availability

Modern office buildings around 12989 Research Blvd provide flexible leasing terms, state-of-the-art facilities, and ample parking options. These spaces are designed to accommodate startups, established enterprises, and remote teams looking for collaborative environments. Many office developments emphasize sustainability and smart building technologies.

## Retail and Mixed-Use Developments

Retail spaces near this address cater to diverse consumer needs, ranging from dining establishments to specialty shops and fitness centers. Additionally, mixed-use developments combine office, retail, and residential components, fostering a vibrant community atmosphere that enhances work-life balance for tenants.

## Benefits of Leasing in This Area

- Competitive rental rates compared to downtown Austin
- Modern building amenities and infrastructure
- Access to a growing customer base and workforce
- Proximity to major transportation routes

- Supportive local business environment

## **Nearby Amenities and Services**

Businesses and employees at 12989 Research Blvd Austin TX enjoy a wide array of amenities and services that contribute to a productive and comfortable work environment. The neighborhood features numerous dining options, fitness centers, hotels, and retail outlets, ensuring that daily needs are met conveniently.

## **Dining and Entertainment Options**

The area surrounding 12989 Research Blvd includes a variety of restaurants offering everything from casual quick-service meals to upscale dining experiences. This diversity caters to different tastes and budgets, making it easy for professionals to find suitable places for lunch meetings or after-work gatherings.

## **Health and Wellness Facilities**

Access to gyms, wellness centers, and medical clinics near Research Blvd supports employee health and well-being. Many buildings in the vicinity also incorporate wellness-focused amenities such as bike racks, walking trails, and outdoor seating areas.

## **Additional Services**

Convenient services such as banks, postal offices, childcare centers, and dry cleaning establishments are also abundant, simplifying daily errands and enhancing overall convenience for businesses and their teams.

## **Business Environment and Economic Impact**

12989 Research Blvd Austin TX is positioned within one of the most dynamic commercial hubs in Austin, contributing significantly to the local economy. The area attracts a diverse mix of companies, ranging from innovative startups to established multinational corporations.

## **Technology and Innovation Hub**

This address lies within Austin's renowned technology corridor, where many software development firms, biotech companies, and research institutions operate. The concentration of tech businesses fosters

collaboration, networking, and access to cutting-edge resources.

## **Economic Growth and Job Creation**

The commercial activities at 12989 Research Blvd help drive job creation and economic expansion in the region. The presence of major employers and entrepreneurial ventures supports a robust labor market and stimulates ancillary industries such as hospitality and retail.

## **Community and Corporate Responsibility**

Many businesses in the area emphasize sustainability and community engagement, participating in local initiatives and adopting environmentally friendly practices. This commitment enhances the reputation of 12989 Research Blvd as a forward-thinking business location.

## **Transportation and Connectivity**

Efficient transportation and connectivity are critical factors that make 12989 Research Blvd Austin TX an attractive business address. The site benefits from excellent road access, public transit options, and infrastructure that supports commuter convenience.

## **Major Roadways and Highways**

Located near US-183 and Loop 1 (MoPac Expressway), 12989 Research Blvd allows for quick travel to downtown Austin, the airport, and other key destinations. These highways facilitate both local and regional commuting.

## **Public Transit Services**

Capital Metro, Austin's public transportation system, operates multiple bus routes serving the Research Blvd corridor. These services provide affordable and sustainable commuting alternatives for employees and visitors.

## **Parking and Accessibility Features**

Commercial properties at 12989 Research Blvd typically include ample parking spaces, including surface lots and garages, ensuring ease of access for tenants and clients. Additionally, pedestrian-friendly pathways and bike lanes promote alternative transportation methods.

## Frequently Asked Questions

### **What is located at 12989 Research Blvd, Austin, TX?**

12989 Research Blvd in Austin, TX is a commercial office building that hosts various businesses and professional services.

### **Are there any tech companies based at 12989 Research Blvd, Austin, TX?**

Yes, several tech companies and startups have office space at 12989 Research Blvd, as it is located in the tech corridor of Austin.

### **How accessible is 12989 Research Blvd by public transportation?**

12989 Research Blvd is accessible by several Capital Metro bus routes, making it convenient for commuters using public transportation.

### **What amenities are available near 12989 Research Blvd, Austin, TX?**

Nearby amenities include restaurants, coffee shops, fitness centers, and retail stores, catering to employees and visitors of 12989 Research Blvd.

### **Is there parking available at 12989 Research Blvd, Austin, TX?**

Yes, the building at 12989 Research Blvd offers on-site parking facilities for tenants and visitors.

### **What is the average office rental price at 12989 Research Blvd, Austin, TX?**

The average office rental price at 12989 Research Blvd varies but generally ranges from \$30 to \$45 per square foot annually, depending on lease terms and space.

### **Are there any recent developments or renovations at 12989 Research Blvd?**

Recent reports indicate that 12989 Research Blvd has undergone modern renovations to update office spaces with contemporary design and improved facilities.

### **How close is 12989 Research Blvd to major Austin landmarks?**

12989 Research Blvd is approximately 10 miles from downtown Austin and is near the Domain, a popular shopping and entertainment district.

## Additional Resources

### 1. *The Innovation Ecosystem of 12989 Research Blvd, Austin*

This book explores the dynamic innovation environment surrounding 12989 Research Blvd in Austin, Texas. It highlights the collaboration between tech companies, startups, and research institutions that drive technological advancements in the region. Readers gain insights into how this area fosters creativity and economic growth in the heart of Austin.

### 2. *Tech Giants and Startups: The Story of Austin's Research Blvd*

Delve into the rise of major technology firms and emerging startups located on Research Blvd in Austin. The book chronicles the development of the area as a tech hub and examines the factors that have attracted talent and investment. Case studies of successful companies provide inspiration and lessons for entrepreneurs.

### 3. *Urban Development and Innovation: A Case Study of 12989 Research Blvd*

This book provides an in-depth analysis of urban planning and development strategies that have shaped 12989 Research Blvd. It discusses how infrastructure, zoning, and community engagement have contributed to a thriving business district. The book serves as a guide for city planners and developers interested in creating innovation districts.

### 4. *Workplace Culture in Austin's Tech Corridor*

Focusing on the companies around 12989 Research Blvd, this book examines how workplace culture influences productivity and employee satisfaction. It features interviews with HR leaders and employees who share their experiences in fostering inclusive and innovative work environments. The book highlights trends in remote work, collaboration, and professional development.

### 5. *Environmental Sustainability in Austin's Research Blvd Area*

Explore the green initiatives and sustainability efforts undertaken by businesses and local government near 12989 Research Blvd. This book discusses energy-efficient building designs, waste reduction programs, and community-driven environmental projects. It underscores the importance of sustainable practices in maintaining Austin's quality of life.

### 6. *The Economic Impact of 12989 Research Blvd on Austin*

This comprehensive study analyzes how the concentration of businesses at 12989 Research Blvd contributes to Austin's economy. Topics include job creation, innovation spillovers, and investment trends. The book offers valuable data and projections for policymakers and investors interested in the region's economic future.

### 7. *Networking and Collaboration in Austin's Research Blvd Tech Scene*

Discover the various networking events, coworking spaces, and collaborative initiatives that connect professionals working around 12989 Research Blvd. The book highlights how these interactions lead to partnerships, mentorships, and business growth. Practical advice for building a strong professional network in tech hubs is also provided.

#### 8. *Real Estate Trends at 12989 Research Blvd, Austin*

This book explores the commercial real estate market trends in and around 12989 Research Blvd. It covers topics such as property values, leasing demand, and new developments. Real estate professionals and business owners will find insights into how location influences business success in Austin's tech corridor.

#### 9. *History and Future of Austin's Research Blvd*

Tracing the evolution of Research Blvd from a simple roadway to a bustling center of innovation, this book offers a historical perspective combined with forecasts for future growth. It includes interviews with long-time residents, business leaders, and urban planners. The narrative captures the spirit of Austin's transformation into a tech powerhouse.

## **12989 Research Blvd Austin Tx**

Find other PDF articles:

<https://test.murphyjewelers.com/archive-library-503/files?docid=Toa24-9186&title=maytag-atlantis-dryer-manual.pdf>

**12989 research blvd austin tx: Business Travel Planner** , 2004

**12989 research blvd austin tx: Rowing News** , 2005-05

**12989 research blvd austin tx: Rowing News** , 2005-11

**12989 research blvd austin tx: Rowing News** , 2005-03

**12989 research blvd austin tx: Rowing News** , 2004-06

**12989 research blvd austin tx: Rowing News** , 2005-04

**12989 research blvd austin tx: Rowing News** , 2004-08

**12989 research blvd austin tx: Rowing News** , 2004-07

**12989 research blvd austin tx: Rowing News** , 2004

**12989 research blvd austin tx: Rowing News** , 2004-04

**12989 research blvd austin tx: United States Civil Aircraft Register** , 1973

**12989 research blvd austin tx: Unique 3-in-1 Research & Development Directory** , 1986

**12989 research blvd austin tx: Consultants & Consulting Organizations Directory** Cengage Gale, 2009-05-12

**12989 research blvd austin tx: Standard & Poor's Security Dealers of North America**  
Standard and Poor's Corporation, 1996

**12989 research blvd austin tx: Monthly Checklist of State Publications** Library of Congress. Exchange and Gift Division, 1984-07 June and Dec. issues contain listings of periodicals.

**12989 research blvd austin tx: The University of Michigan College of Engineering** , 1991

**12989 research blvd austin tx: The Stanford Alumni Directory** , 2000

**12989 research blvd austin tx: Sociological Abstracts** Leo P. Chall, 1999 CSA Sociological Abstracts abstracts and indexes the international literature in sociology and related disciplines in the social and behavioral sciences. The database provides abstracts of journal articles and citations to book reviews drawn from over 1,800+ serials publications, and also provides abstracts of books, book chapters, dissertations, and conference papers.

**12989 research blvd austin tx: IEEE Membership Directory** Institute of Electrical and Electronics Engineers, 1989

## Related to 12989 research blvd austin tx

**Vantiva S.A. () Stock Price, News, Quote & History** Find the latest Vantiva S.A. (VANTI.PA) stock quote, history, news and other vital information to help you with your stock trading and investing

**Vantiva SA (VANTI) Stock Price & News - Google Finance** Get the latest Vantiva SA (VANTI) real-time quote, historical performance, charts, and other financial information to help you make more informed trading and investment decisions

**VANTIVA | FR0013505062 | Euronext exchange Live quotes** Stock VANTIVA S.A. Common Stock FR0013505062 XPAR Euronext Paris Live Euronext quotes, realtime prices, charts and regulated news

**Vantiva (EPA:VANTI) Stock Price & Overview** Get the latest Vantiva S.A. (EPA:VANTI) stock price with financials, statistics, dividends, charts and more

**Vantiva Stock (VANTI) - Quote Euronext Paris- MarketScreener** Vantiva (VANTI:EPA): Stock quote, stock chart, quotes, analysis, advice, financials and news for Stock Vantiva | Euronext Paris: VANTI | Euronext Paris

**VANTIVA Cours Action VANTI, Cotation Bourse Euronext Paris** Le cours de l'action VANTIVA VANTI en temps réel sur Boursorama : historique de la cotation sur Euronext Paris, graphique, actualités, consensus des analystes et informations boursières

**VANTIVA AKTIEN News - A2P2HK Nachrichten** Built with proprietary technologies, the solution delivers reliable connectivity and operational efficiency across North America Vantiva (Euronext Paris: VANTI), a global technology leader

**VANTI Stock Price | Vantiva S.A. Stock Quote (France: Euronext)** View real-time stock prices and stock quotes for a full financial overview

**Vantiva SA, VANTI:PAR summary - - Financial Times** 6 days ago Latest Vantiva SA (VANTI:PAR) share price with interactive charts, historical prices, comparative analysis, forecasts, business profile and more

**Vantiva SA Aktie | Kurs in Realtime | A2P2HK | stock3** Vantiva SA is a global technology company, engaged in designing, developing, and supplying innovative products and solutions that connect consumers around the world to content and

**20 best parks in London -** Discover the best parks in London - from Hyde Park to Greenwich and Richmond. Perfect for picnics, strolls and scenic views. Explore now

**17 Best Parks in London for Families & Nature Lovers (2025)** Fancy finding the best Parks in London for families & nature lovers? ☐ I've explored 17 gems from Royal Parks to hidden gardens. Discover your next adventure!

**22 Best Parks and Grand Green Spaces in London | London's Major Parks** Discover London's best parks with our guide to the best bits of London's gloriously green, big-hitting open spaces

**15 of the best parks in London to enjoy year round** Best parks in London: we've compiled a list of parks in the capital you can enjoy this season and beyond. Family-friendly options included

**20 best parks in London | six-two by Contiki** Discover the 20 best parks in London to visit—perfect for picnics, strolls, and sightseeing on your next trip to the UK's vibrant capital

**The 14 Best Parks In London To Visit | DesignMyNight** Including its historical grounds, royal gardens and trendy fields in the east that flood with locals cooking BBQs as soon as the sun comes out, we've compiled a guide to London's

**15 Best Parks in London to Visit in 2025 | Royal Parks & Hidden Gems** Discover the 15 best parks in London to visit in 2025, from royal gardens to hidden escapes. Find highlights, top things to do & insider tips for the perfect day out

**The 10 best parks in London - The Telegraph** We cover a range of areas and styles, from iconic city parks to lesser known corners - to best suit every type of traveller. We update this list regularly



to keep up with the

**The 16 Most Beautiful Parks In London - CuddlyNest** From the iconic grandeur of Hyde Park to the charming allure of Kensington Gardens and the picturesque landscapes of Regent's Park, this blog post will take you through

**London's Best Parks You Must See When Visiting - Love and London** From grand royal parks to smaller local parks scattered throughout the city, London has an abundance of parks and green spaces that offer a breath of fresh air from the

**2044 Las Vegas Blvd N - Burger King** Start your BK® order. Apple and the Apple logo are trademarks of Apple Inc., registered in the U.S. and other countries. App Store is a service mark of Apple Inc. Google Play is a trademark

**Burger King - Las Vegas, NV** Review Highlights " For awhile it looked like Burger King was making a slow disappearance from Las Vegas. " in 2 reviews " They all have such great attitudes and a friendly smile to greet the

**Burger King Menu Prices at Mccarren International Airport, Terminal** Find Burger King at Mccarren International Airport, Terminal 1, A&B Gates, Main Rotunda, Unit # 33h., Las Vegas, NV 89111: Discover the latest Burger King menu and store

**Burger King Locations & Hours in Las Vegas, Nevada - MyStore411** Burger King in Las Vegas, Nevada: complete list of store locations, hours, holiday hours, phone numbers, and services. Find Burger King location near you

**Burger King Las Vegas, Nevada Hours and Locations** All Burger King hours and locations in Las Vegas, Nevada. Get store opening hours, closing time, addresses, phone numbers, maps and directions

**Order Burger King (6677 W. Cheyenne Avenue) - Menu & Prices - Las Vegas** 1 day ago Use your Uber account to order delivery from Burger King (6677 W. Cheyenne Avenue) in Las Vegas. Browse the menu, view popular items, and track your order

**Burger King, 7810 Las Vegas Blvd S, Las Vegas, NV 89123, US - MapQuest** Get more information for Burger King in Las Vegas, NV. See reviews, map, get the address, and find directions

**Burger King in Las Vegas, Nevada -** Burger King information in Las Vegas, Nevada with address, phone number, email, website, opening hours, services, social media, map directions, customer ratings and reviews

**Burger King Las Vegas, NV - Last Updated June 2025 - Yelp** Reviews on Burger King in Las Vegas, NV - search by hours, location, and more attributes

**Burger King Menus and Locations in Las Vegas, NV** Discover the latest Burger King menus and locations. Select the store to get up-to-date Burger King store information in Las Vegas, Nevada

**Prueba gratuita de Minecraft para distintos dispositivos | Minecraft** ¡Prueba a jugar a Minecraft gratis! Obtén la prueba gratuita de Minecraft para dispositivos y consolas. Por ejemplo, podrás usarla en Windows, Mac, Linux, Windows 10, PlayStation, Vita

**Juega Minecraft Gratis en tu Navegador** | Juega la experiencia completa de Minecraft en línea con Eaglercraft, el cliente #1 para navegador. 100% gratis, sin necesidad de descarga y desbloqueado para los Chromebooks de

**MINECRAFT ONLINE juego gratis online en Minijuegos** Jugar a Minecraft Online online es gratis. ¡Disfruta ya de este jugazo de Minecraft!

**Descargar Minecraft: Java & Bedrock Edition gratis - última versión** Descargar ahora Minecraft: Java & Bedrock Edition para Windows desde Softonic: Descarga gratis, 100% segura y libre de virus. Minecraft: Java & Bedroc

**Minecraft para Windows - Descarga gratis en Uptodown** Descarga gratis Minecraft para Windows. Construye, crea y da rienda suelta a tu imaginación. Minecraft es un juego de aventuras, exploración y creatividad

**Minecraft Classic - Juega gratis online en** Juego Minecraft Classic. Aprovecha esta oportunidad única para jugar al verdadero Minecraft. Será muy fácil y sencillo. En esta pequeña isla en 3 dimensiones podrás construir y explorar

**MINECRAFT CLASSIC - ¡Juega Gratis Online! | Poki** Juega Minecraft Classic en el sitio web más popular para juegos gratis online! Poki funciona en tu móvil, tableta o computadora. Sin descargas, sin registro. ¡Juega ahora!

**Minecraft: Java Edition - Descarga gratuita y reproducción en** The original version of Minecraft! Java Edition has cross-platform play between Windows, Linux and macOS, and also supports user-created skins and mods

**Versión de prueba de Minecraft - Aplicaciones en Google Play** En esta versión de prueba limitada gratuita, disfrutarás de la experiencia Minecraft en el modo supervivencia, donde crearás armas y armaduras para combatir a criaturas peligrosas

**Descargar Minecraft 1.21 para PC Gratis - Malavida** Descargar Minecraft para PC Última Versión Gratis. Explora mundos, construye el tuyo y enfréntate a todo tipo de peligros en Minecraft, el juego sandbox que mezcla construcción con

## **Related to 12989 research blvd austin tx**

**SWAT team responds to incident at northwest Austin motel, suspect in-custody** (KXAN5y) AUSTIN (KXAN) — On Monday, Austin Police Department SWAT responded to the scene of an incident at the InTown Suites located at 12989 Research Blvd. in northwest Austin. According to APD in a briefing

**SWAT team responds to incident at northwest Austin motel, suspect in-custody** (KXAN5y) AUSTIN (KXAN) — On Monday, Austin Police Department SWAT responded to the scene of an incident at the InTown Suites located at 12989 Research Blvd. in northwest Austin. According to APD in a briefing

Back to Home: <https://test.murphyjewelers.com>