

# 12885 research blvd 102b austin

**12885 research blvd 102b austin** is a prominent commercial address located in the vibrant city of Austin, Texas. Known for its strategic location and modern facilities, this address has become a hub for various businesses and professional services. Whether you are seeking office space, business opportunities, or insights into the Austin commercial real estate market, 12885 Research Blvd 102B offers significant advantages. This article will explore the specifics of this location, its surrounding amenities, and its importance within the Austin business landscape. Additionally, it will provide valuable information for potential tenants and investors interested in this area. The following sections will cover the location overview, accessibility, nearby facilities, business environment, and leasing details.

- Location Overview of 12885 Research Blvd 102B Austin
- Accessibility and Transportation
- Nearby Amenities and Facilities
- Business Environment and Surrounding Companies
- Leasing and Real Estate Opportunities

## Location Overview of 12885 Research Blvd 102B Austin

12885 Research Blvd 102B Austin is situated in a prime commercial corridor that serves as a vital business district in Austin, Texas. The address lies within the Research Boulevard area, a well-known stretch that hosts a mix of corporate offices, tech startups, and professional services firms. The facility at 102B is part of a multi-tenant office complex designed to accommodate a range of business needs. Its location benefits from proximity to major highways and key Austin neighborhoods, making it highly appealing for companies seeking a balance between accessibility and a professional environment.

## Geographic Context

The property is located in North Austin, which has seen significant commercial growth in recent years. This region is characterized by a blend of office parks, retail centers, and residential developments. Being near the intersection of Research Boulevard and Mopac Expressway (Loop 1) provides tenants at 12885 Research Blvd 102B convenient access to the broader Austin metropolitan area. This geographic positioning supports a wide catchment area for employees and clients alike.

## Building Specifications

The office space at 12885 Research Blvd 102B features modern construction with amenities tailored for professional businesses. The building offers flexible floor plans, high-speed internet connectivity, and state-of-the-art security systems. These specifications ensure that tenants can operate efficiently in a contemporary work environment that supports productivity and collaboration.

## Accessibility and Transportation

Accessibility is a key factor when selecting commercial office space, and 12885 Research Blvd 102B Austin excels in this regard. The location is easily reachable by car, public transit, and even biking, making it an attractive option for a diverse workforce. The proximity to major transportation routes ensures smooth commutes and logistical convenience.

## Major Roadways and Highways

The site is adjacent to Loop 1 (Mopac Expressway), one of Austin's main north-south highways, facilitating quick travel to downtown Austin, the airport, and other significant areas. Research Boulevard itself is a well-traveled arterial road that connects various business districts and residential zones, supporting both local and regional traffic.

## Public Transit Options

Capital Metro, Austin's public transit system, provides bus routes that service the Research Boulevard corridor. This public transit access allows employees without personal vehicles to commute reliably. Additionally, planned expansions in Austin's transit infrastructure may further improve accessibility in the future.

## Parking Facilities

12885 Research Blvd 102B offers ample parking options for tenants and visitors. The availability of on-site parking is a significant advantage for businesses that rely on client visits or employee convenience. Parking facilities include:

- Reserved tenant parking spaces
- Visitor parking areas with easy access

- Accessible parking compliant with ADA standards

## **Nearby Amenities and Facilities**

The surroundings of 12885 Research Blvd 102B Austin feature a broad range of amenities that enhance the work experience for employees and visitors. From dining options to fitness centers, the neighborhood supports a healthy work-life balance.

### **Restaurants and Cafes**

Within a short distance from the office space, there are numerous dining establishments catering to various tastes and budgets. Options include quick-service cafes, full-service restaurants, and casual eateries. This variety enables convenient meal options during the workday or after hours.

### **Retail and Services**

The area surrounding 12885 Research Blvd 102B includes retail outlets that provide essential services such as banking, postal services, and office supplies. Additionally, convenience stores and pharmacies are nearby, ensuring that daily necessities are readily accessible.

### **Fitness and Wellness Centers**

Maintaining employee wellness is facilitated by the presence of gyms and fitness studios in the vicinity. These facilities offer memberships and classes that promote health and stress management, contributing to overall workplace satisfaction.

## **Business Environment and Surrounding Companies**

12885 Research Blvd 102B Austin is situated within a thriving business ecosystem that supports innovation, collaboration, and growth. The commercial corridor attracts a diverse mix of industries, including technology, finance, healthcare, and professional services.

### **Industry Presence**

The Research Boulevard area is known for hosting a variety of technology firms and startups, creating

opportunities for networking and partnerships. Additionally, established corporations and consulting firms maintain offices in the complex, contributing to a dynamic professional environment.

## **Networking and Collaboration Opportunities**

Businesses located at or near 12885 Research Blvd 102B benefit from proximity to other industry players, facilitating collaborative projects and knowledge sharing. The concentration of companies also supports frequent business events, seminars, and meetups that foster community engagement.

## **Leasing and Real Estate Opportunities**

For companies interested in establishing or expanding their presence in Austin, 12885 Research Blvd 102B offers competitive leasing options with flexible terms. The commercial real estate market in this area reflects Austin's economic growth and demand for quality office space.

## **Available Office Spaces**

The property features a variety of office configurations, including individual suites, open-plan areas, and shared workspaces. This diversity accommodates different business sizes and operational requirements. Prospective tenants can choose spaces that align with their current needs and future growth plans.

## **Lease Terms and Pricing**

Lease agreements at 12885 Research Blvd 102B are structured to provide flexibility and value. Pricing is competitive within the Austin market, with options for short-term and long-term leases. Additional services and amenities may be included or negotiated based on tenant requirements.

## **Investment Potential**

From an investment perspective, properties in the Research Boulevard corridor, including 12885 Research Blvd 102B, demonstrate solid appreciation potential due to Austin's expanding economy and growing business community. Investors seeking commercial real estate in Austin will find this location attractive for both immediate rental income and long-term capital gains.

## Frequently Asked Questions

### **What type of businesses are located at 12885 Research Blvd 102B, Austin?**

12885 Research Blvd 102B in Austin is home to various professional services, including medical offices, tech companies, and consulting firms.

### **Is there parking available at 12885 Research Blvd 102B, Austin?**

Yes, there is ample parking available for visitors and employees at 12885 Research Blvd 102B, Austin, including surface parking lots.

### **What are the public transportation options near 12885 Research Blvd 102B, Austin?**

The location at 12885 Research Blvd 102B, Austin is accessible via several Capital Metro bus routes, providing convenient public transportation options.

### **Are there dining options near 12885 Research Blvd 102B, Austin?**

Yes, there are multiple dining options near 12885 Research Blvd 102B, Austin, including cafes, fast food, and sit-down restaurants within walking distance.

### **What is the significance of Research Blvd in Austin?**

Research Blvd, also known as FM 620, is a major commercial corridor in Austin, hosting many tech companies, research facilities, and retail centers.

### **Is 12885 Research Blvd 102B compliant with ADA standards?**

Yes, the building at 12885 Research Blvd 102B complies with ADA standards, providing accessibility features such as ramps and elevators.

### **Can I lease office space at 12885 Research Blvd 102B, Austin?**

Yes, office spaces are available for lease at 12885 Research Blvd 102B, Austin, suitable for startups and established businesses.

### **What are the nearby amenities around 12885 Research Blvd 102B,**

## Austin?

Nearby amenities include fitness centers, banks, grocery stores, and various retail shops, making it convenient for employees and visitors.

## How far is 12885 Research Blvd 102B from downtown Austin?

12885 Research Blvd 102B is approximately 12 miles northwest of downtown Austin, typically a 20-30 minute drive depending on traffic.

## Are there any tech companies located at 12885 Research Blvd 102B, Austin?

Yes, several tech companies and startups have offices at 12885 Research Blvd 102B, benefiting from the location's proximity to Austin's tech hub.

## Additional Resources

### 1. *Innovations in Biotechnology: The Austin Research Hub*

This book explores the cutting-edge biotechnological advancements emerging from research centers around Austin, including the 12885 Research Blvd 102B facility. It delves into the innovative projects and startups that are transforming healthcare and agriculture. Readers gain insight into how local collaborations foster breakthrough discoveries in the biotech industry.

### 2. *The Rise of Tech Incubators: A Case Study of Austin's Research Blvd*

Focusing on the growth of tech incubators and coworking spaces in Austin, this book highlights the significance of locations like 12885 Research Blvd 102B. It examines how these hubs nurture startups and accelerate innovation through shared resources and mentorship. The narrative includes interviews with entrepreneurs and investors shaping the region's tech landscape.

### 3. *Mapping Austin's Innovation Corridor: From Research Blvd to Global Impact*

This comprehensive study maps the development of Austin's Innovation Corridor, emphasizing key addresses such as 12885 Research Blvd 102B. It outlines the transformation of the area into a vibrant ecosystem for research, technology, and entrepreneurship. The book also discusses urban planning strategies that support sustainable growth in the region.

### 4. *Corporate Research Facilities and Regional Development: Insights from Austin*

Analyzing the role of corporate research facilities in regional economic development, this book uses 12885 Research Blvd 102B as a primary example. It investigates the relationship between private sector investment and local workforce expansion. The text offers policy recommendations for fostering similar growth in other metropolitan areas.

#### 5. *Emerging Technologies and Innovation Clusters: Austin's Research Blvd*

This volume highlights the emergence of innovation clusters centered around research addresses like 12885 Research Blvd 102B. It covers technologies ranging from AI to renewable energy developed within these clusters. The book also examines how proximity and collaboration drive technological breakthroughs.

#### 6. *Startups and Scale-ups: Navigating Austin's Research Blvd Ecosystem*

Detailing the journey of startups located near 12885 Research Blvd 102B, this book provides practical guidance on scaling businesses in Austin's competitive environment. It includes case studies of successful companies and outlines resources available to entrepreneurs in the area. Readers learn about funding opportunities and networking strategies crucial for growth.

#### 7. *Architectural Design in Modern Research Parks: A Focus on Austin*

This book examines the architectural trends and design principles employed in research parks across Austin, with a spotlight on 12885 Research Blvd 102B. It discusses how building layouts and aesthetics enhance collaboration and innovation. The author also explores sustainable design practices implemented in these facilities.

#### 8. *Workplace Culture in Tech Hubs: Insights from Austin's Research Blvd*

Exploring the unique workplace cultures fostered within tech hubs like those at 12885 Research Blvd 102B, this book investigates employee engagement, diversity, and creativity. It highlights how organizational culture contributes to innovation and employee satisfaction. Interviews with HR leaders and employees provide firsthand perspectives.

#### 9. *Funding Innovation: Venture Capital Trends in Austin's Research District*

This book analyzes the venture capital landscape supporting companies around 12885 Research Blvd 102B. It reviews funding trends, investor priorities, and the impact of capital influx on regional startup success. The text serves as a guide for entrepreneurs seeking investment in Austin's dynamic research district.

## **12885 Research Blvd 102b Austin**

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**converting mods - GIANTS Software - Forum** Be careful when using the editor to convert FS19 mods. One mod I converted appeared to have nothing done to it, but later on I discovered that it stripped the file entry down

**FS 19 mod folder location? - GIANTS Software - Forum** Re: FS 19 mod folder location? by DEERE317 » Sat 12:10 am Game uses .zip files. (atleast for downloads)

**What's a good & safe website for mods. - GIANTS Software** Re: What's a good & safe website for mods. by blue\_painted » Mon 11:20 am There's some suggestions in my sig. Copied here for convenience: Dairydeere's A

**Problème mods fs 19 sur le forum Farming Simulator 19 - 17-12** Salut, j'ai un problème sur farming simulator 19 Quand je telecharge un mods sur un site autre que celui de farming, le mods s'affiche dans l'onglet téléchargé et installé mais

**FS19 - TestRunner Tool for Testing Mods - GIANTS Software** Tool for testing Farming Simulator 19 Mods After a lengthy development and alpha-phase we are glad that we can finally release our first version of our Mod Testing Tool to you

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**MODS not recognized for Multiplayer - GIANTS Software - Forum** Re: MODS not recognized for Multiplayer by Dooie » Sun 8:09 pm If your having issues joining your friends multiplayer with mods. And you are 100% sure all your



**[TUTORIEL COMPLET] Créer et publier un mod sur le - Forum** 4.1 Premièrement sur l'aspect légal : Le fait est que pour les mods de Farming Simulator le choix va vite être limité. Vous ne pouvez pas prendre des textures copyrightés,

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**O que é Query: Entenda de Forma Simples e Completa** "Query" significa "pergunta" ou "consulta" em inglês. Nesse sentido, quando falamos sobre bancos de dados, query é justamente isso: uma pergunta que fazemos ao

**Query em Bancos de Dados: Guia Rápido e Prático - Hostinger** Uma query é um pedido de uma informação ou de um dado. Esse pedido também pode ser entendido como uma consulta, uma solicitação ou, ainda, uma requisição

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