



CORPORATE CENTER

1,733 - 5,375 SF AVAILABLE

8868 RESEARCH BOULEVARD | AUSTIN, TX | 78758
LOCATED IN NORTH AUSTIN



FOR MORE INFORMATION, CONTACT STREAM:

TUCKER RICE | 512.481.3000
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CLAUDIA TAYLOR | 512.481.3021
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MILLER LUHAN | 512.481.3053
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ABOUT CORPORATE CENTER

Corporate Center is comprised of five brick-clad Value Office/Flex buildings offering a wide range of suites and flexible floorplans. Conveniently located on Hwy 183, with great access to MoPac Expwy and I-35. Close to restaurants and shopping.

PROPERTY FEATURES

120,613 Total SF

Minutes from The Domain, The Arboretum, and a large variety of retail and restaurants

Excellent access to Hwy 183, MoPac, and I-35

2.7/1,000 Parking



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BUILDING OVERVIEW

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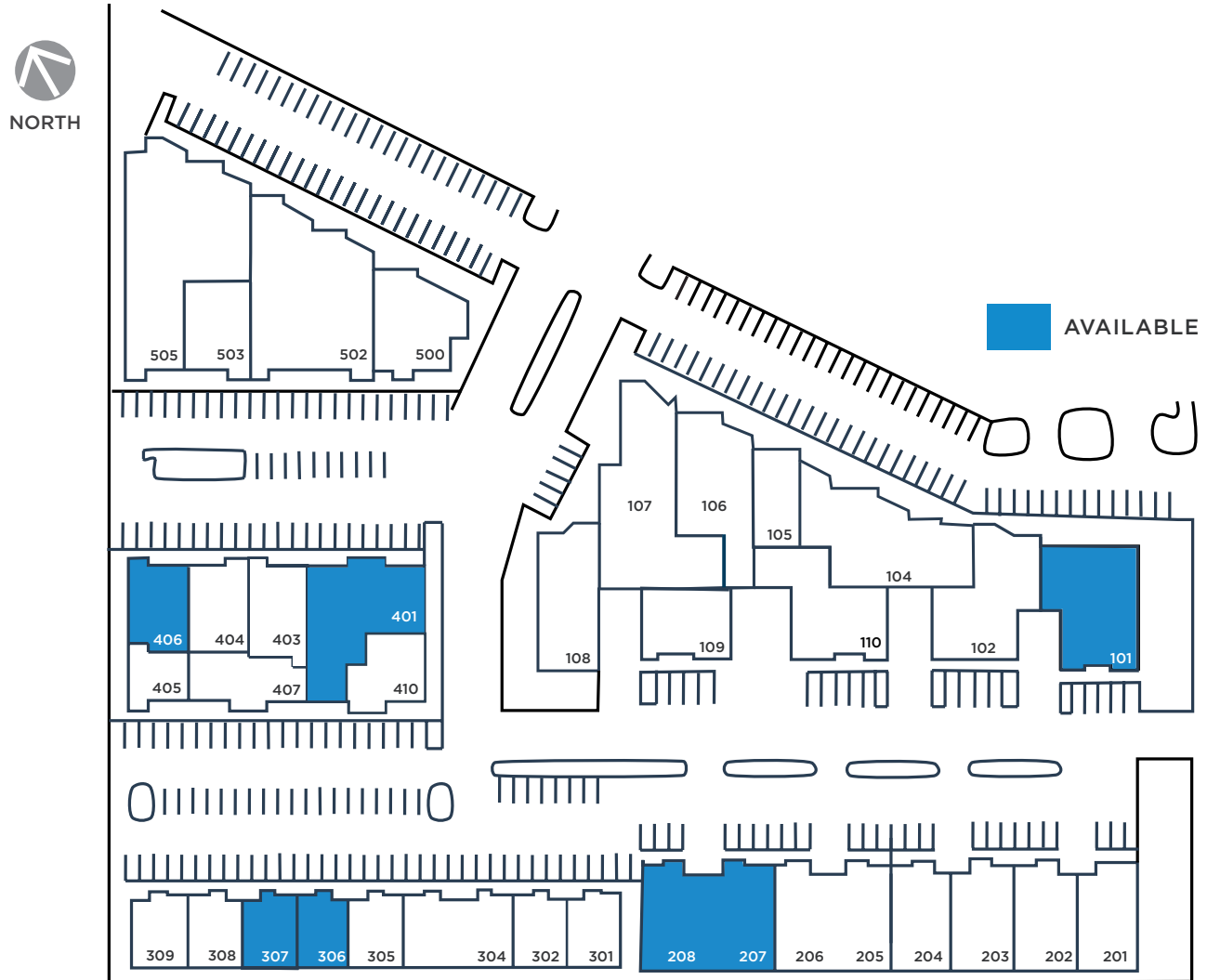
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SITE PLAN

SQUARE FOOTAGE AVAILABLE

BLDG. 1, SUITE 101	4,738 SF
BLDG. 2, SUITE 207/208	5,375 SF
BLDG. 3, SUITE 306	1,733 SF

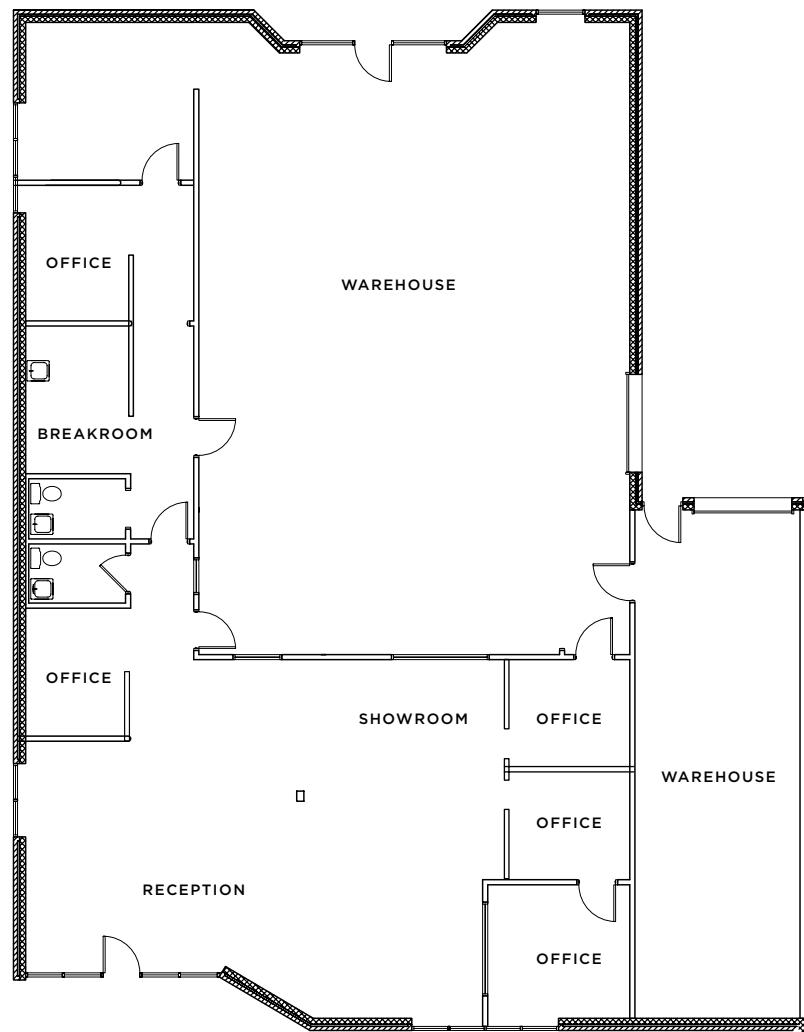
BLDG. 3, SUITE 307	1,734 SF
BLDG. 4, SUITE 401	4,995 SF
BLDG. 4, SUITE 406	2,119 SF



SUITE 101

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Square Feet	4,738 SF
Loading	2 Grade-Level
Clear Height	+/- 15'
Office/Warehouse	50% Office 50% Warehouse
HVAC	100%



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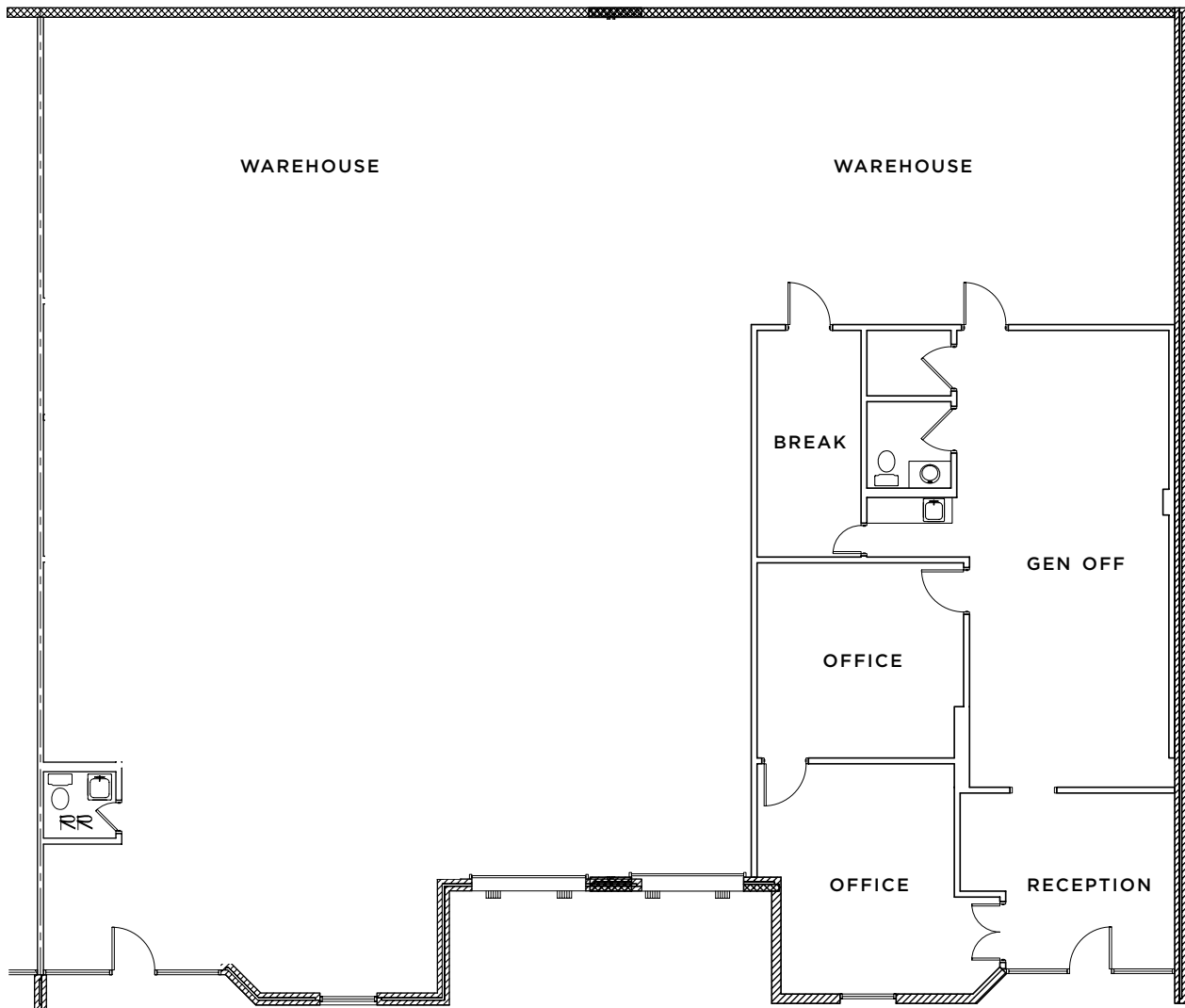
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SUITES 207 & 208

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Square Feet	5,375 SF
Loading	2 Dock-High
Clear Height	+/- 15'
Office/Warehouse	25% Office 75% Warehouse
HVAC	100%



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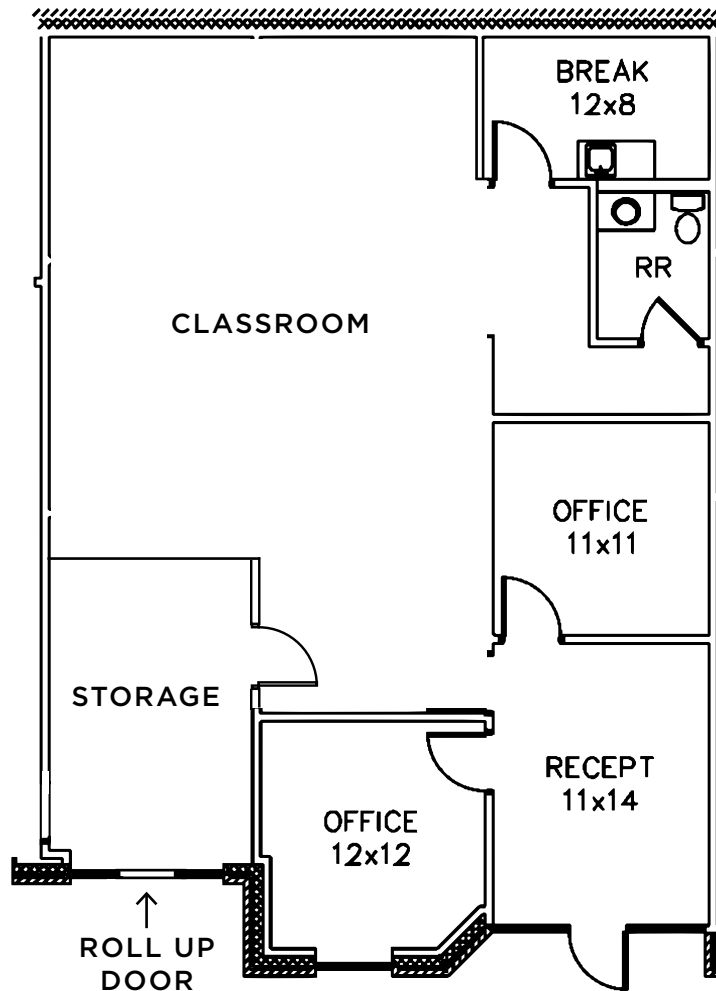
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SUITE 306

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Square Feet	1,733 SF
Loading	Grade Level
HVAC	100%



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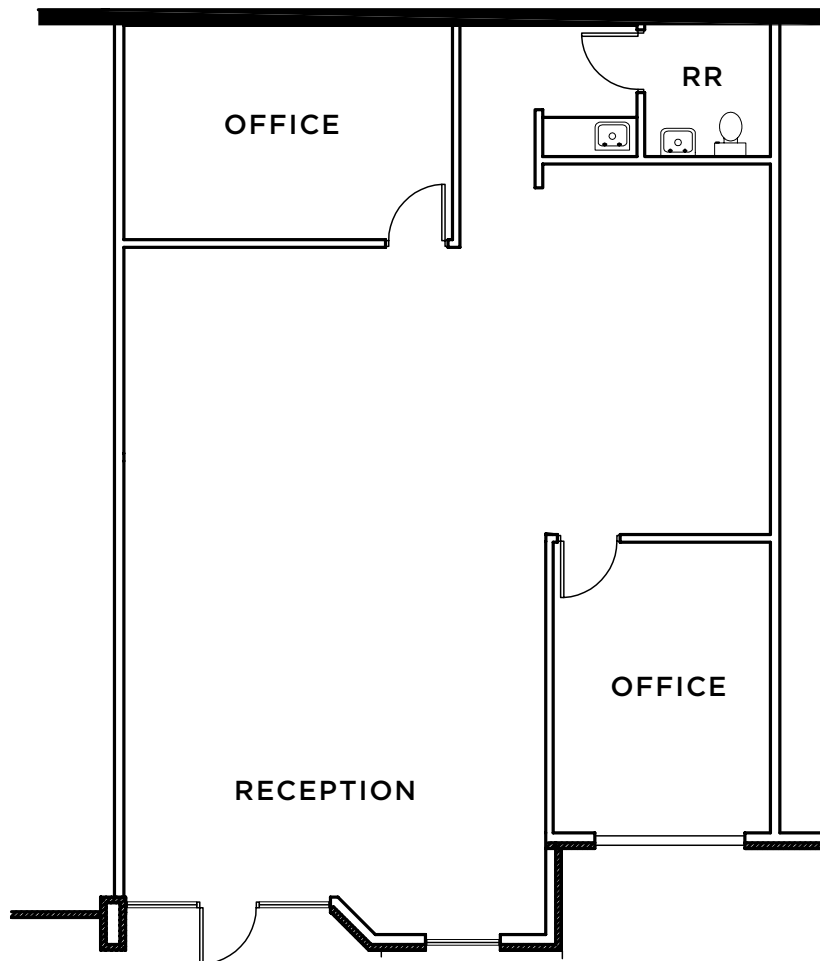
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SUITE 307

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Available	11/30/2026
Square Feet	1,734 SF
HVAC	100%



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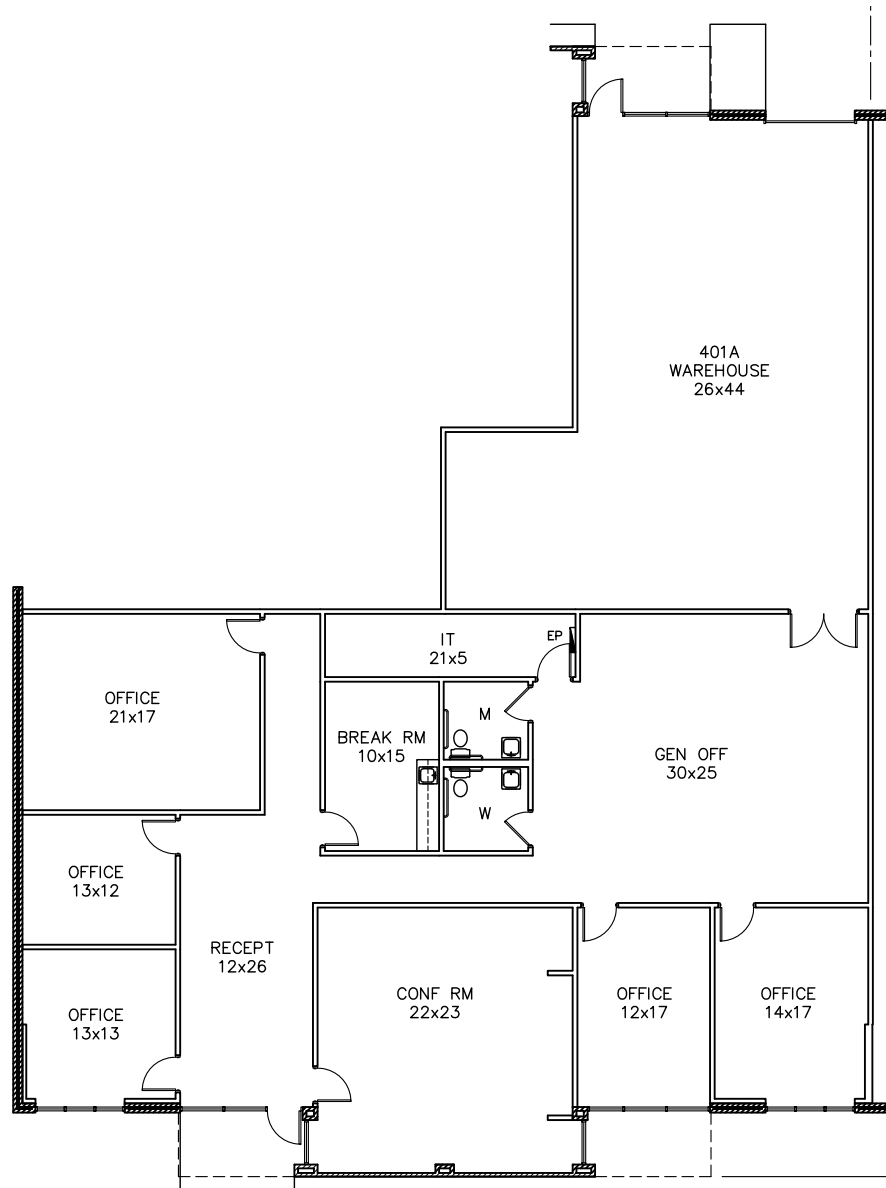
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SUITE 401

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Square Feet	4,995 SF
Clear Height	+/- 15'
Office/Warehouse	70% Office 30% Warehouse



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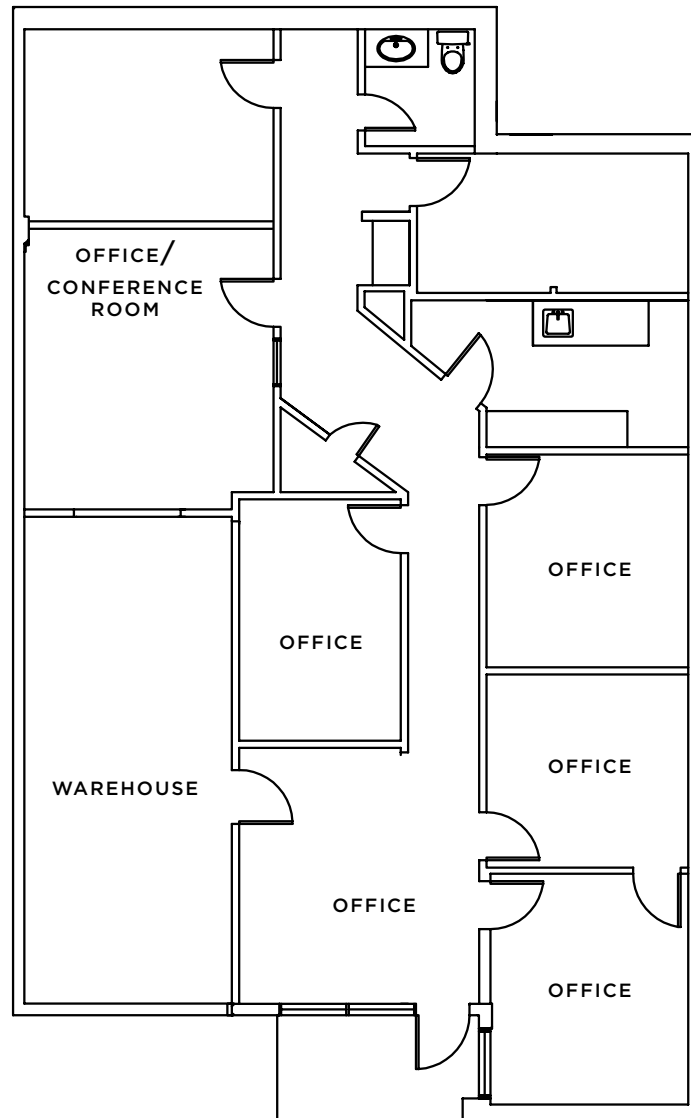
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SUITE 406

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Square Feet	2,119 SF
Loading	1 Grade-Level
Clear Height	+/- 12'
Office/Warehouse	84% Office 16% Warehouse



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LOCATION & DRIVE TIMES

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DRIVE TIMES

Austin-Bergstrom International Airport	20 Minutes
Downtown Austin	15 Minutes
Rollingwood	15 Minutes

The Domain	7 Minutes
The Arboretum	9 Minutes
San Antonio	1.5 Hours



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