



# 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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**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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# SITE PLAN

## SQUARE FOOTAGE AVAILABLE

<b>BLDG. 1, SUITE 101</b>	4,738 SF	<b>BLDG. 4, SUITE 401</b>	4,995 SF
<b>BLDG. 1, SUITE 108</b>	4,020 SF	<b>BLDG. 4, SUITE 406</b>	2,119 SF
<b>BLDG. 2, SUITE 207/208</b>	5,375 SF	<b>BLDG. 4, SUITE 410</b>	2,487 SF
<b>BLDG. 3, SUITE 306</b>	1,733 SF		



FOR MORE INFORMATION, CONTACT STREAM:

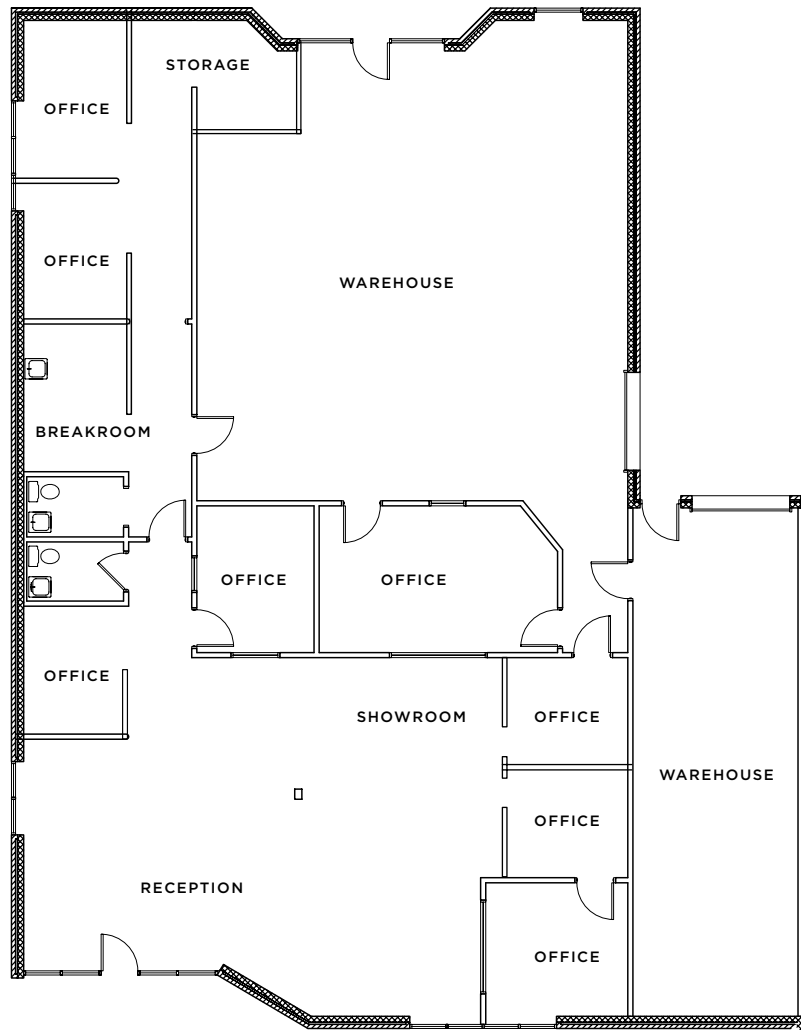
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# SUITE 101

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



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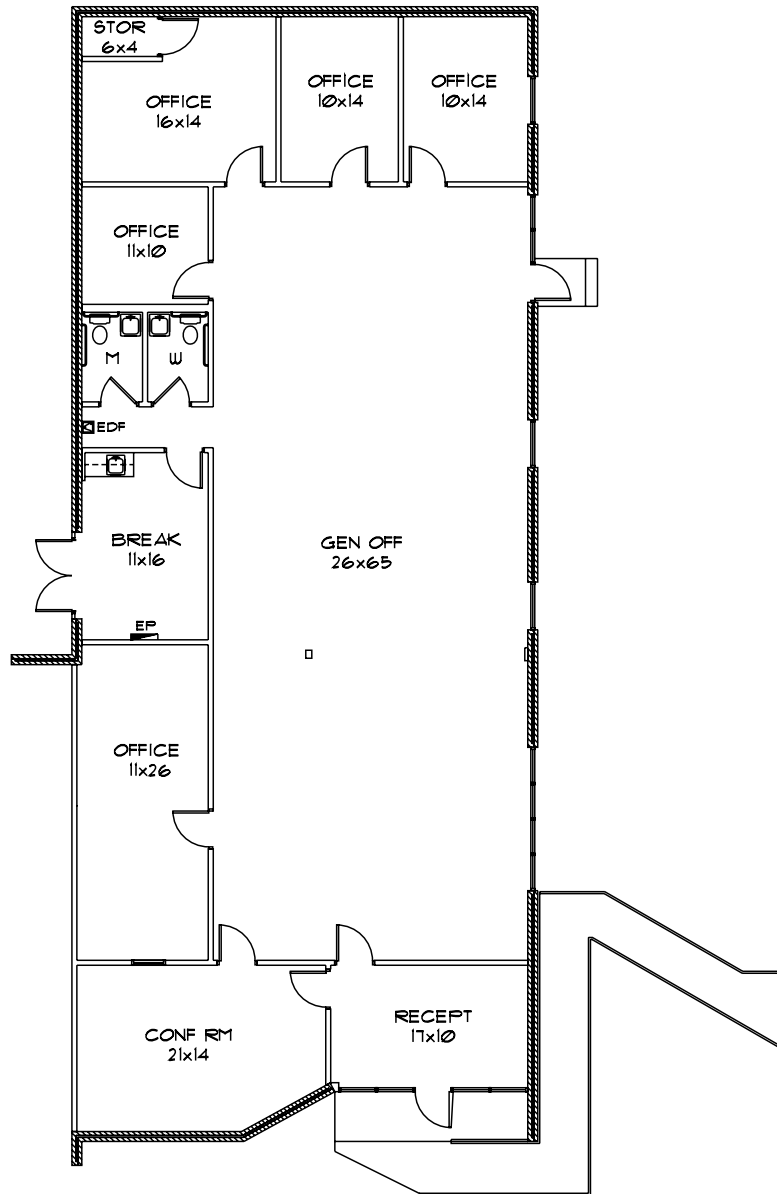
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# SUITE 108

Square Feet	4,020 SF
Office/Warehouse	100% Office   0% Warehouse



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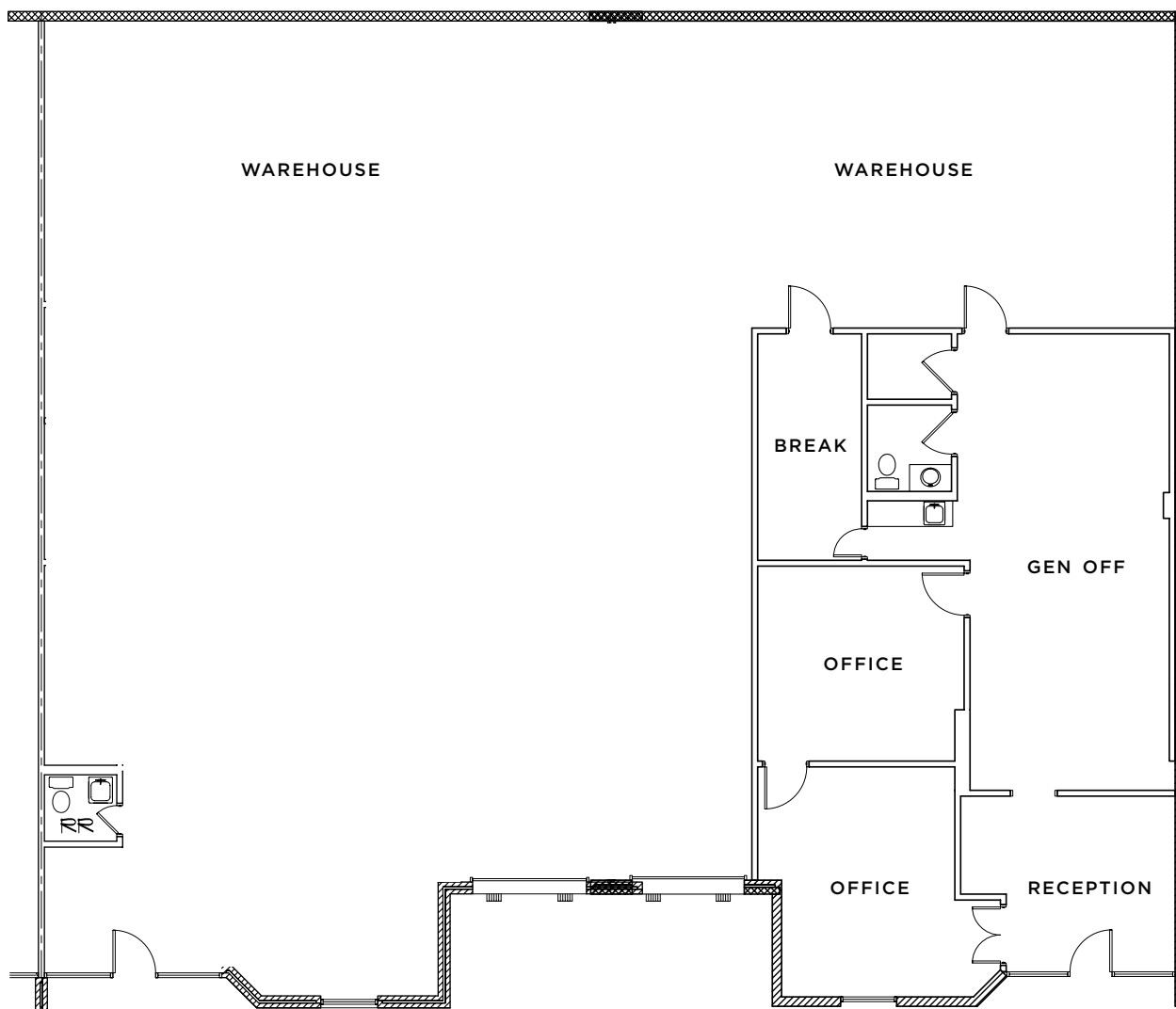
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# SUITES 207 & 208

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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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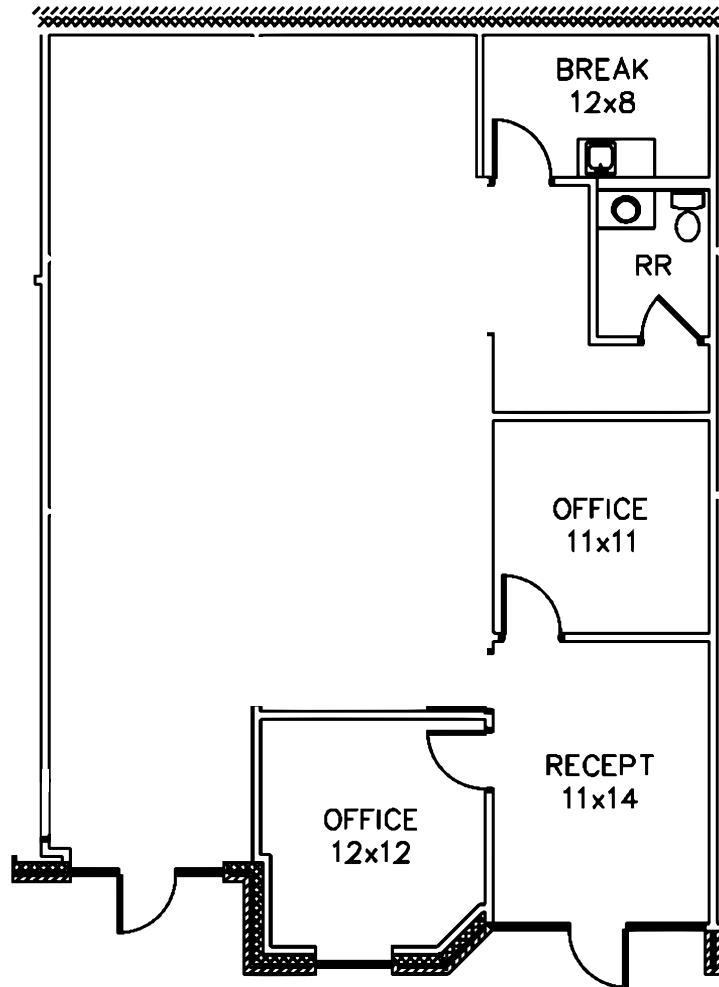
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# SUITE 306

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



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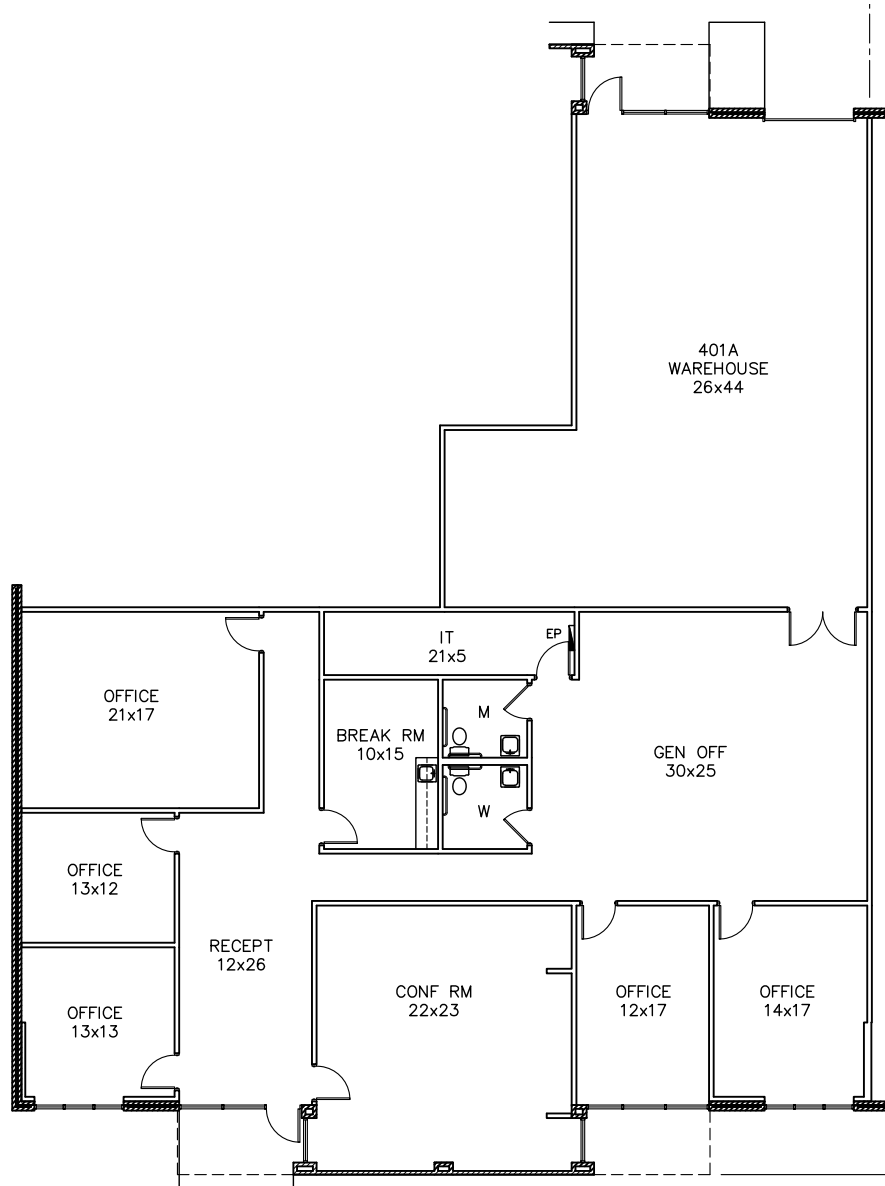
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# SUITE 401

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



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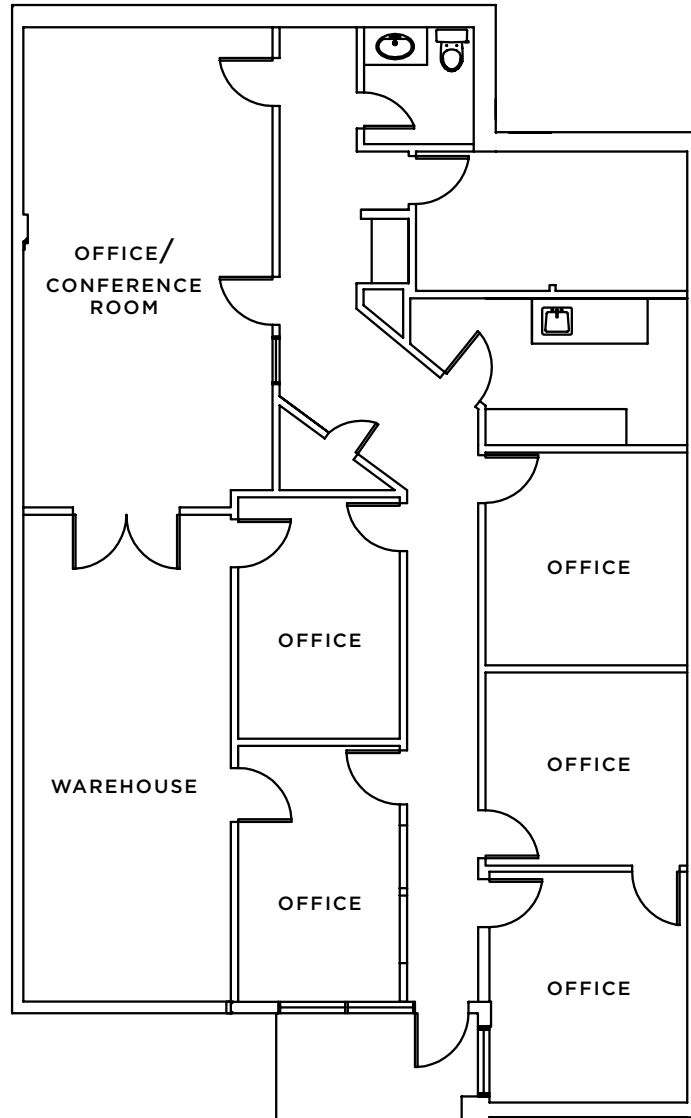
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# SUITE 406

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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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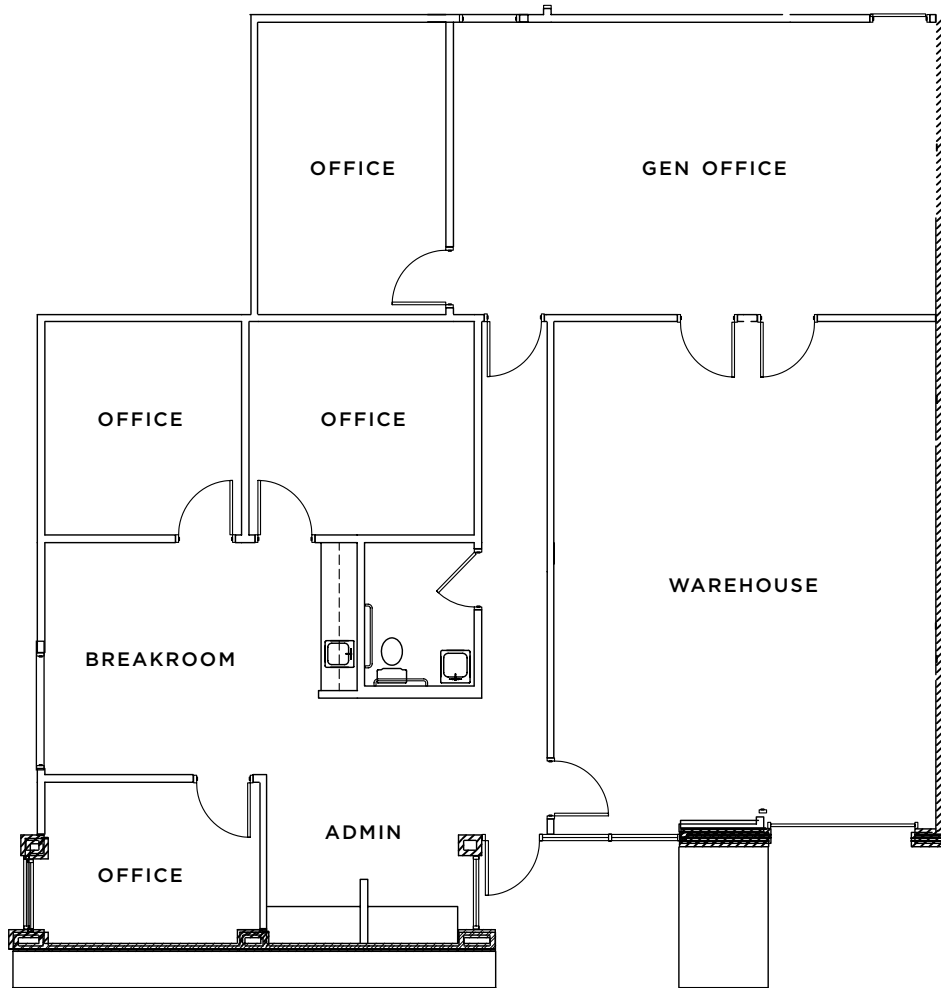
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## SUITE 410

Square Feet	2,487 SF
Loading	Grade-Level
Clear Height	+/- 15'
Office/Warehouse	60% Office   40% 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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