

WHERE FOCUS FLOWS

ENERGY GROWS



RESEARCH
PARK PLAZA IV



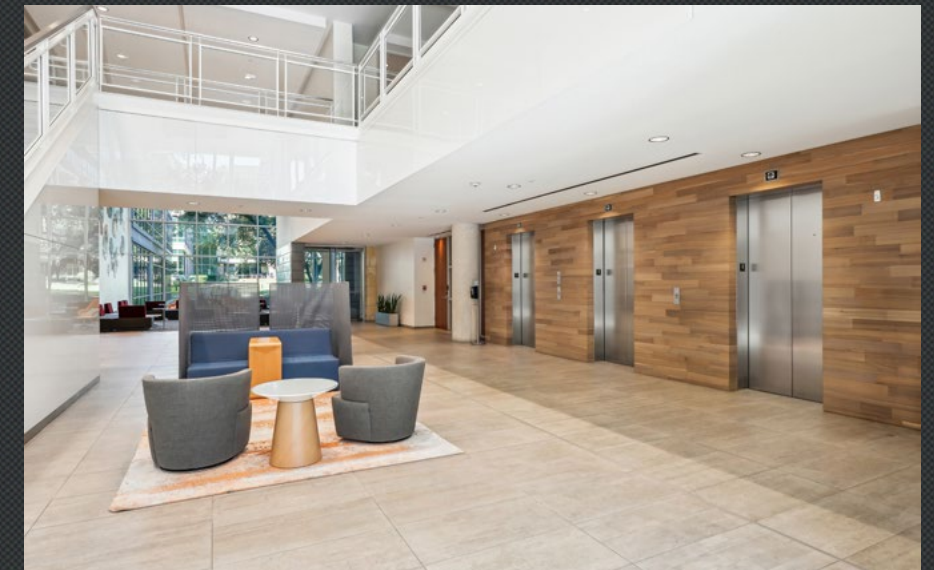
12301 RESEARCH BOULEVARD, AUSTIN, TX 78759

WHERE CREATIVITY AND INNOVATION COLLIDE

SITTING NEAR THE CENTER OF THE AUSTIN POPULATION, RESEARCH PARK PLAZA EXUDES AN ENERGETIC BUZZ THAT POWERS PRODUCTIVITY THROUGHOUT THE DAY.

With collaborative spaces designed to spark creative solutions, spacious floor plans that embrace flexible customization, and outdoor spaces designed to refresh and recharge – this space is built for the next generation of innovators.

Strategically located amongst many of Austin's Fortune 500 companies and surrounded by a robust offering of amenities, top neighborhoods, and talented professionals, Research Park Plaza offers quick access to help tenants unwind and network, on and off the clock.



AT THE CENTER OF IT ALL

30 MIN DRIVE TIME --

2023 POP: 1,776,016

2028 POP: 1,908,805

TRAVIS COUNTY

5 yr Growth for Austin 13.2%

AUSTIN MSA

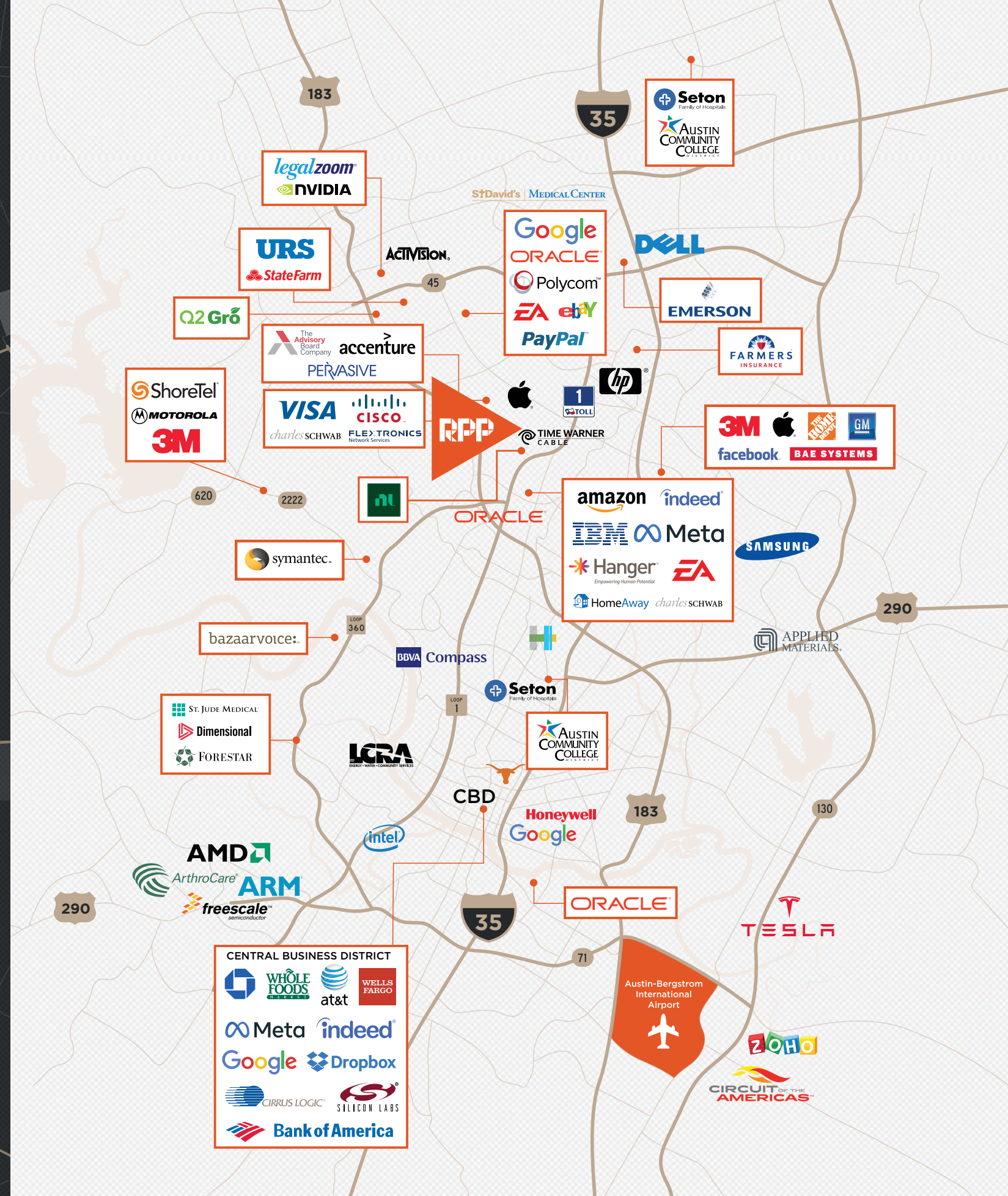
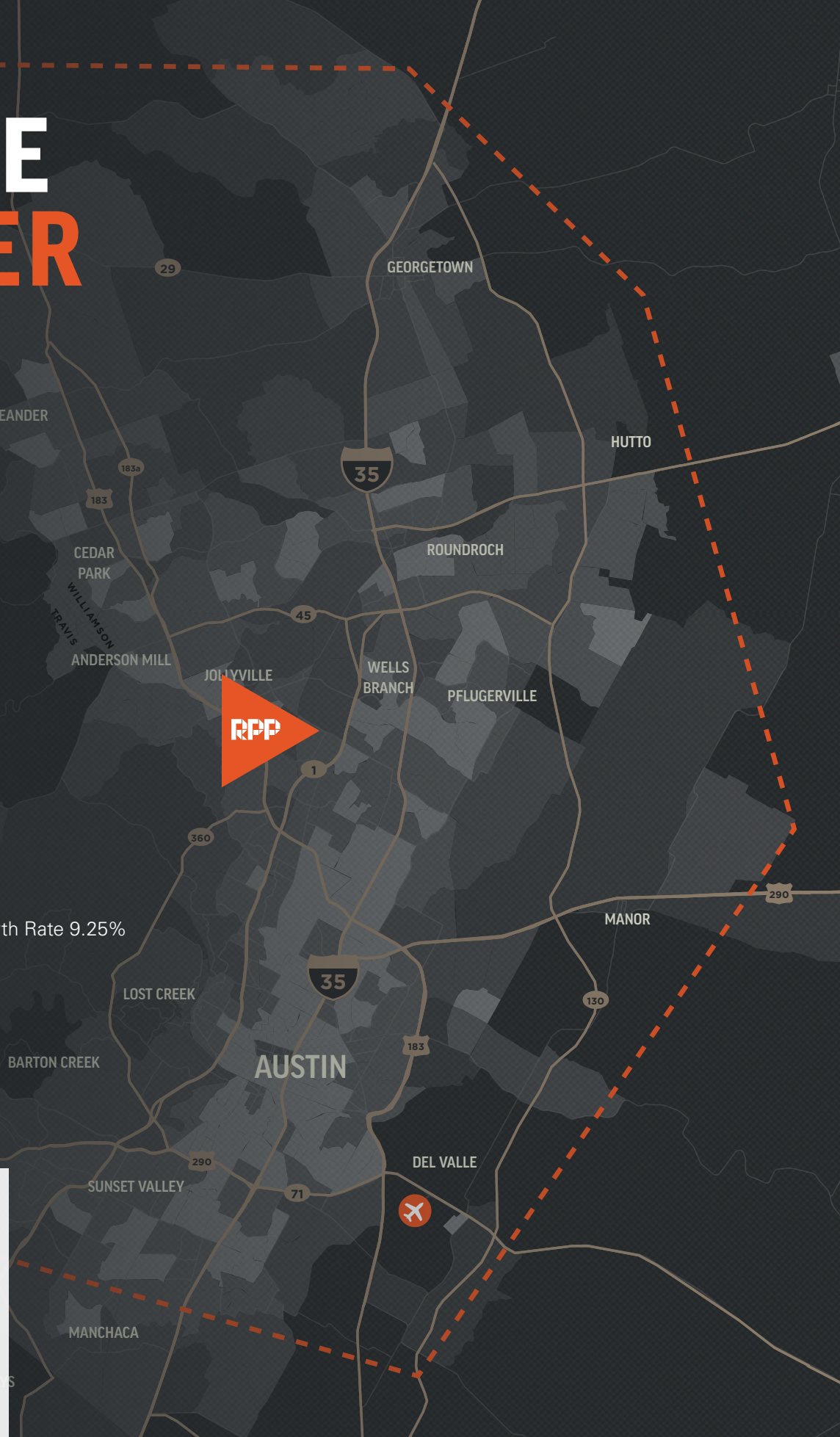
2023 POP: 2,499,236

2028 POP: 2,739,628

5 Year 23-28 Population Growth Rate 9.25%

2023 POP DENSITY BY CENSUS TRACT

- < 500 SQ. MILE
- 500 - 999 SQ. MILE
- 1,000 - 2,499 SQ. MILE
- 2,500 - 4,999 SQ. MILE
- > 5,000 SQ. MILE



CENTRAL BUSINESS DISTRICT

WHOLE FOODS | at&t | WELLS FARGO

Meta | indeed

Google | Dropbox

CIRRUS LOGIC | SILICON LABS

Bank of America

BUILT FOR THE NEXT GENERATION OF VISIONARIES

ADDRESS

12301 Research Boulevard, Austin, TX 78759

SUBMARKET

Northwest Austin

SF AVAILABLE

Suite 100: 14,839 SF - available March 1 2027
 Suite 130: 7,182 SF - available March 1 2027
 Suite 200: 23,711 SF
 Suite 260: 6,159 SF

TOTAL SF

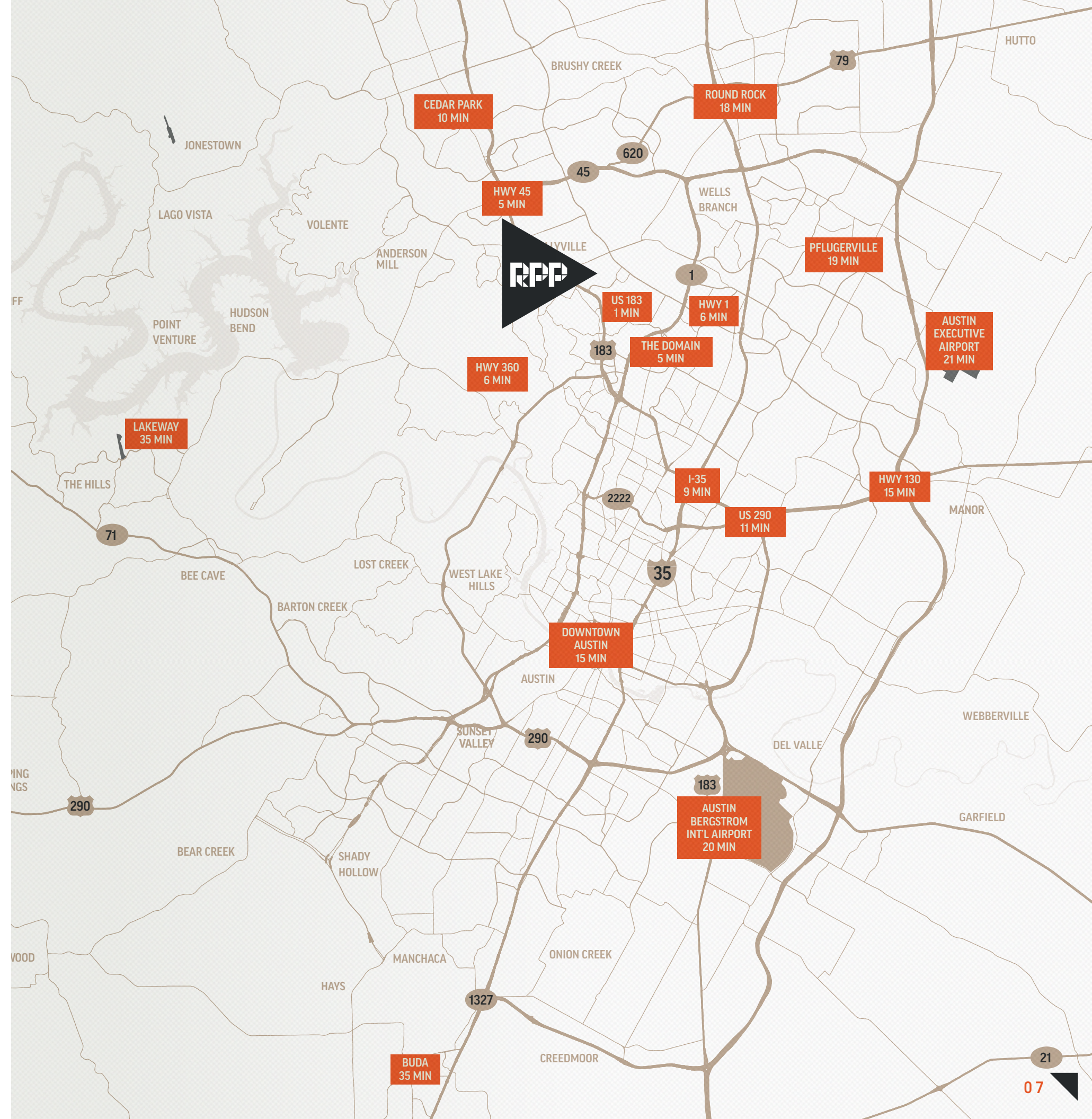
186,028 SF

AMENITIES

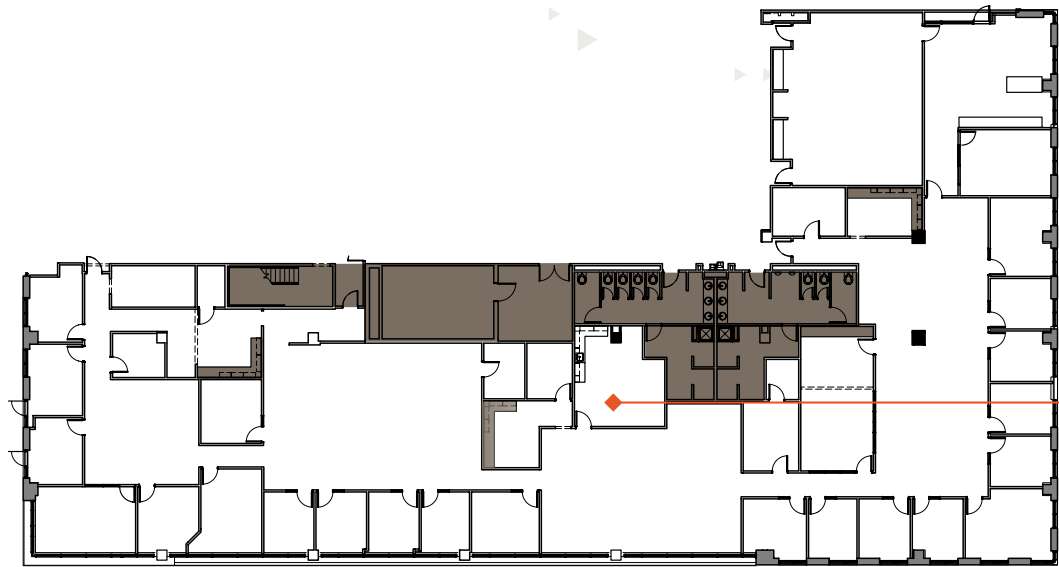
- Spacious lobby with lounge
- Showers
- On-site management
- Outdoor courtyard with kitchen
- Patio seating
- Bocce ball court

COVERED PARKING

4.88: 1,000

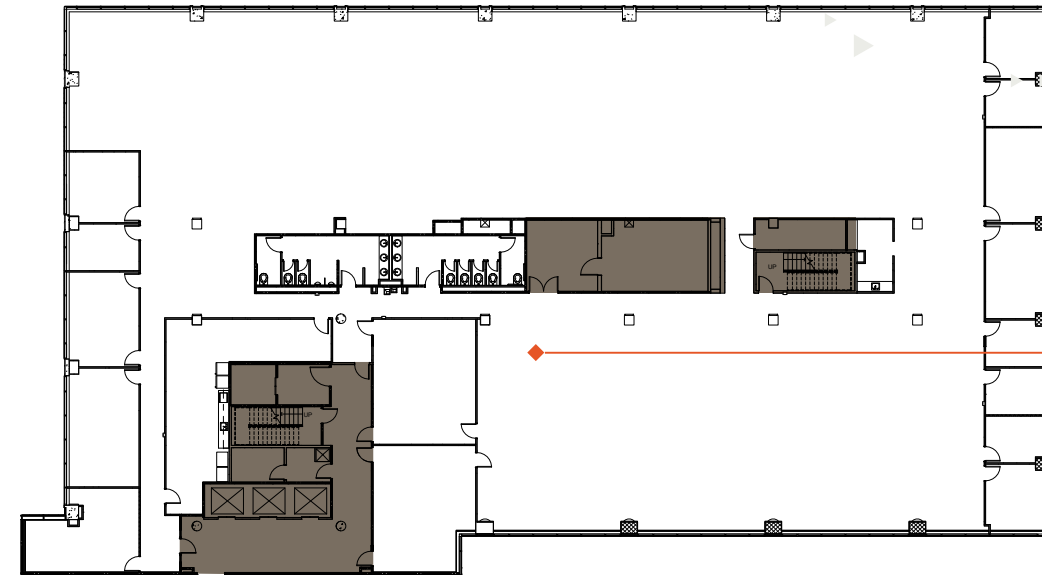


SUITE 100 AVAILABLE 3.1.27



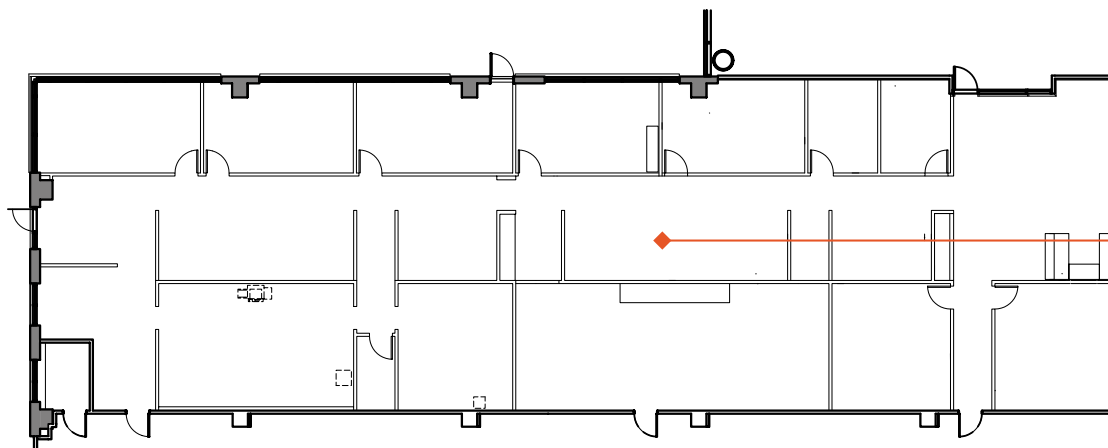
SUITE 100
14,839 SF

SUITE 200 AVAILABLE NOW



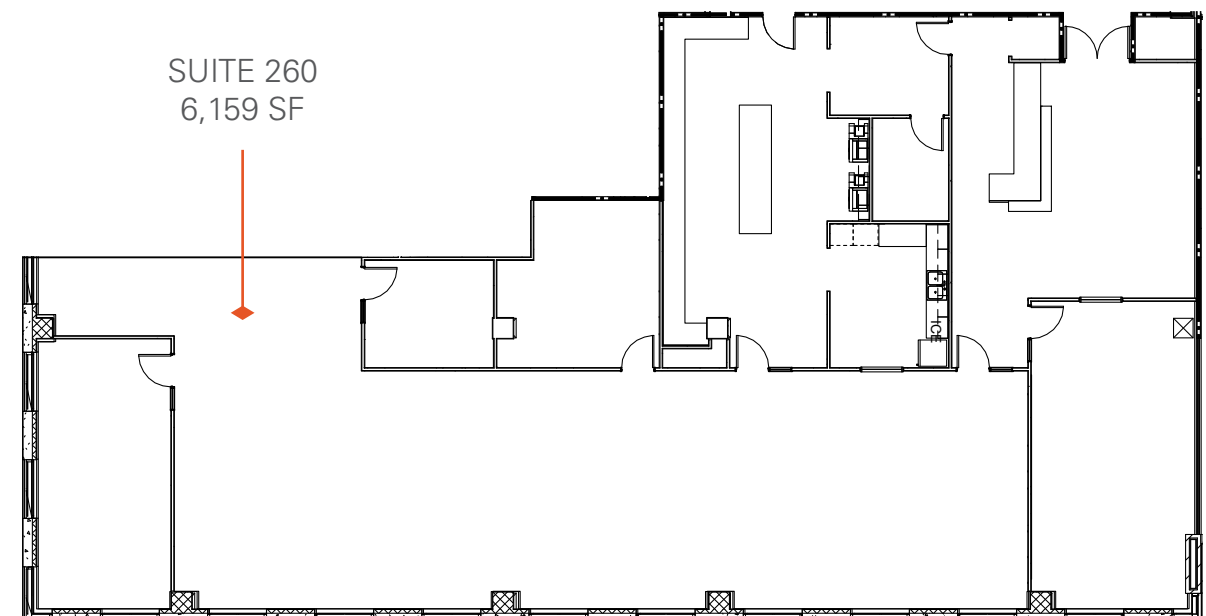
SUITE 200
23,711 SF

SUITE 130 AVAILABLE 3.1.27



SUITE 130
7,182 SF

SUITE 260 AVAILABLE NOW



SUITE 260
6,159 SF

A NEW EXPERIENCE AROUND EVERY CORNER

Austin has quickly become one of the fastest growing metropolitan areas in the country, boasting a rapidly expanding economy, impressive job growth, and a high quality of life. The city's cultural diversity, access to outdoor areas, and lively food and entertainment industry continue to make Austin a unique destination for major events like SXSW and Austin City Limits Music Festival.

CENTRAL NORTHWEST LOCATION

Research Park delivers immediate access to Highway 183 and sits just minutes away from Mopac and Loop 360. Meanwhile, both Downtown Austin and ABIA are less than 25 minutes away.



HUB FOR EMERGING TALENT

Austin is home to several top universities such as the University of Texas at Austin, St. Edward's University, Huston-Tillotson University, and Concordia University Texas.



LIVE MUSIC CAPITAL

Widely considered the "live music capital of the world," Austin is home to hundreds of live music venues, belting out tunes from every genre of music and some of the most premier music events in the U.S.



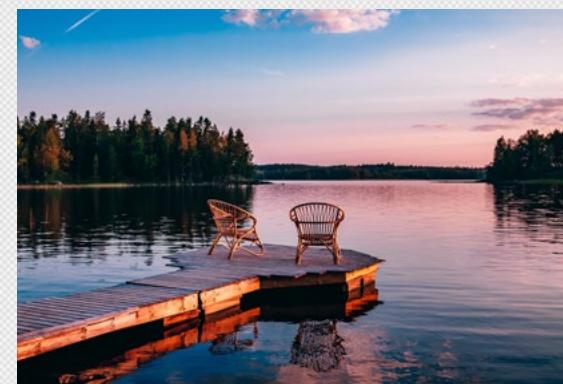
FESTIVALS FOR ALL

Home to SXSW, Austin is home to the premier two-week celebration of the convergence of tech, film, TV, and music. The city's cultural calendar also includes dozens of annual marathons, festivals, conferences, and major sporting events that keep the party going all year long.



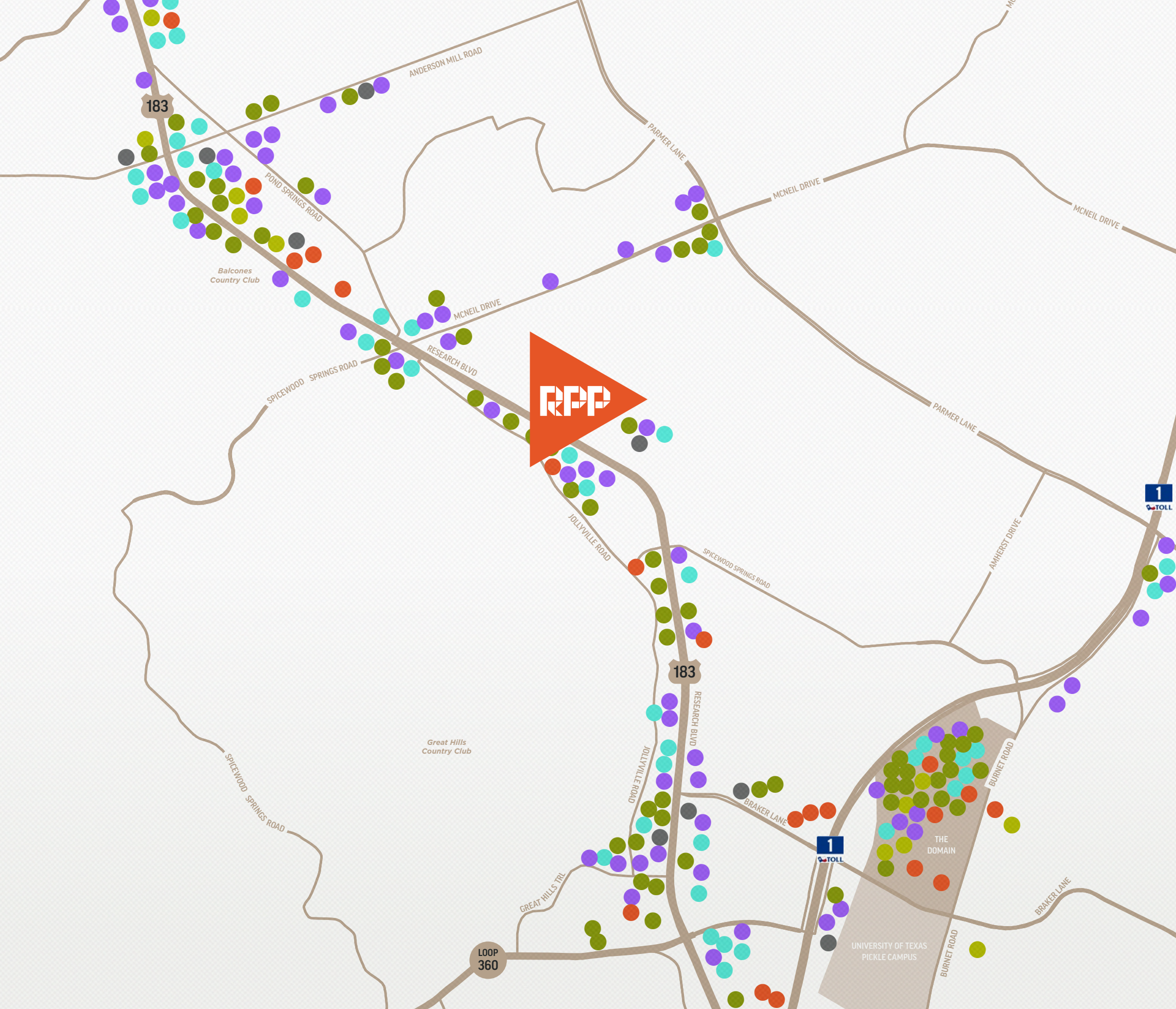
SILICON HILLS

Since the mid-1990s, Austin has been renowned for its startup culture and is currently home to thousands of emerging companies, Austin continues to attract entrepreneurs and top talent.



LAKE CULTURE

Austin and the surrounding hill country are full of waterways that offer a myriad of recreational activities like boating, kayaking, paddle boarding, wake surfing, and exploring.



A VIBRANT HUB OF ACTIVITY

RESEARCH PARK'S CENTRALIZED LOCATION

is just a short drive away from dozens of restaurants, retail, and entertainment destinations.

| | | |
|---------------|----|-------------------------------------------|
| RESTAURANTS | 70 | ● |
| RETAIL | 43 | ● |
| HOTELS | 21 | ● |
| ENTERTAINMENT | 13 | ● |
| FAST CASUAL | 70 | ● |
| FITNESS | 9 | ● |



RESEARCH
PARK PLAZA IV

FOR MORE INFO PLEASE CONTACT

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**CUSHMAN &
WAKEFIELD**