

RESEARCH PARK

BUILDING 2



Up To 46,475 SF Available


STREAM

Karlin
Real Estate

12515-2 Research Blvd. Austin, TX 78759

Innovation Meets the Ultimate Location

Work and Research Smarter in the Heart of Northwest Austin

Building 2 is a fully renovated, two-story, 55,687 SF freestanding office building situated within the 190-acre master-planned office and technology park. The property provides an ideal environment for businesses seeking a professional and functional workspace in one of the city's most dynamic areas.

With exceptional access to Highway 183, Research Blvd, Duval, and Parmer Lane, the property's prime location surrounded by endless shopping, dining, and entertainment options, makes it a unique opportunity in the heart of Austin's thriving tech corridor.



Monument Signage
opportunity off HWY
183 with 140,000
vehicles per day

Parking: 5+:1,000

Dedicated **Dock-High
Loading** Opportunity



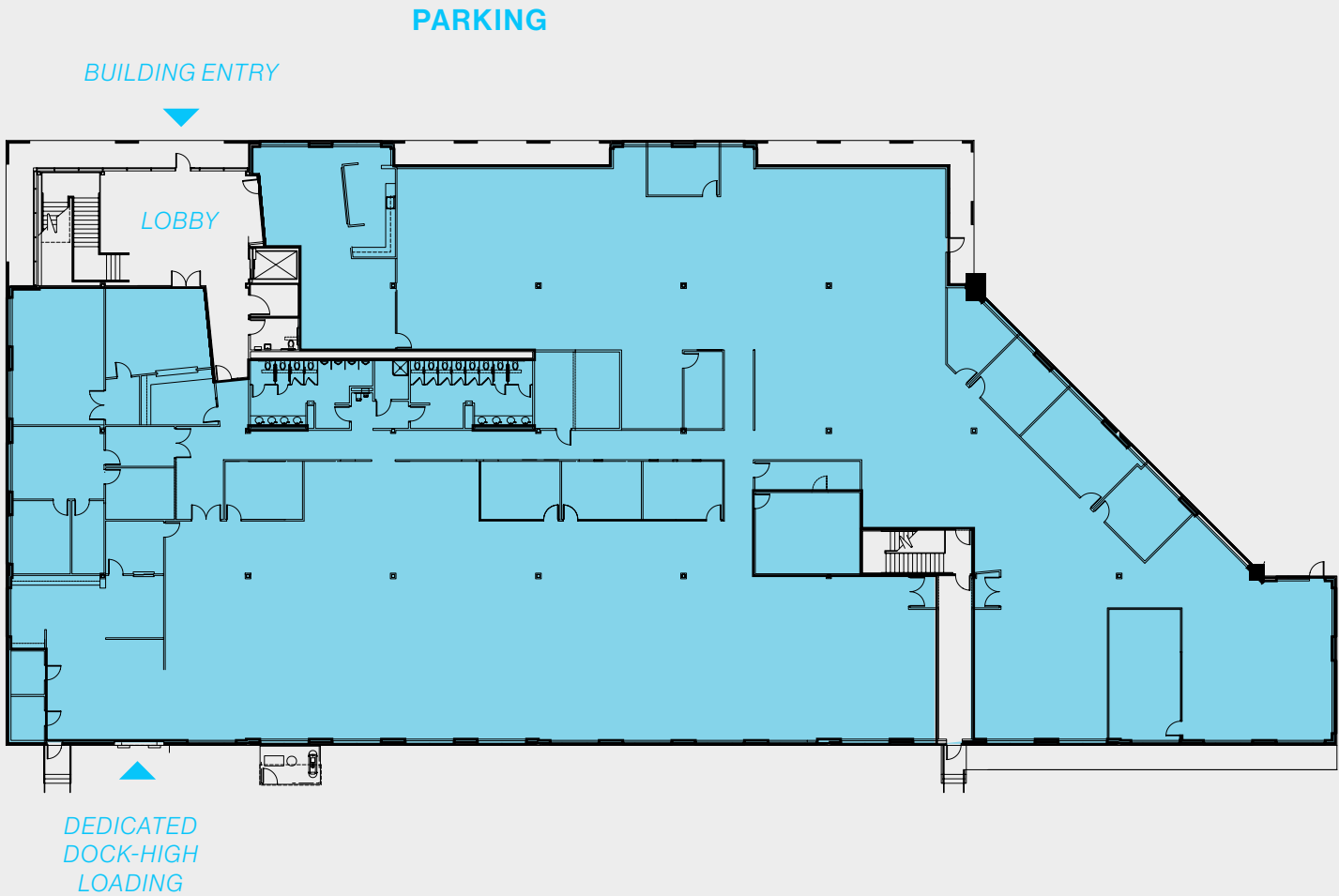
1st Floor Availability

27,209 SF Total SF Available



27,209 SF

1st Floor | Suite 100



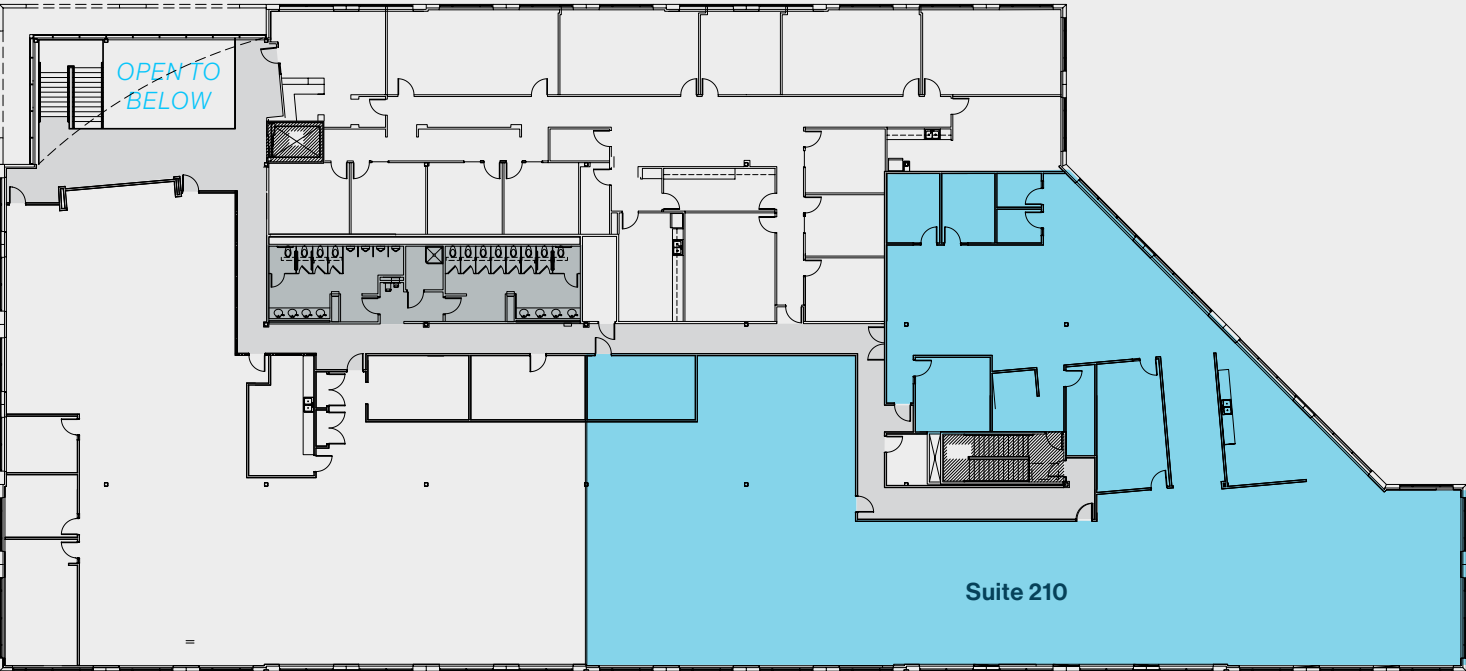
UP TO 46,475 SF AVAILABLE

2nd Floor Availabilities

19,266 Total SF Available

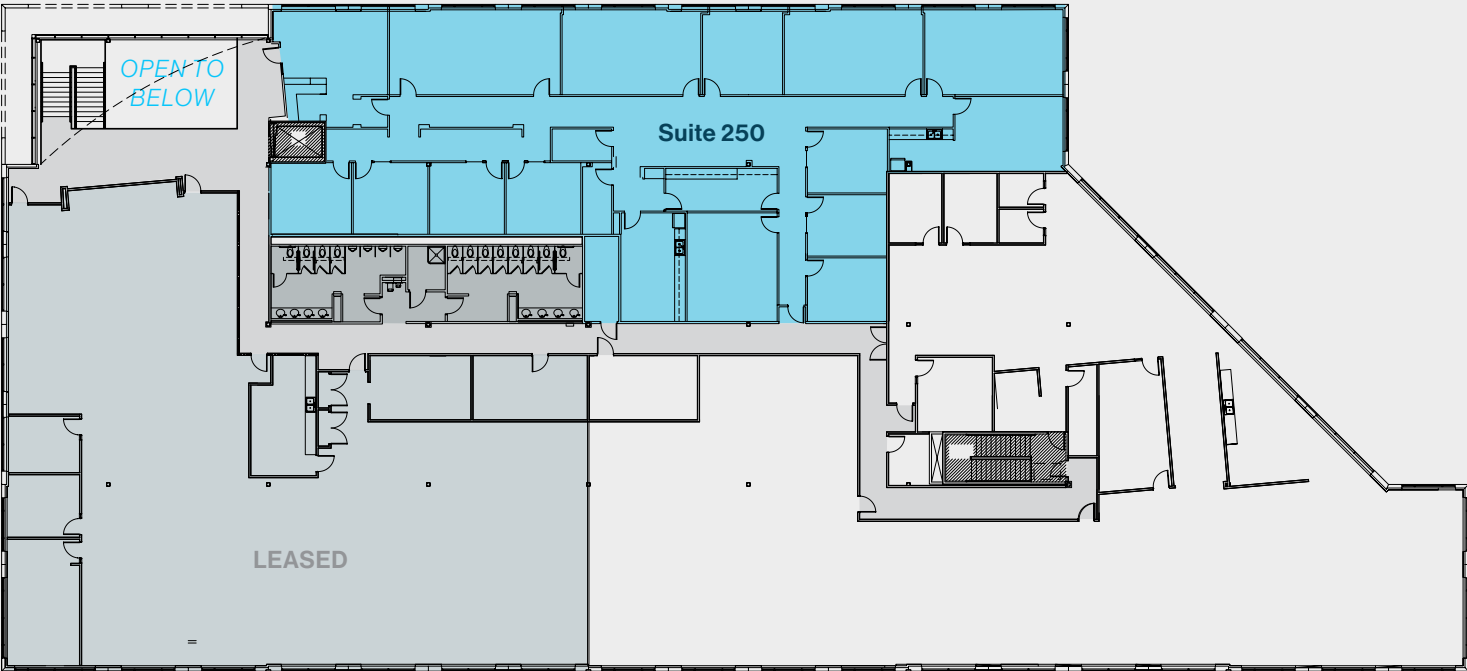
11,493 SF

2nd Floor | Suite 210 | Move-In-Ready



7,773 SF

2nd Floor | Suite 250

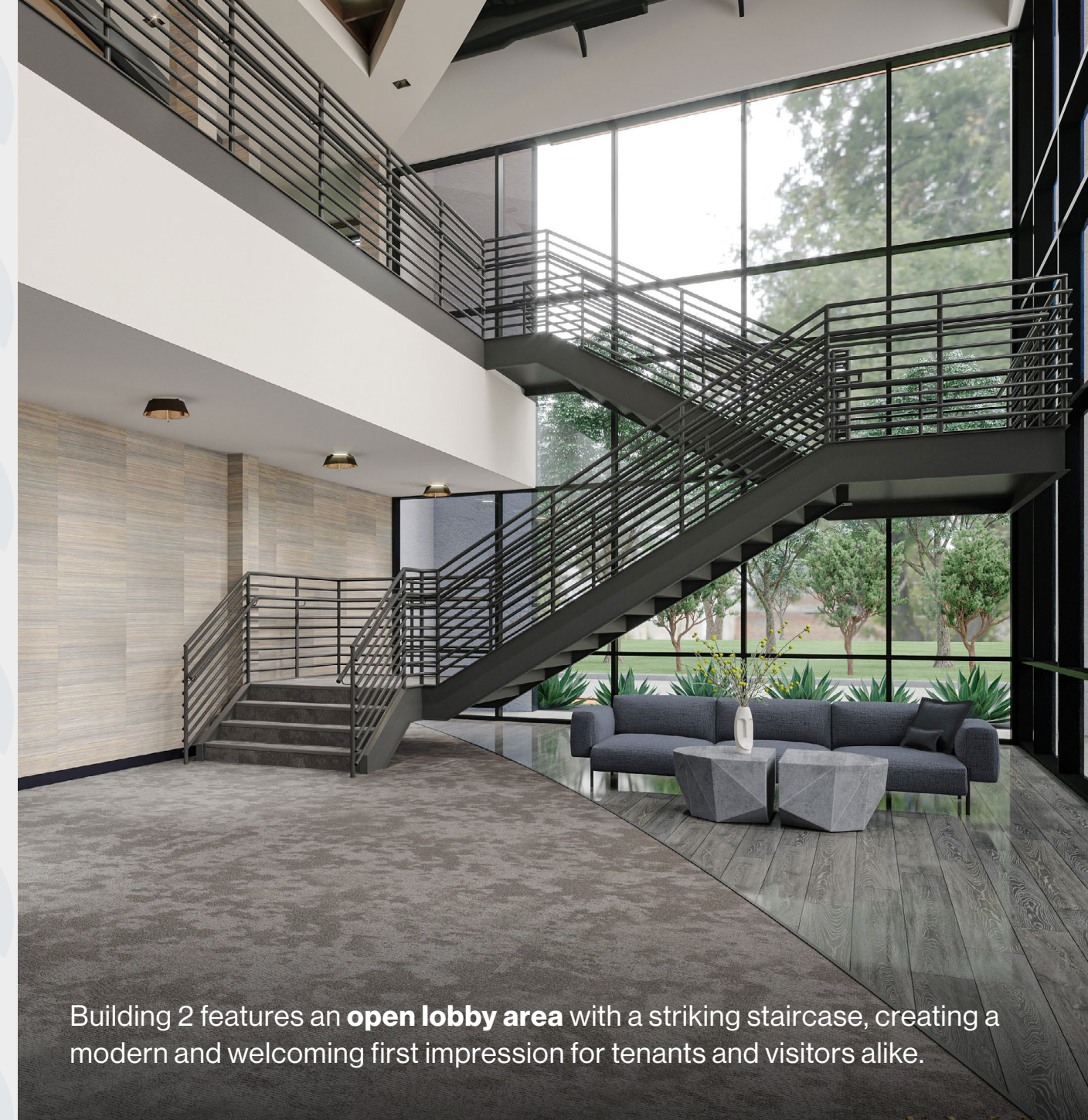


UP TO 46,475 SF AVAILABLE



Suite 100

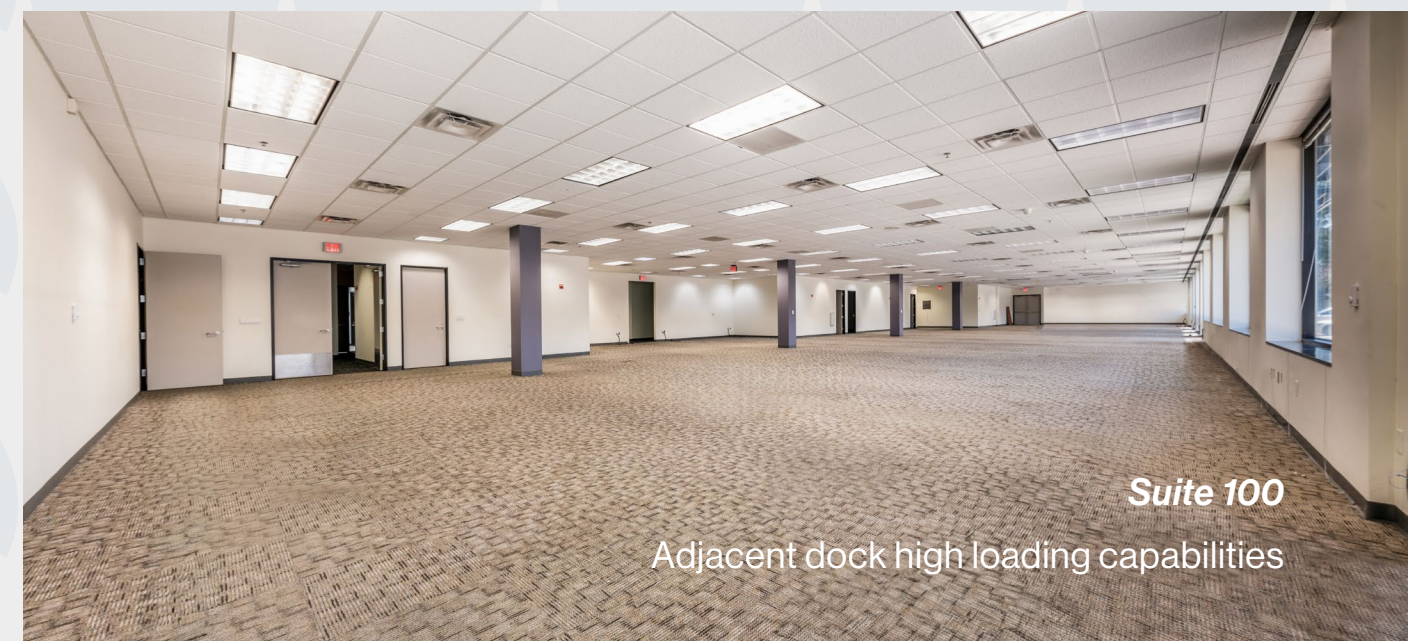
With its **open layout** and **versatile spaces**, it's the perfect foundation to create a welcoming and customized entry experience.



Building 2 features an **open lobby area** with a striking staircase, creating a modern and welcoming first impression for tenants and visitors alike.



The building is designed to maximize **abundant natural light**, creating a bright and energizing workspace for tenants.



Suite 100

Adjacent dock high loading capabilities

Where Opportunity Meets Innovation in Northwest Austin

Situated just off U.S. Highway 183, tenants benefit from **seamless access** to major thoroughfares, including Loop 360 and Mopac Expressway, making commutes convenient from all parts of the city. Research Park 2 is minutes away from The Arboretum and The Domain, two of Austin’s premier shopping, dining, and entertainment destinations. Surrounded by a thriving tech corridor and top-tier corporate neighbors, this location positions businesses at the center of innovation and growth in Northwest Austin.

Area Amenities Within 4 Miles:



Research Park 2 is just minutes away from **The Domain**, Austin’s premier destination for shopping, dining, and entertainment. This vibrant live-work-play hub enhances employee satisfaction and provides convenient options for client meetings, team events, and after-work gatherings.

The Arboretum features popular spots like Trader Joe’s, Z’Tejas, and Barnes & Noble, offering tenants convenient amenities for lunch breaks, client meetings, and after-work errands—all just minutes away.

Amenities at The Arboretum

TRADER JOE’S



BARNES & NOBLE

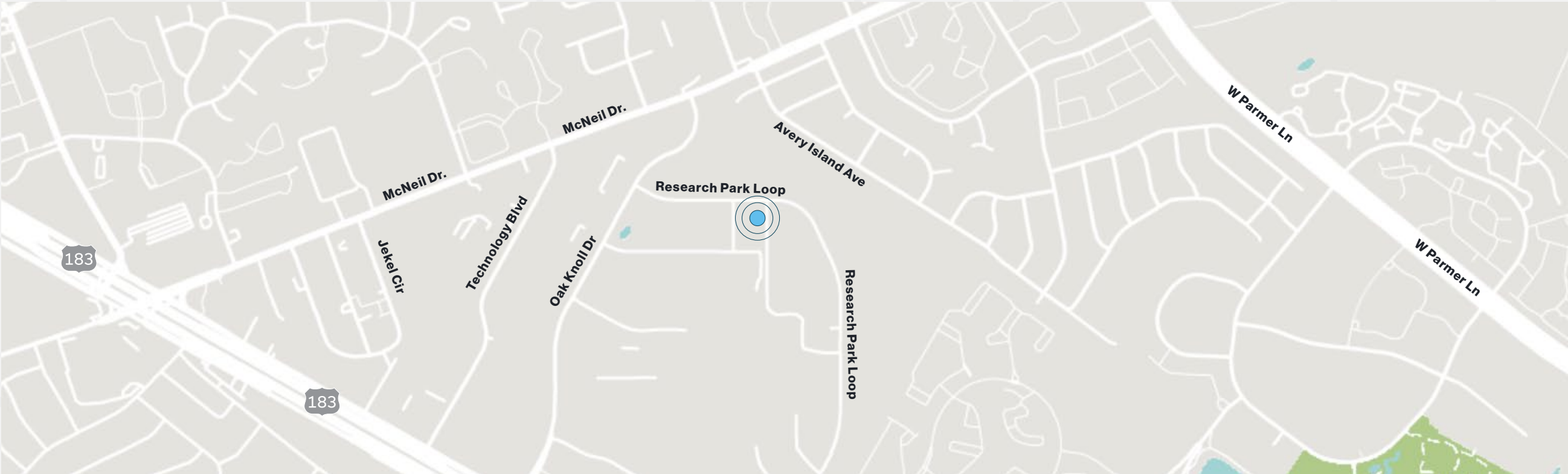


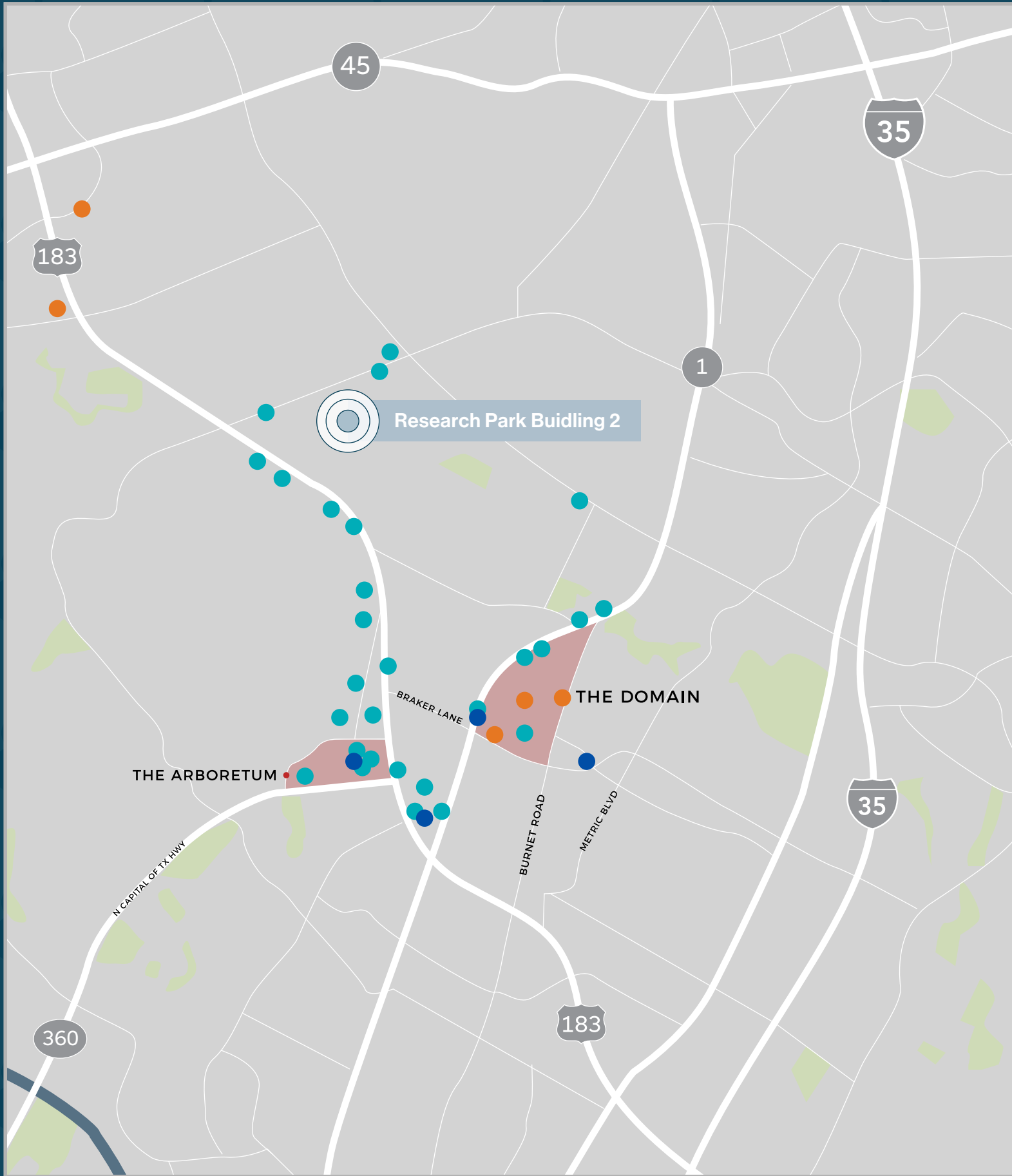
Panera BREAD

08 Minutes
to The Domain

12 Minutes
to The Arboretum

18 Minutes
to Downtown Austin





Within a 6-mile radius

F & B

1. The Cheesecake Factory
2. Amy's Ice Creams
3. Trader Joe's
4. Dimassi's Mediterranean Buffet
5. Honest Mary's
6. Chick-fil-A
7. Schlotzky's
8. Jason's Deli
9. Starbucks
10. Chipotle Mexican Grill
11. Panera Bread
12. Marble Slab Creamery
13. Chuy's
14. Juiceland
15. Z'Tejas Southwestern Grill
16. Five Guys
17. Zoe's Kitchen
18. Wingstop
19. Nothing Bundt Cakes
20. Corner Bakery Café
21. Pluckers Wing Bar
22. Kerbey Lane Cafe
23. Tarka Indian Kitchen

HOTELS

1. Renaissance Austin Hotel
2. Embassy Suites by Hilton Austin
3. Homewood Suites by Hilton
4. Hilton Garden Inn Austin North

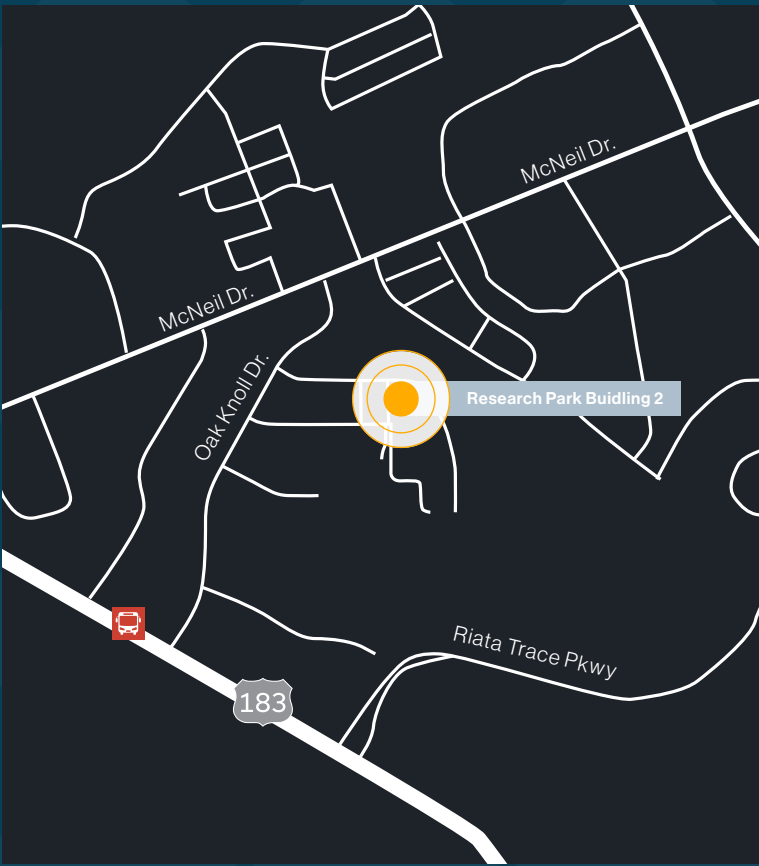
ENTERTAINMENT

1. The Domain
2. Topgolf Austin
3. iPic Theaters
4. Pinballz Arcade
5. Austin Aquarium

Public Transit



Bus Stop
0.9 miles





RESEARCH PARK

BUILDING 2

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