



# For Sublease

**Suite 106 - 4,578 SF**

**Loading:**  
(1) Grade Level

**Clear Height:**  
15'

**Parking:**  
2.7/1,000

**Occupancy:**  
Available Now

**Lease Rate:**  
Contact Broker



## Corporate Center 1

8868 Research Blvd., Austin, TX 78758

### 4,578 SF Flex Warehouse in North Austin

Corporate Center presents a highly functional North Austin sublease opportunity in one of the city's most connected and amenity-rich submarkets. The 4,578 SF suite offers a well-balanced office and warehouse configuration, ideal for users seeking a flexible, efficient layout. The space is equipped with one storefront entrance and a grade level loading door providing seamless operational flow and accessibility.

Please contact us for additional information or to schedule a tour:

**Miller Luhan**  
miller.luhan@streamrealty.com  
T: 512.481.3053

**Luke Watson**  
luke.watson@streamrealty.com  
T: 512.481.3056



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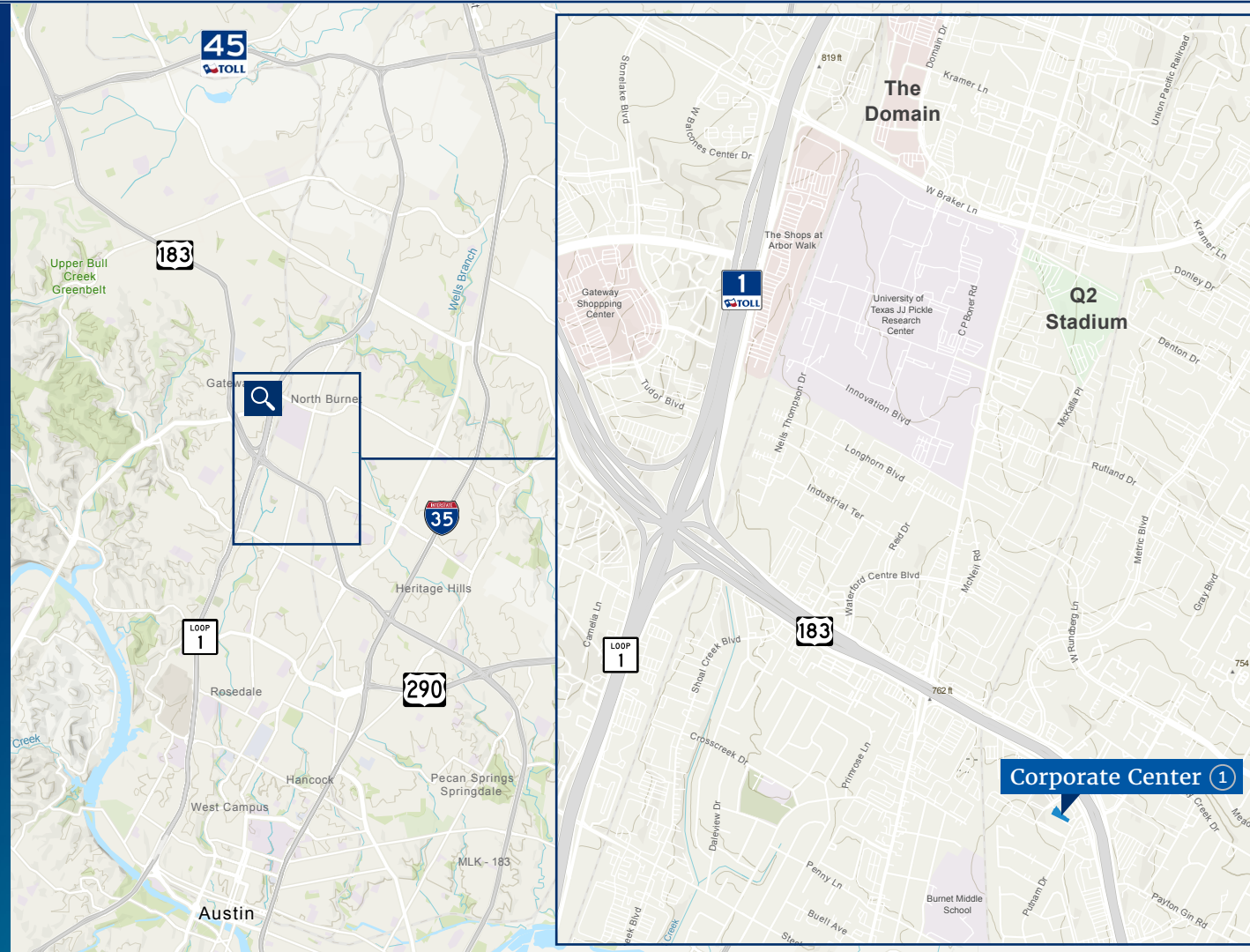
8868 Research Blvd., Austin, TX 78758

Suite 106 - 4,578 SF Flex Warehouse 

## LOCATED IN ONE OF AUSTIN'S MOST **CONNECTED** SUBMARKETS

8868 Research Blvd offers immediate access to US-183 with convenient connectivity to MoPac (Loop 1) and SH 45, providing efficient regional access throughout North and Northwest Austin. The property is minutes from The Domain and The Arboretum at Great Hills, with nearby access to Q2 Stadium, home of the Austin FC. The surrounding area is supported by a dense and growing mix of established neighborhoods and new residential communities. Together, these factors create a highly accessible, amenity-rich environment in one of Austin's most connected Northwest submarkets.

-  **US 183** • 0.2 Miles • 1 Min
-  **MOPAC / LOOP 1** • 3.5 Miles • 6 Mins
-  **SH-45** • 8.5 Miles • 10 Mins
-  **ROUND ROCK** • 11 Miles • 14 Mins
-  **DOWNTOWN AUSTIN** • 10 Miles • 15 Mins
-  **CEDAR PARK / LEANDER** • 9 Miles • 12 Mins
-  **ABIA AIRPORT** • 18 Miles • 21 Mins



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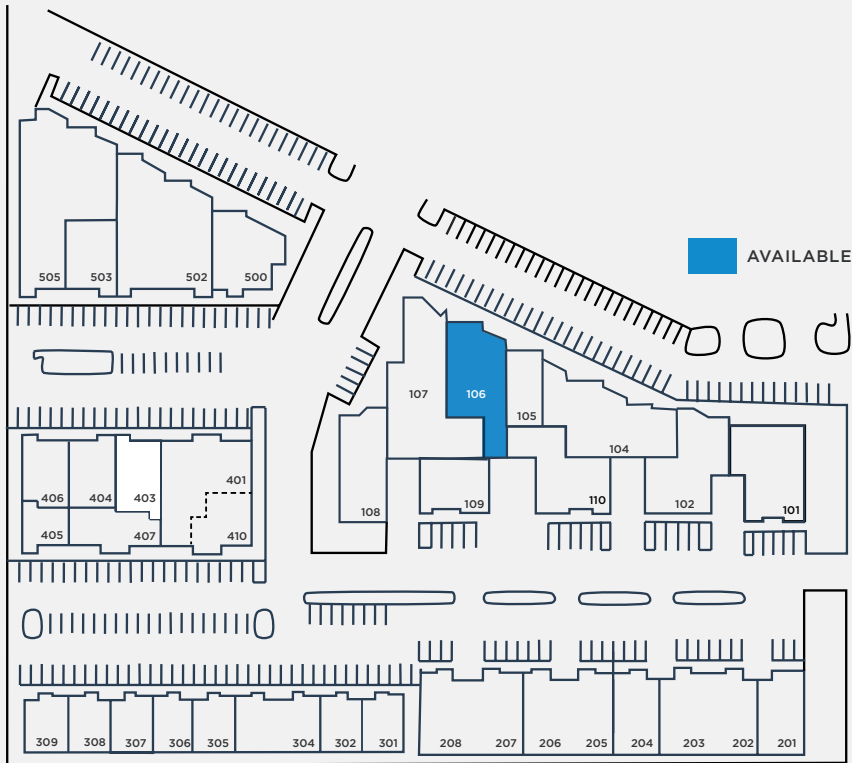
  
**STREAM**

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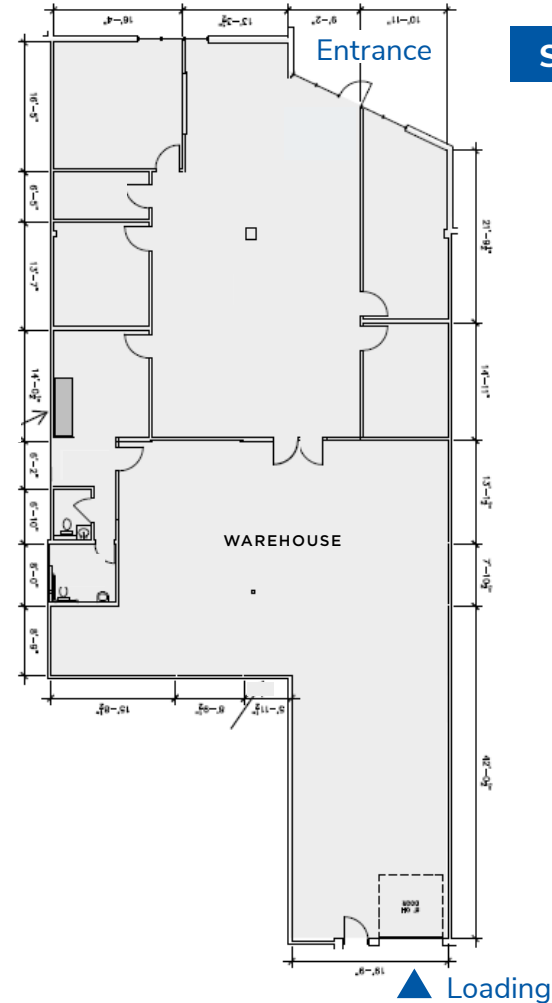
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## SITEPLAN



## SUITE 106



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**SURROUNDED BY**  
**North Austin's Top Amenities**

Positioned in North Austin's thriving corridor, 8868 Research Blvd offers immediate access to The Domain, a premier hub for retail, dining, and entertainment. Tenants are minutes from destinations like Apple Store, Nordstrom, Lululemon, along with a diverse mix of dining options including True Food Kitchen, North Italia, Perry's Steakhouse and Flower Child. Entertainment and lifestyle amenities such as Topgolf Austin and SoulCycle further enhance the area's energy. Nearby, Q2 Stadium, home to Austin FC, adds a dynamic mix of live sports and events, creating an amenity-rich, experience-driven environment that supports a true live-work-play lifestyle.





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