

**FULL BUILDING AVAILABLE | 55,388 SF
DIVISIBLE TO 11,531 SF**

RESEARCH PARK 3

12515 RESEARCH BLVD., BLDG 3, AUSTIN, TX 78759



FOR MORE INFORMATION, CONTACT:

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THE
RMR
GROUP

PROPERTY FEATURES



55,388 SF
SQUARE FOOTAGE

3.2:1000
PARKING



USE

CAN ACCOMMODATE FLEX, OFFICE, AND R&D USES



STRUCTURAL

CONCRETE TILT-UP WALL PANELS WITH ACCENT REVEALS AND TEXTURED ACRYLIC COATING. 1 ROLLUP DOCK LEVEL DOOR WITH POTENTIAL TO ADD ADDITIONAL DOORS. TPO ROOF INSTALLED IN 2015.



WINDOW GLAZING

ANODIZED ALUMINUM FRAMED WINDOWS WITH REFLECTIVE GLASS COATING.



HVAC

52 PACKAGE RTU'S. PHASED REPLACEMENT BEGINNING IN 2024.



ELECTRIC AND FIRE PROTECTION

480/277 3-PHASE. SILENT KNIGHT FIRE PROTECTION SPRINKLER SYSTEM.



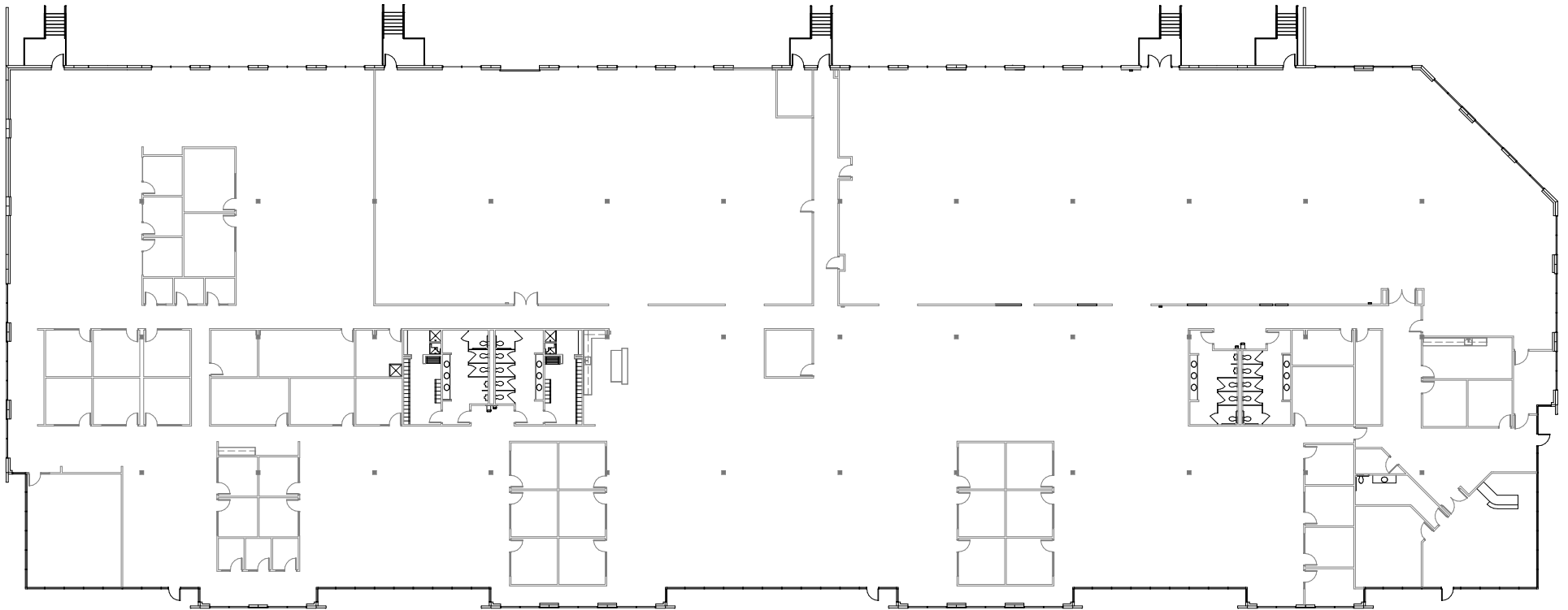
FLOOR PLAN

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Square footage is subject to
remeasurement.



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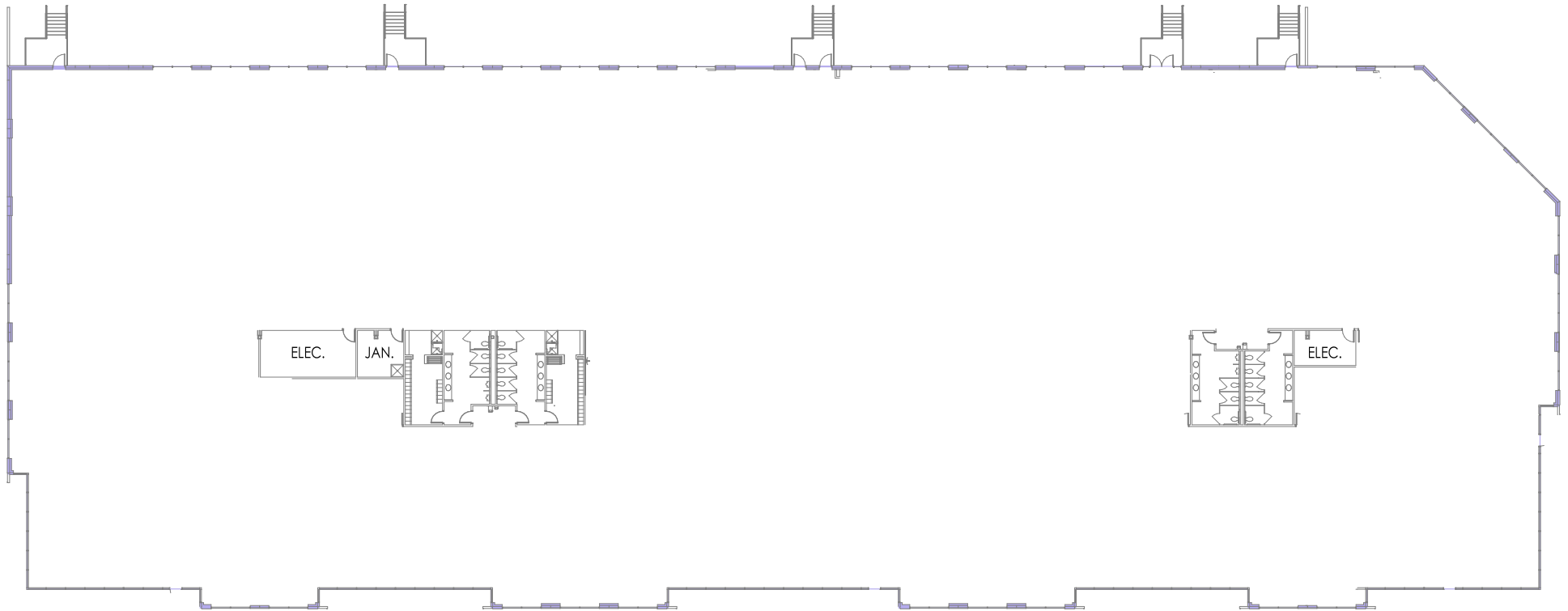
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Shell layout



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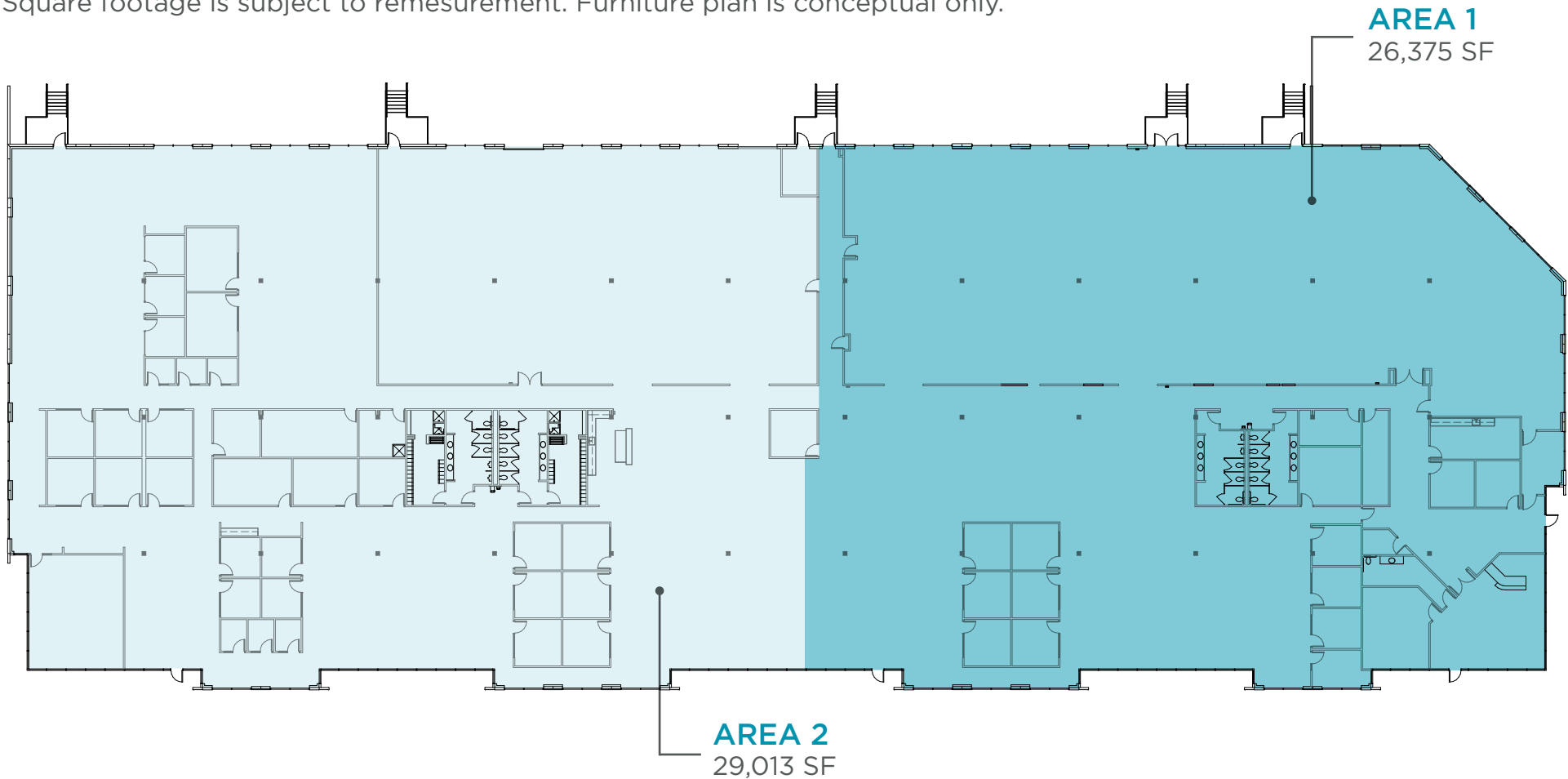
FLOOR PLAN

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DEMISING OPTION #1

Square footage is subject to remeasurement. Furniture plan is conceptual only.



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SITE LOCATION

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AMENITIES MAP

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RETAIL

- | | |
|---------------|--------------|
| 1. Shell | 4. Walgreens |
| 2. Academy | 5. 7/11 |
| 3. Chase Bank | 6. H-E-B |



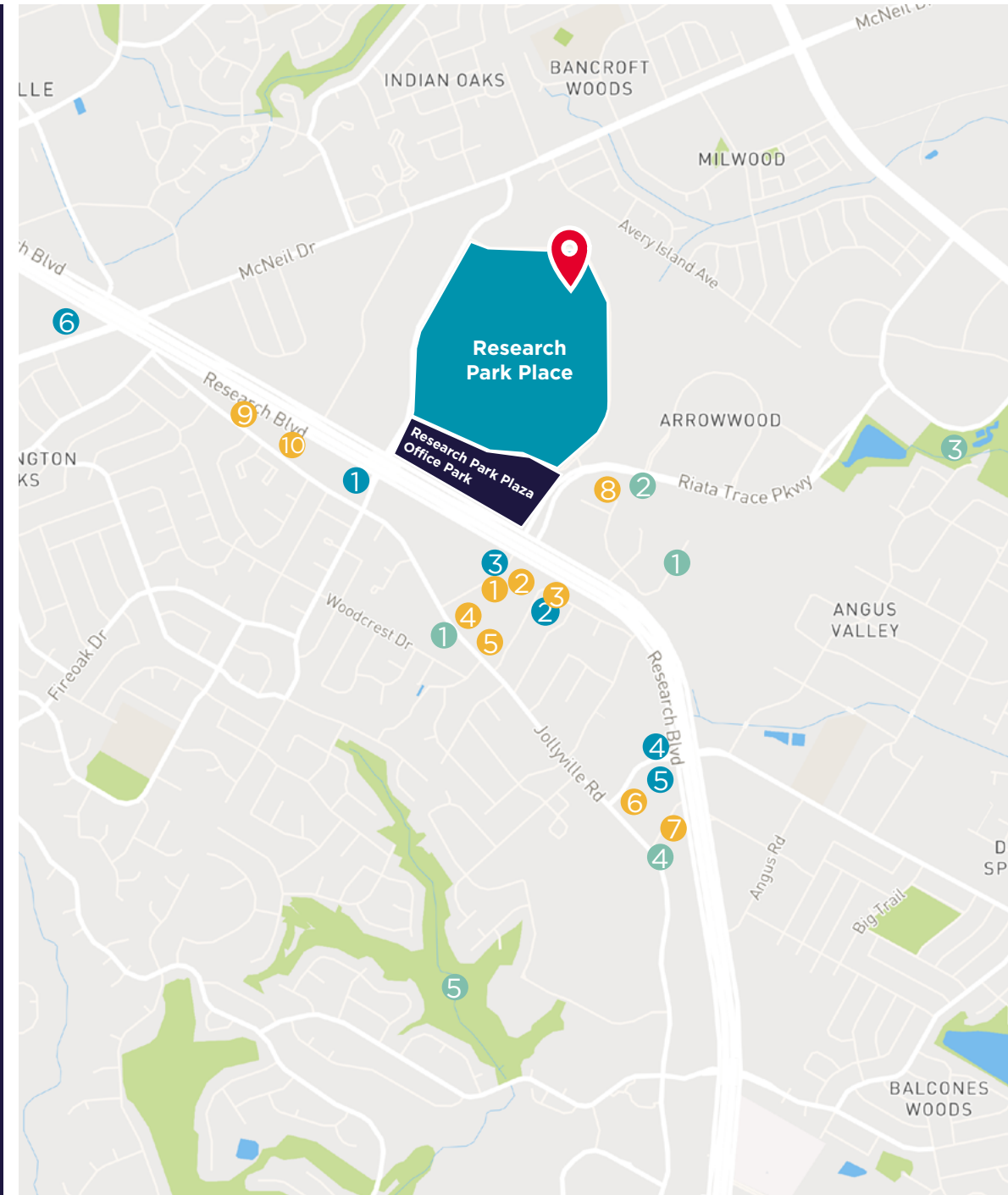
RESTAURANTS

- | | |
|----------------------------|-----------------------|
| 1. Dunkin' | 6. Chuy's |
| 2. OneTaco | 7. Outback Steakhouse |
| 3. P. Terry's Burger Stand | 8. Cafe Eden |
| 4. Sonic | 9. Dimassi's |
| 5. Pour House | 10. Krispy Kreme |



OTHER

- | | |
|---------------------------------|--------------------------------------|
| 1. Extended Stay | 4. Tru By Hilton Austin NW Arboretum |
| 2. Yoga | 5. Great Hills Neighborhood Park |
| 3. Yett Creek Neighborhood Park | |



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