



HIGHFLEX TECH CENTER

12708 RIATA VISTA CIRCLE
AUSTIN, TX 78727



Property Highlights

Highflex Tech Center offers a professionally managed, modern workspace in a prime Austin location adjacent to the Apple campus and near The Domain. Tenants enjoy abundant natural light, multiple conference and breakout rooms, a tenant lounge, and locker/shower facilities. With a generous parking ratio and easy access to Parmer Lane, McNeil Drive, and Riata Parkway, the property is surrounded by major employers and amenities including Apple, Oracle, PayPal, and Flextronics—making it ideal for tech-focused tenants seeking convenience and connectivity in a thriving business corridor.



Availability

Suite	SF
A-103: Virtual Tour Link	3,072 RSF (Combined A-103 & A-104: 5,007 RSF)
A-104:	1,935 RSF (Combined A-103 & A-104: 5,007 RSF)
A-108: Virtual Tour Link	2,793 RSF (Combined A-108 & A-110: 8,091 RSF)
A-109: Virtual Tour Link	6,689 RSF (Available 01/15/2026)
A-110: Virtual Tour Link	5,298 RSF (Combined A-108 & A-110: 8,091 RSF)
A-124: Virtual Tour Link	5,506 RSF



BRETT ARABIE

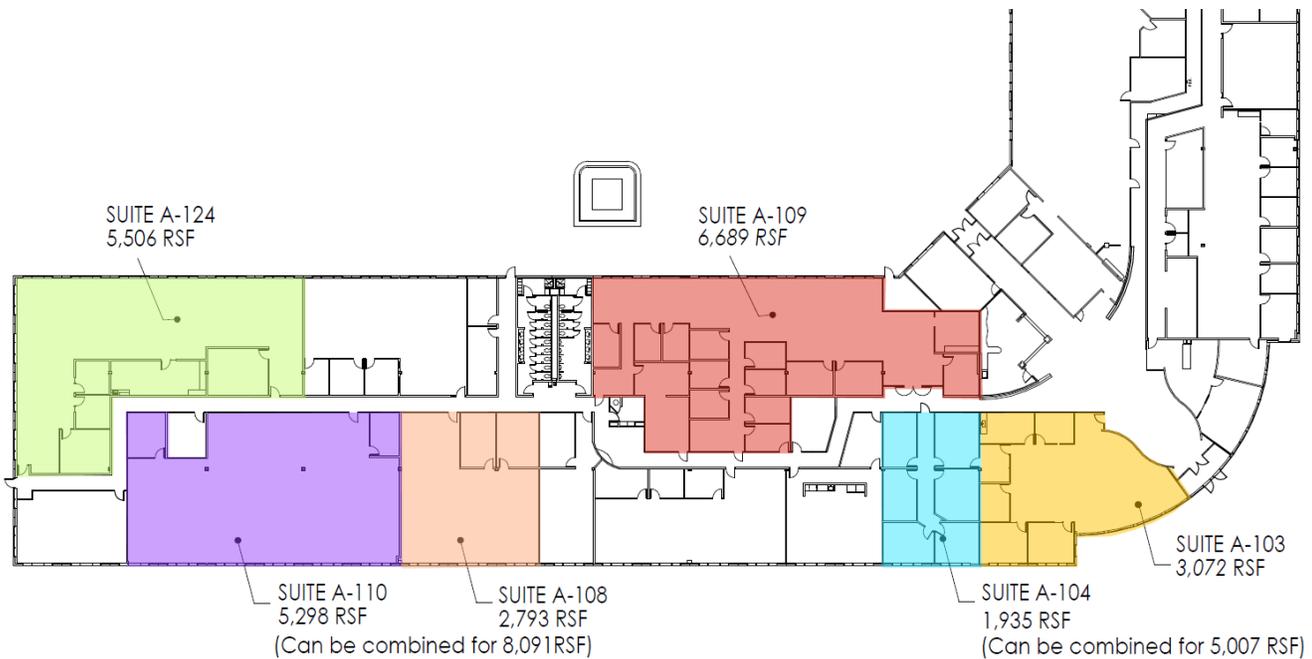
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FLOORPLAN



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FOR LEASE

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PLACEHOLDER



**CUSHMAN &
WAKEFIELD**