

**KEVIN GRANGER** 

Executive Managing Director +1 512 814 3403 kevin.granger@cushwake.com MATT FRIZZELL

Executive Director +1 512 814 3404 matt.frizzell@cushwake.com **BRIAN LIVERMAN** 







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 REPLACMENT BEGINING IN 2024.



#### **ELECTRIC AND FIRE PROTECTION**

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



12515 RESEARCH BLVD, BLDG 3, AUSTIN, TX 78759

## 55,388 SF

Square footage is subject to remeasurement.



### FOR MORE INFORMATION, CONTACT:

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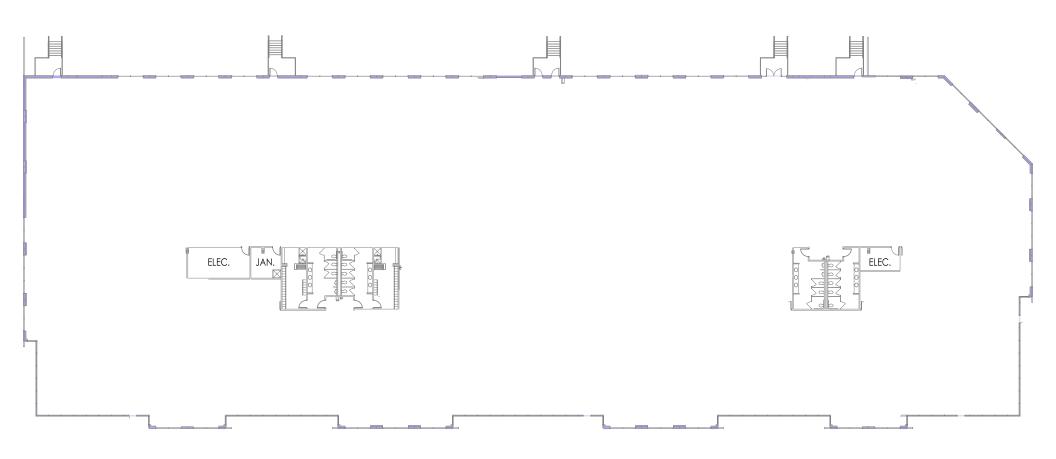




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55,388 SF

Shell layout



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## **DEMISING OPTION #1**

Square footage is subject to remeasurement. AREA 1 26,375 SF ELEC. AREA 2 29,013 SF

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### **DEMISING OPTION #2**

Square footage is subject to remeasurement. AREA 1 26,375 SF AREA 3 17,482 SF ELEC. AREA 2 11,531 SF

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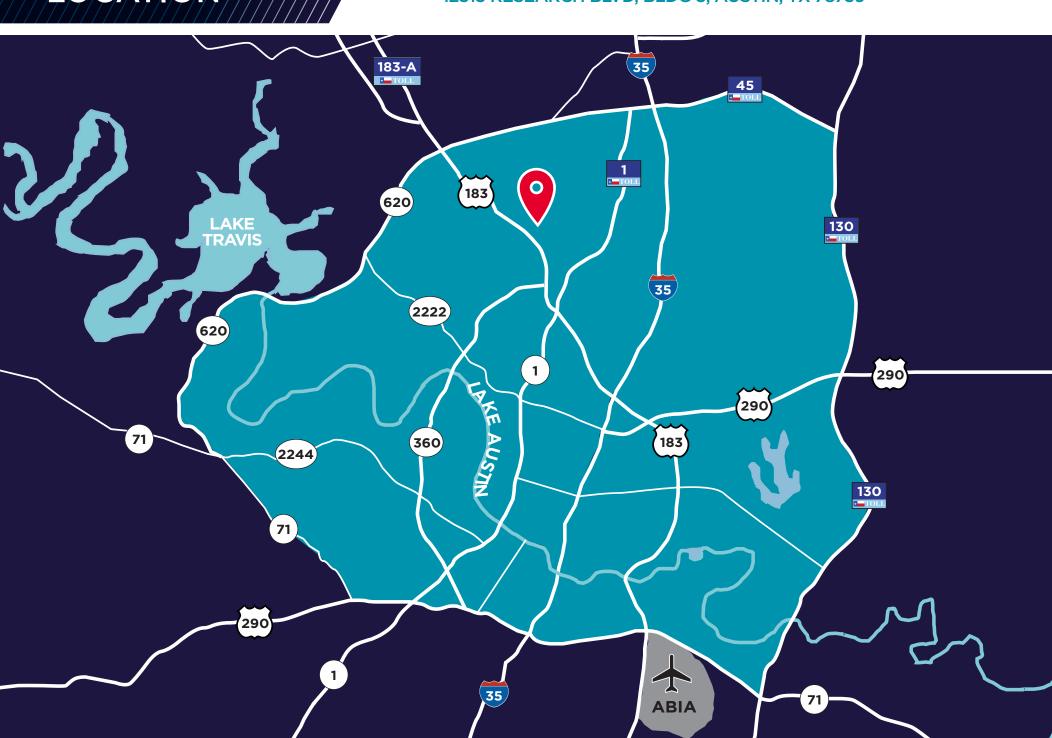
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#### **BRIAN LIVERMAN**





12515 RESEARCH BLVD, BLDG 3, AUSTIN, TX 78759



# AMENITIES Map

## **RESEARCH PARK 3**

12515 RESEARCH BLVD, BLDG 3, AUSTIN, TX 78759



- 1. Shell
- 2. Academy
- 3. Chase Bank

- 4. Walgreens
- **5**. 7/11
- 6. H-E-B



### **RESTAURANTS**

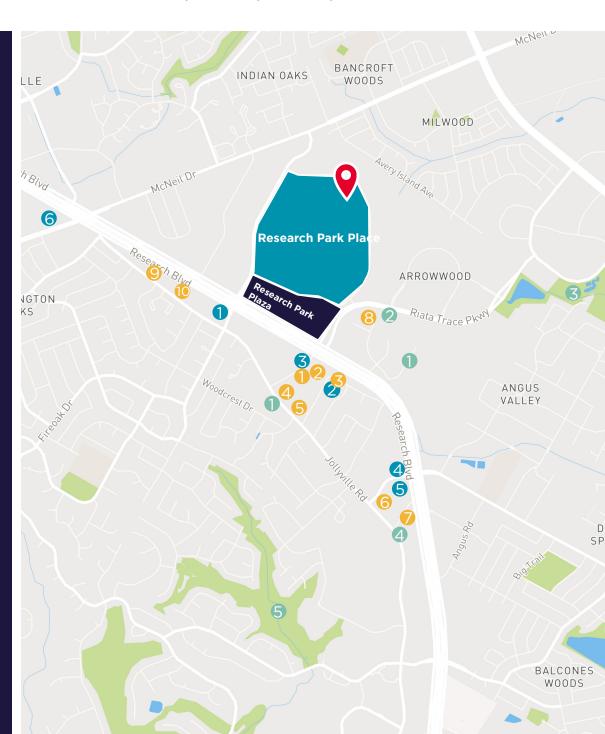
- 1. Dunkin'
- 2. OneTaco
- 3. P. Terry's Burger Stand
- 4. Sonic
- 5. Pour House

- 6. Chuy's
- 7. Outback Steakhouse
- 8. Cafe Eden
- 9. Dimassi's
- 10. Krispy Kreme



### **OTHER**

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





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