

FOR MORE INFORMATION, CONTACT:

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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

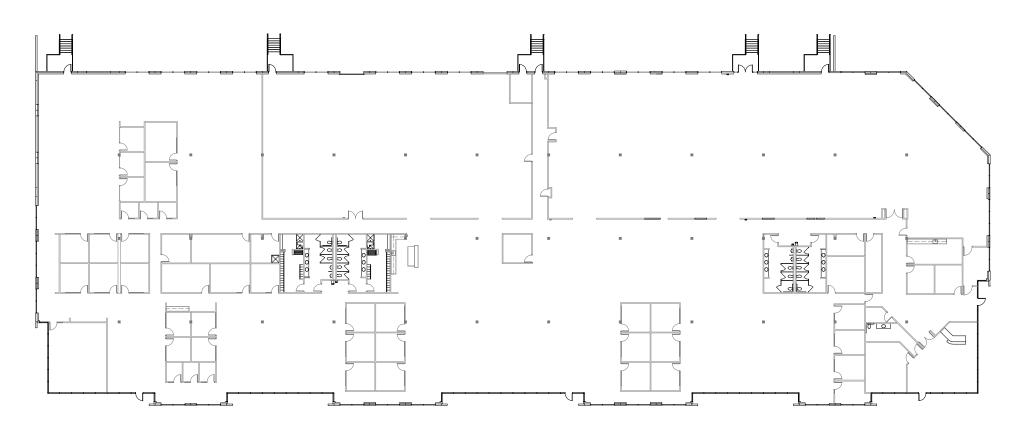
480/277 3-PHASE. SILENT KNIGHT FIRE PROTECTION SPRINKLER SYSTEM.



12515 RESEARCH BLVD, BLDG 3, AUSTIN, TX 78759

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Square footage is subject to remesurement.



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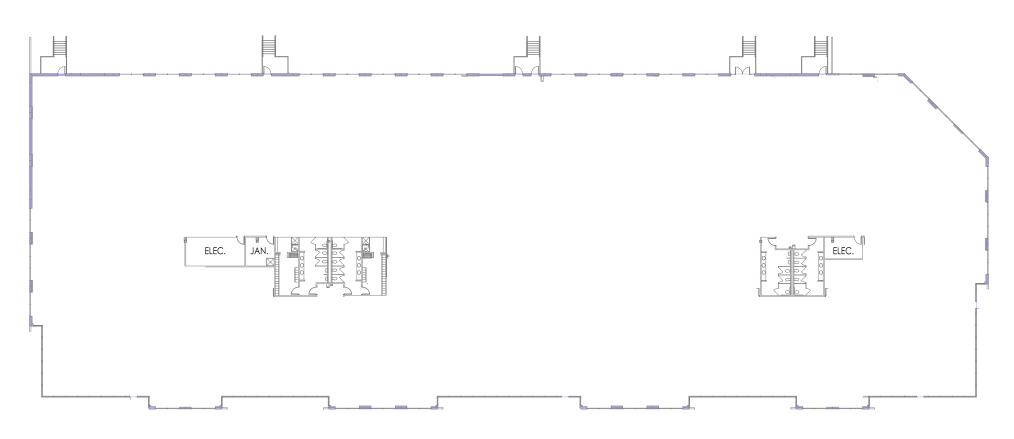




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Shell layout



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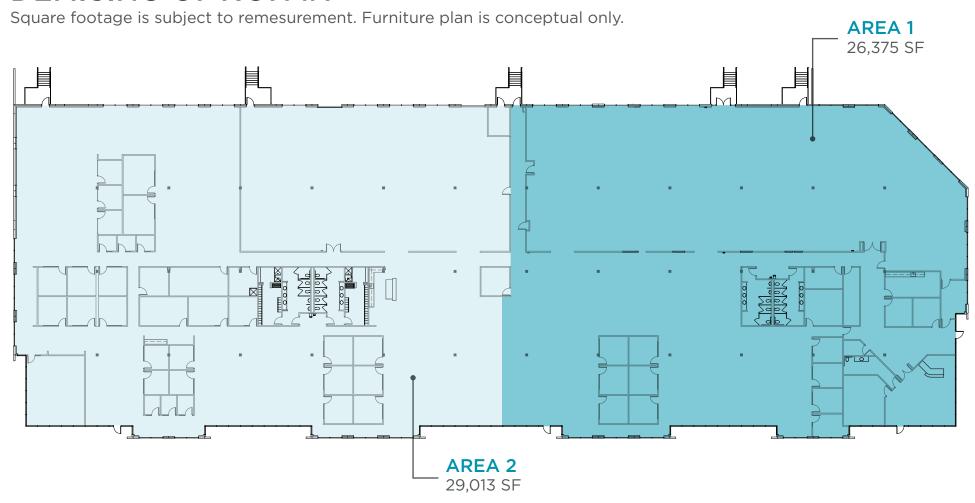
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DEMISING OPTION #1



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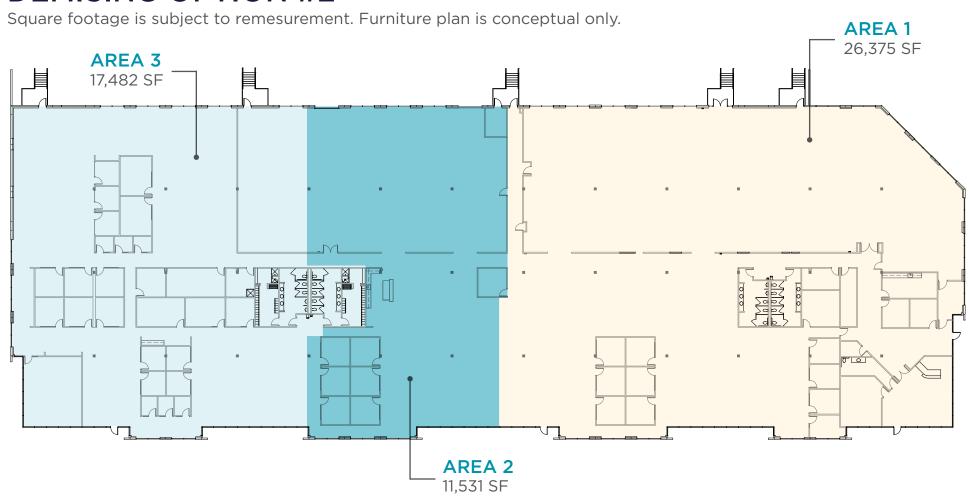
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DEMISING OPTION #2



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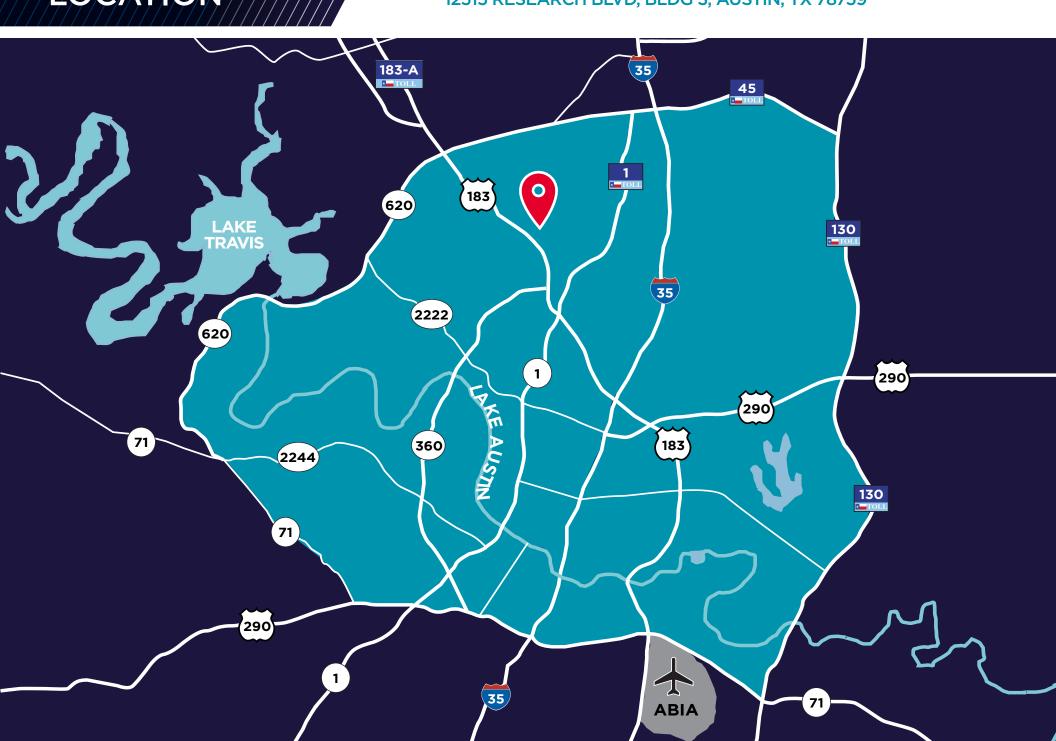
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AMENITIES MAP

RESEARCH PARK 3

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

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



RESTAURANTS

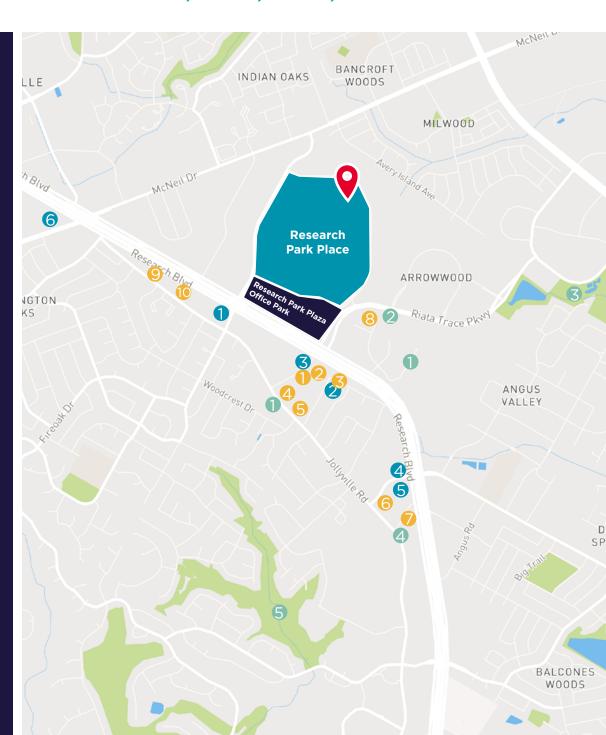
- 1. Dunkin'
- 2. OneTaco
- 3. P. Terry's Burger Stand
- 4. Sonic
- 5. Pour House

- 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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