

WHERE FOCUS FLOWS

# ENERGY GROWS



RESEARCH  
PARK PLAZA IV



12301 RESEARCH BOULEVARD, AUSTIN, TX 78759

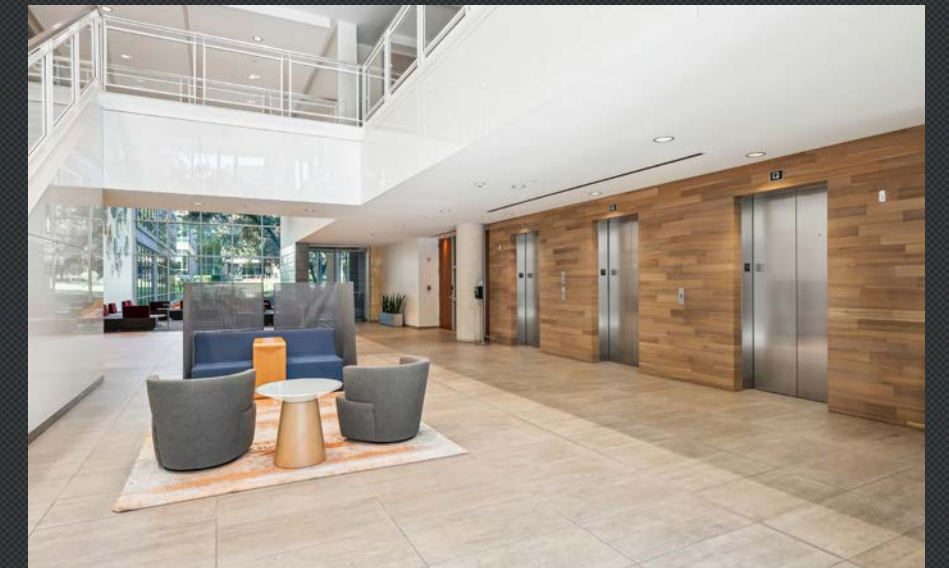


# WHERE CREATIVITY AND INNOVATION COLLIDE

SITTING NEAR THE CENTER OF THE AUSTIN POPULATION, RESEARCH PARK PLAZA EXUDES AN ENERGETIC BUZZ THAT POWERS PRODUCTIVITY THROUGHOUT THE DAY.

With collaborative spaces designed to spark creative solutions, spacious floor plans that embrace flexible customization, and outdoor spaces designed to refresh and recharge – this space is built for the next generation of innovators.

Strategically located amongst many of Austin's Fortune 500 companies and surrounded by a robust offering of amenities, top neighborhoods, and talented professionals, Research Park Plaza offers quick access to help tenants unwind and network, on and off the clock.





# AT THE CENTER OF IT ALL

30 MIN DRIVE TIME — —

2023 POP: 1,776,016

2028 POP: 1,908,805

## TRAVIS COUNTY

5 yr Growth for Austin 13.2%

## AUSTIN MSA

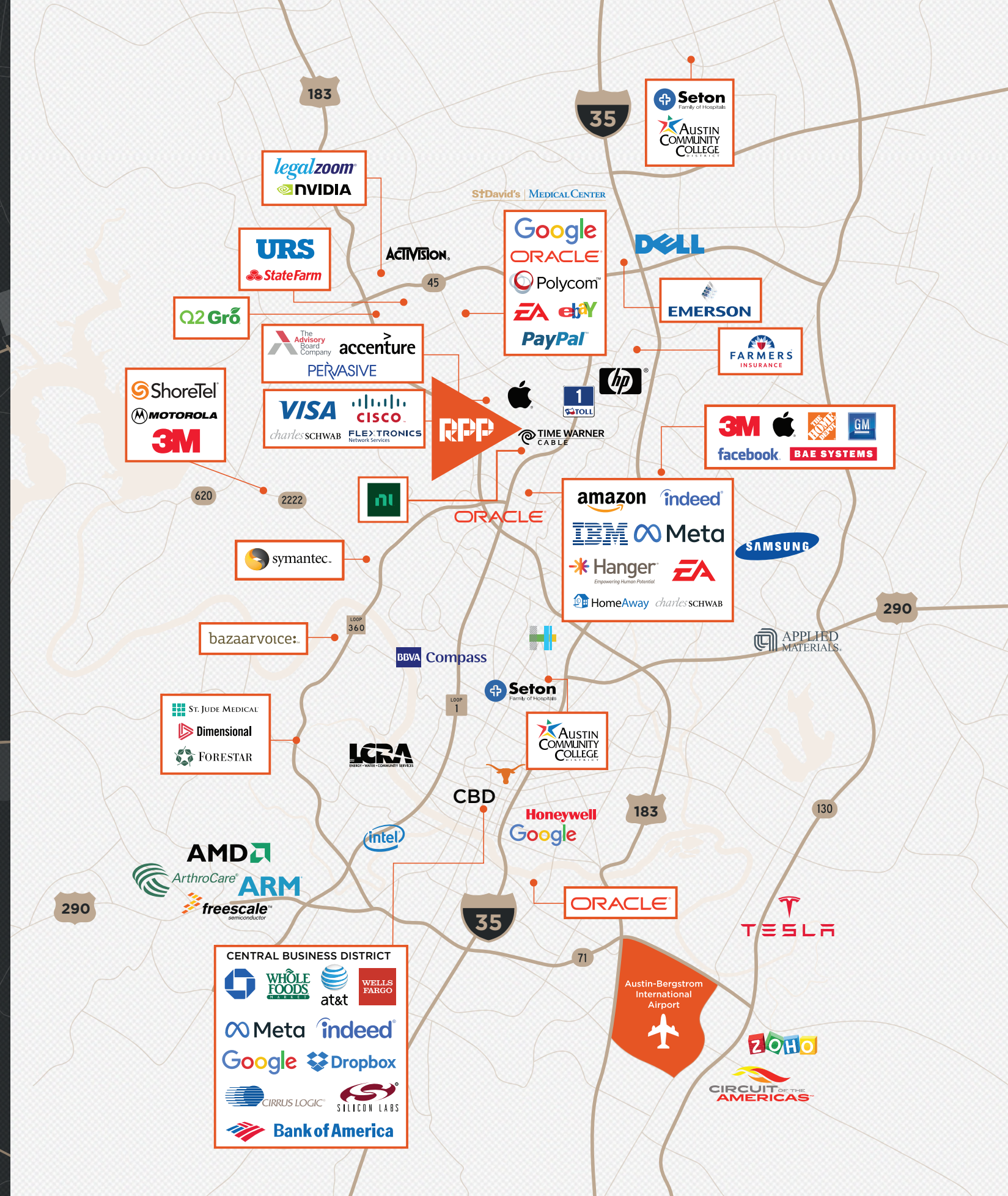
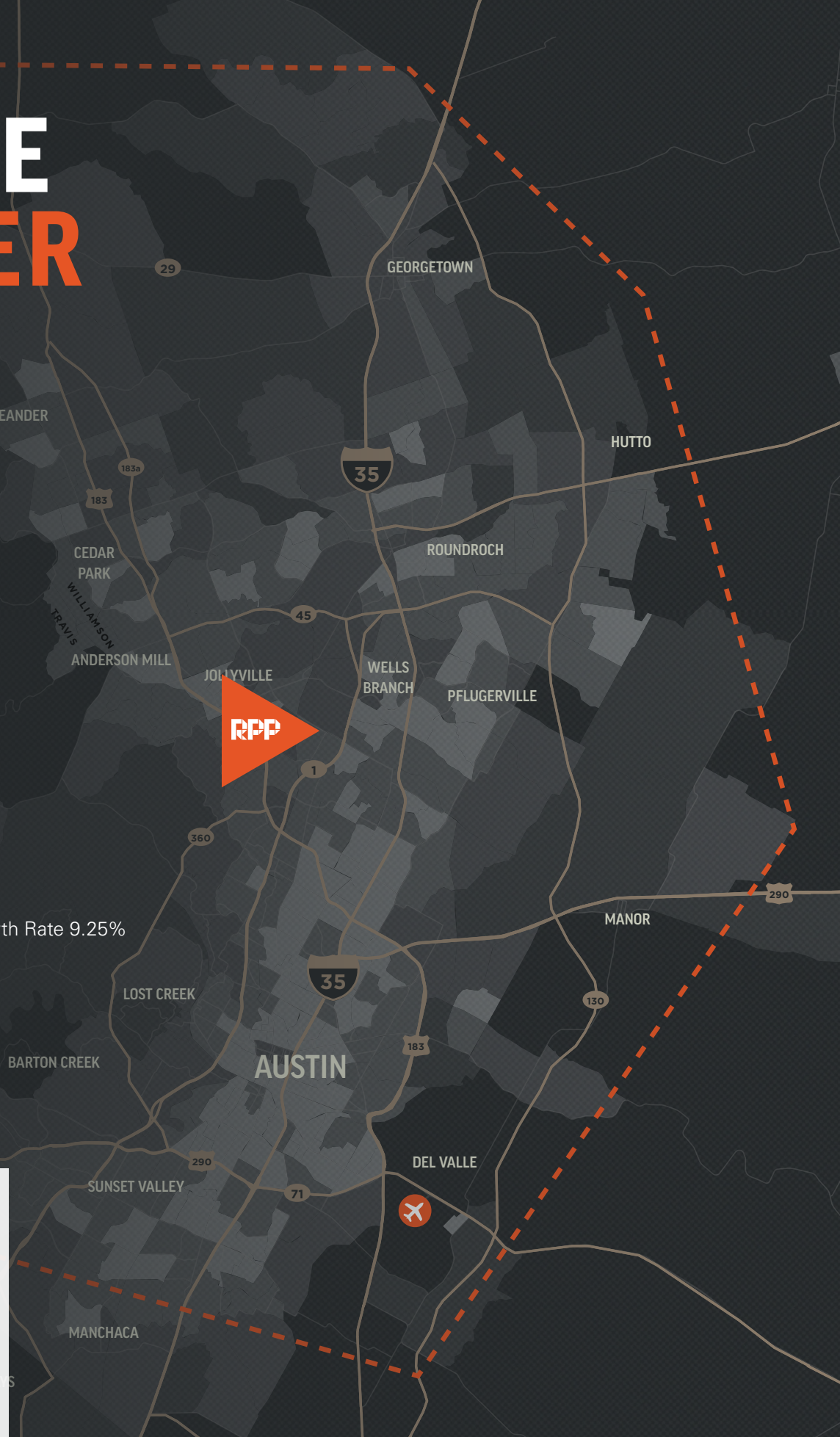
2023 POP: 2,499,236

2028 POP: 2,739,628

5 Year 23-28 Population Growth Rate 9.25%

### 2023 POP DENSITY BY CENSUS TRACT

- < 500 SQ. MILE
- 500 - 999 SQ.MILE
- 1,000 - 2,499 SQ. MILE
- 2,5000 - 4,999 SQ. MILE
- > 5,000 SQ. MILE





# BUILT FOR THE NEXT GENERATION OF VISIONARIES

## ADDRESS

12301 Research Boulevard, Austin, TX 78759

## SUBMARKET

Northwest Austin

## SF AVAILABLE

Suite 450 - 23,514 SF, Suite 260 - 6,159 SF  
Suite 200 - 23,711 SF

## TOTAL SF

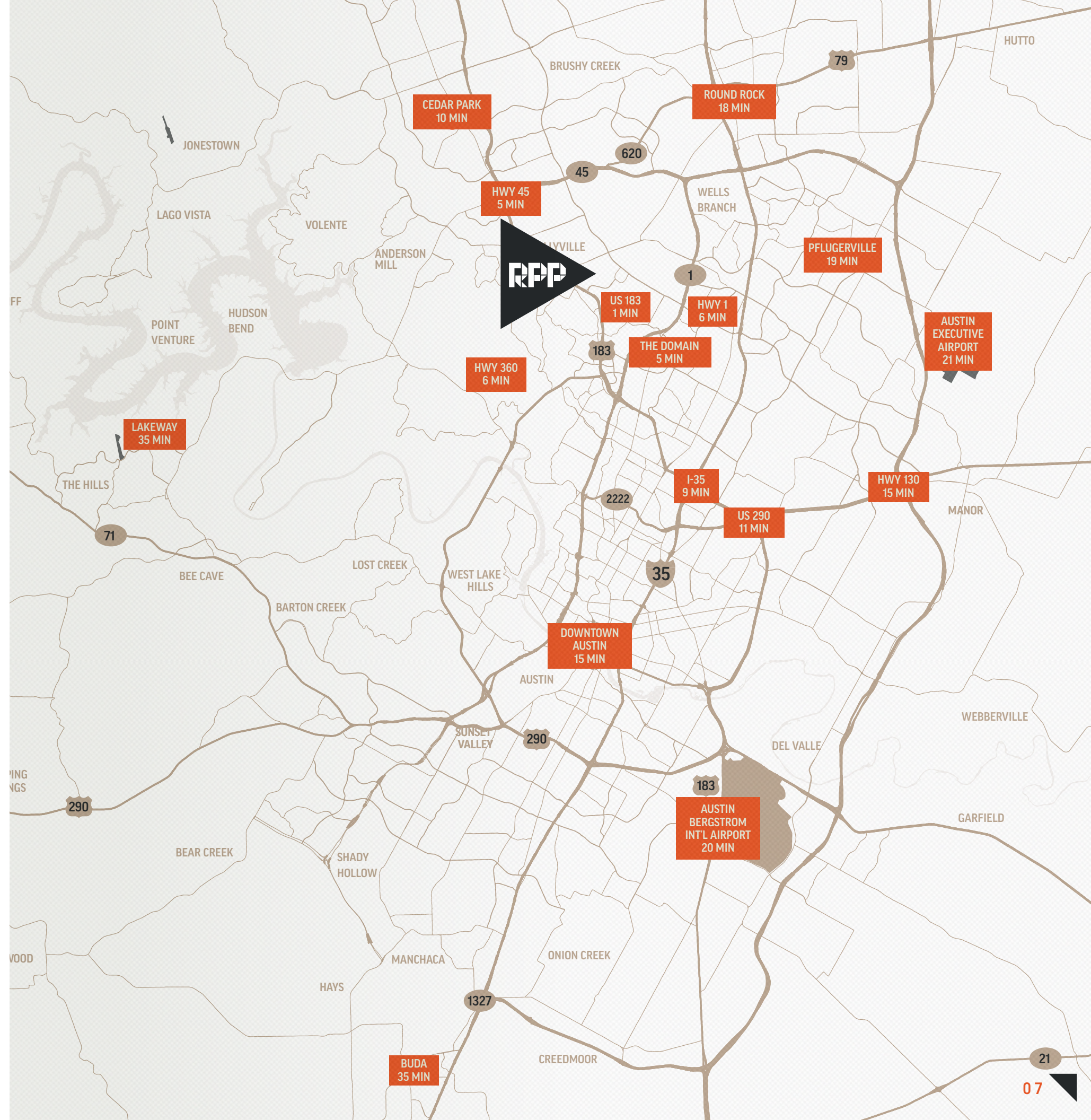
186,028 SF

## AMENITIES

- Spacious lobby with lounge
- Showers
- On-site management
- Outdoor courtyard with kitchen
- Patio seating
- Bocce ball court

## COVERED PARKING

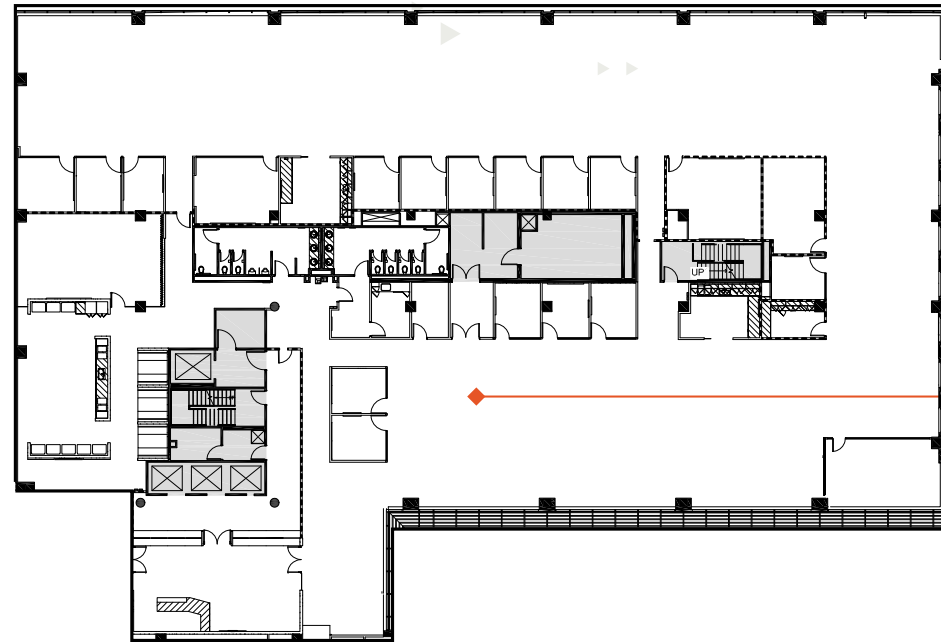
4.88: 1,000





# SUITE 450

## AVAILABLE NOW

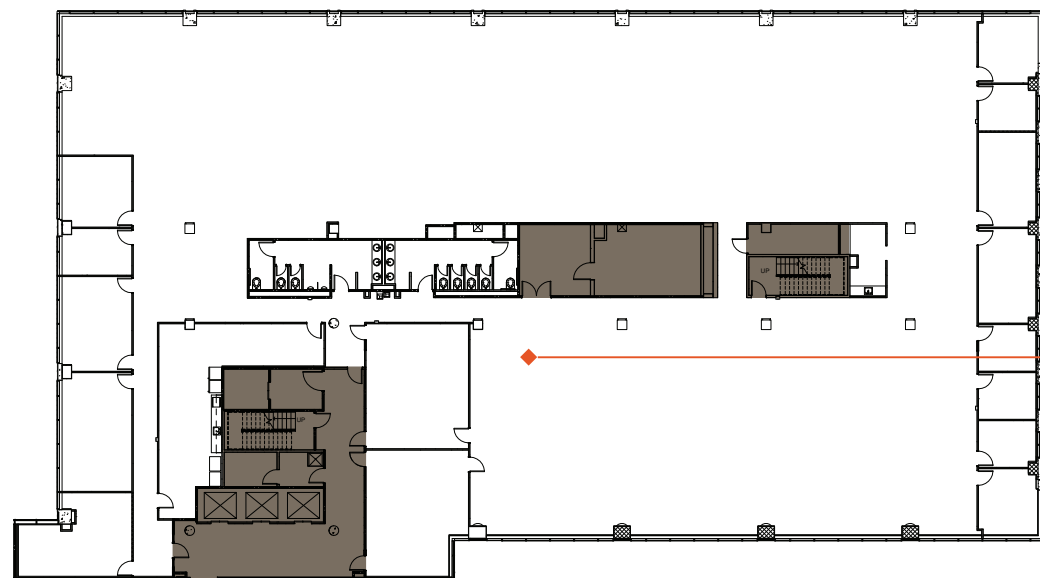


CLICK FOR  
VIRTUAL TOUR  
360°

AVAILABLE  
SUITE 450  
23,154 SF

# SUITE 200

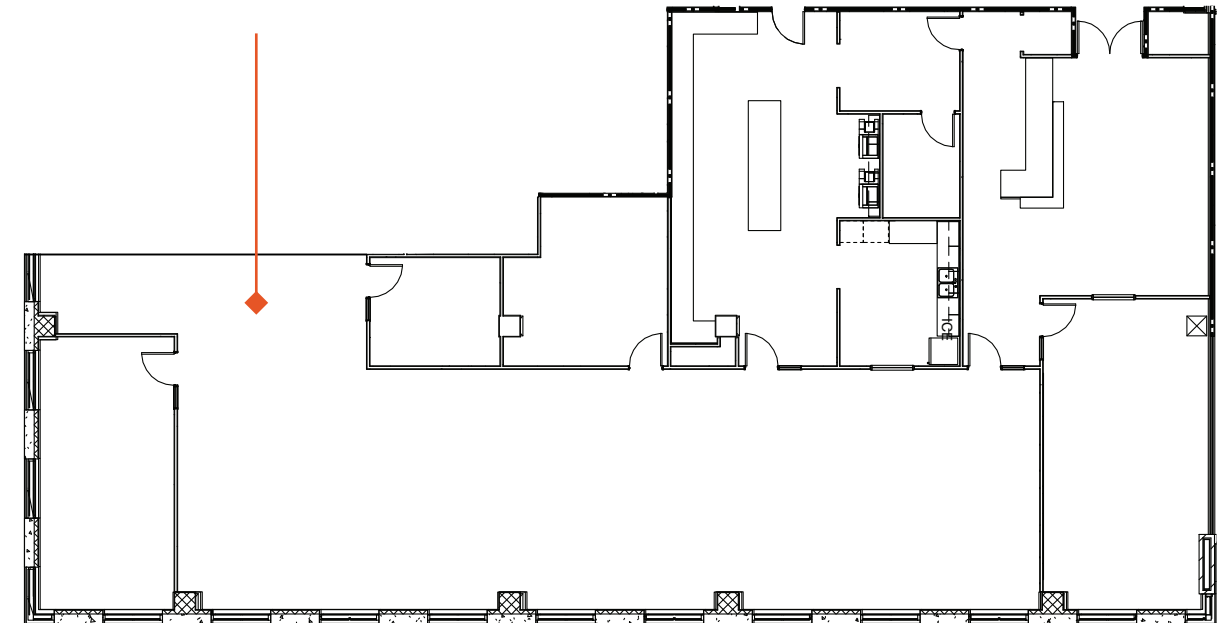
## AVAILABLE 5.1.25



AVAILABLE 5.1.25  
SUITE 200  
23,711 SF

# SUITE 260

## AVAILABLE 5.1.25



AVAILABLE 5.1.25  
SUITE 260  
6,159 SF



# A NEW EXPERIENCE AROUND EVERY CORNER

Austin has quickly become one of the fastest growing metropolitan areas in the country, boasting a rapidly expanding economy, impressive job growth, and a high quality of life. The city's cultural diversity, access to outdoor areas, and lively food and entertainment industry continue to make Austin a unique destination for major events like SXSW and Austin City Limits Music Festival.

## CENTRAL NORTHWEST LOCATION

Research Park delivers immediate access to Highway 183 and sits just minutes away from Mopac and Loop 360. Meanwhile, both Downtown Austin and ABIA are less than 25 minutes away.



## HUB FOR EMERGING TALENT

Austin is home to several top universities such as the University of Texas at Austin, St. Edward's University, Huston-Tillotson University, and Concordia University Texas.



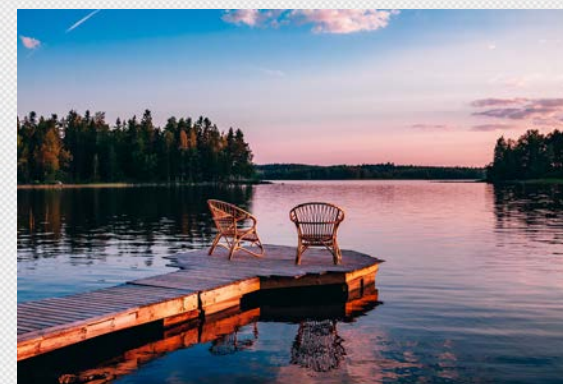
## LIVE MUSIC CAPITAL

Widely considered the "live music capital of the world," Austin is home to hundreds of live music venues, belting out tunes from every genre of music and some of the most premier music events in the U.S.



## SILICON HILLS

Since the mid-1990s, Austin has been renowned for its startup culture and is currently home to thousands of emerging companies, Austin continues to attract entrepreneurs and top talent.



## FESTIVALS FOR ALL

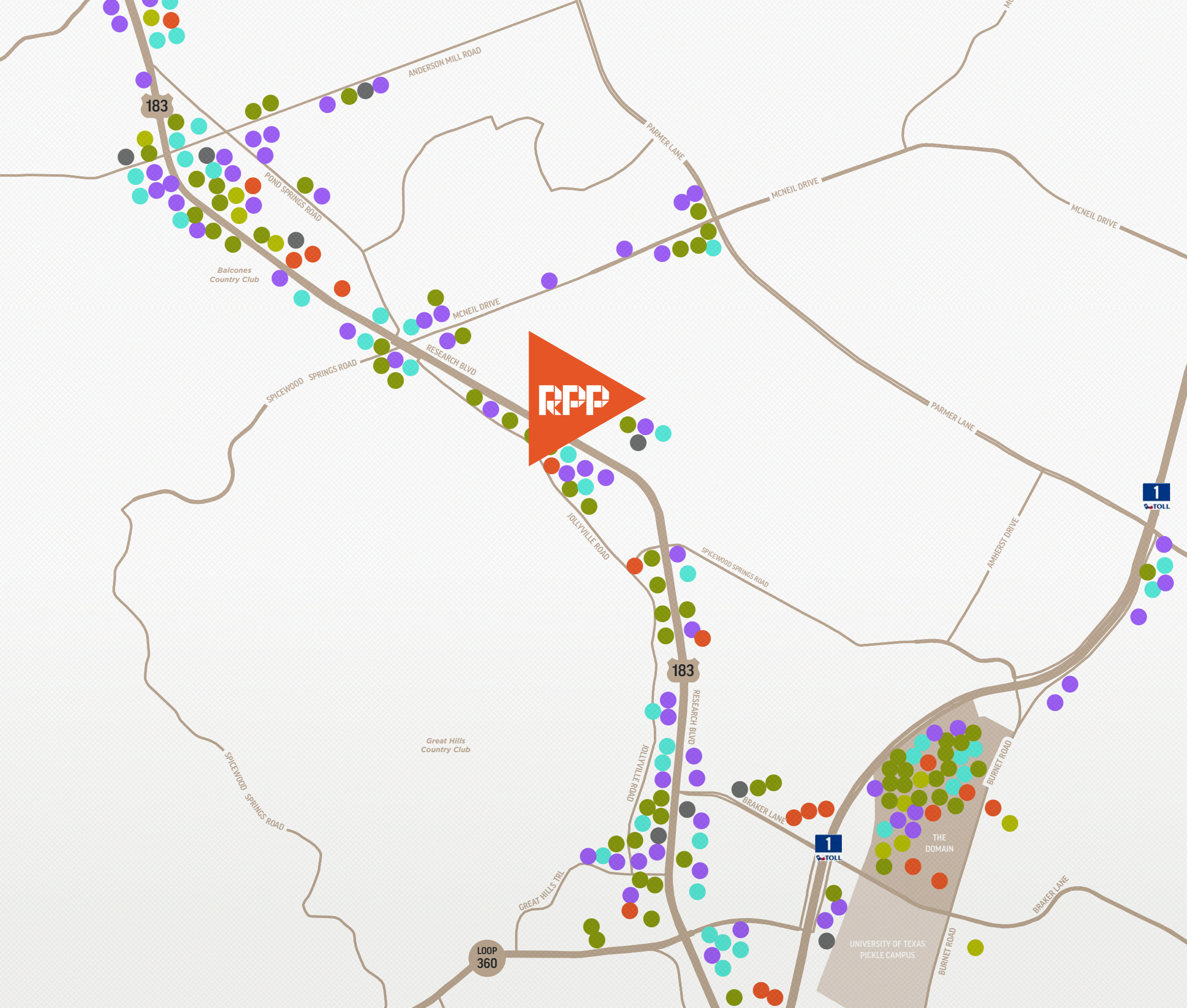
Home to SXSW, Austin is home to the premier two-week celebration of the convergence of tech, film, TV, and music. The city's cultural calendar also includes dozens of annual marathons, festivals, conferences, and major sporting events that keep the party going all year long.



## LAKE CULTURE

Austin and the surrounding hill country are full of waterways that offer a myriad of recreational activities like boating, kayaking, paddle boarding, wake surfing, and exploring.





# A VIBRANT HUB OF ACTIVITY

**RESEARCH PARK'S CENTRALIZED LOCATION**  
is just a short drive away from dozens of restaurants, retail, and entertainment destinations.

RESTAURANTS	70	
RETAIL	43	
HOTELS	21	
ENTERTAINMENT	13	
FAST CASUAL	70	
FITNESS	9	





RESEARCH  
PARK PLAZA IV

## FOR MORE INFO PLEASE CONTACT

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**CUSHMAN &  
WAKEFIELD**