

FOR LEASE

**2,800 SF of Creative Office
or Event Space**

**9063 Research Blvd,
Austin, TX 78758**

1 month free with new leases



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 **ASTERRA™**

Executive Summary

9063 Research Blvd is a two-story, 16,400 SF retail/office building located off Hwy 183 near Burnet Road, adjacent to the Exxon gas station at the corner of Research Blvd and Burnet Road.

Suite 204 is a 2,800 SF economic space located at the end space of the second floor of the building. Suite 204 is a 40' x 64' space, allowing an open room that can be used for a variety of uses. Potential uses include an event center, creative office space, showroom, and more. The space includes a small office, a kitchen area, and a restroom

The property provides quick and easy access to Hwy 183, Mopac, Burnet Road, and more. Current tenants include Vasquez Mexican Restaurant, a Hair Salon and Barber Shop, a Child Development Center, and an Indian/Nepalese Retail Store. Nearby amenities include Jim's Restaurant, Gold's Gym, Pluckers, Chili's, Highland Lanes. The property provides quick access to N Capital Texas Hwy which includes Whole Foods, Best Buy, Target, Sam's Club, and many more.

9063 Research Blvd is an excellent location for any tenant wishing to be located in North Central Austin in an economic space with easy access to major roadways and other nearby amenities

Highlights

- Easy Access to Hwy 183, Mopac and Burnet Rd
- Includes Small Office, a Kitchen Area and Restrooms
- Ideally Located
- Ample Parking

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Listing Details

Lease Rate: \$8/SF

NNN: \$5/SF

Property Type: Creative Office
Event Space
Showroom

Total Building SF: 16,400 SF

Available SF: 2,800 SF

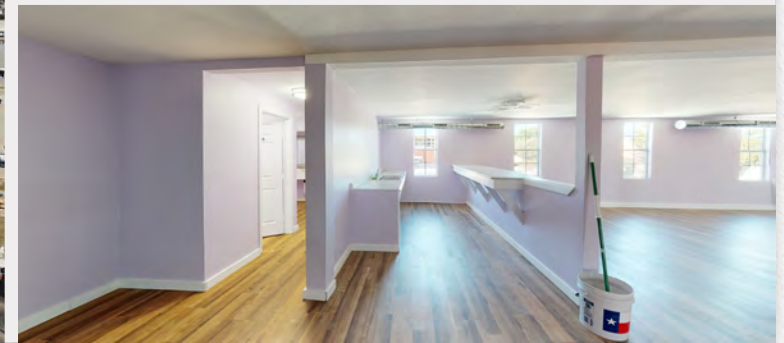
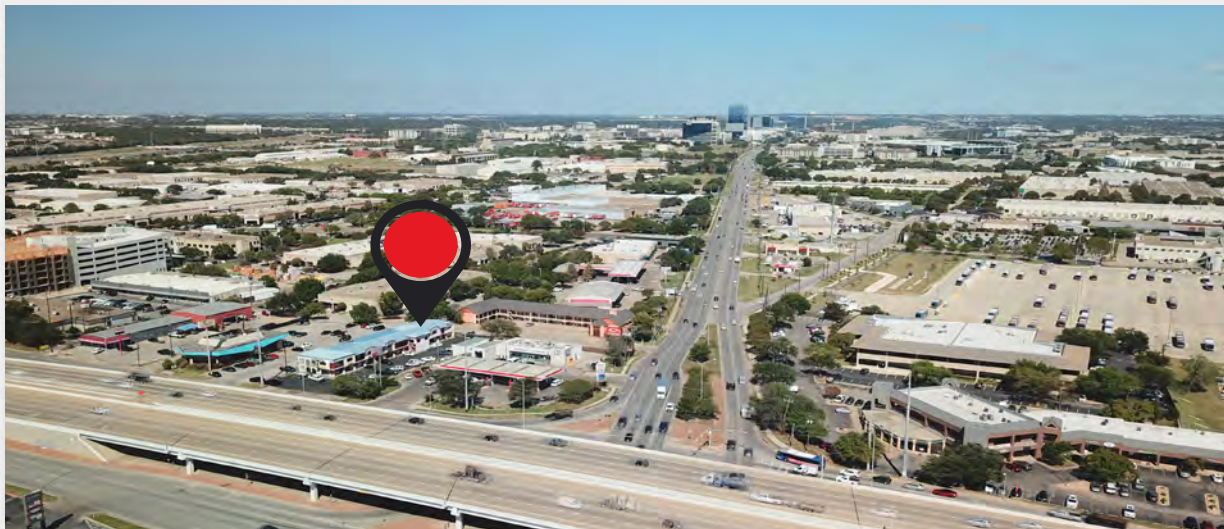
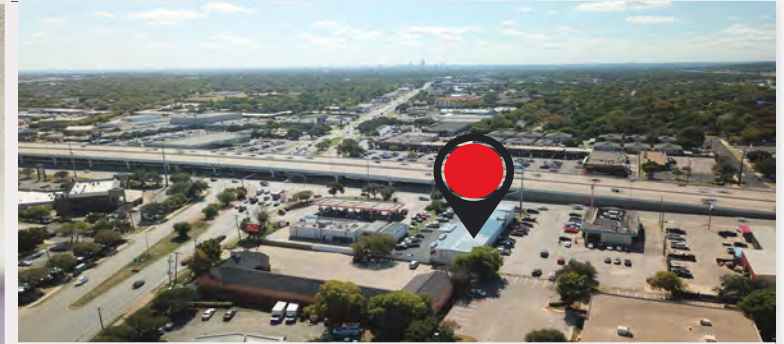
Zoning: NBG-NP

Parking: 1.87/1,000 SF

Year Built/Renovated: 1972/2018

Class: B

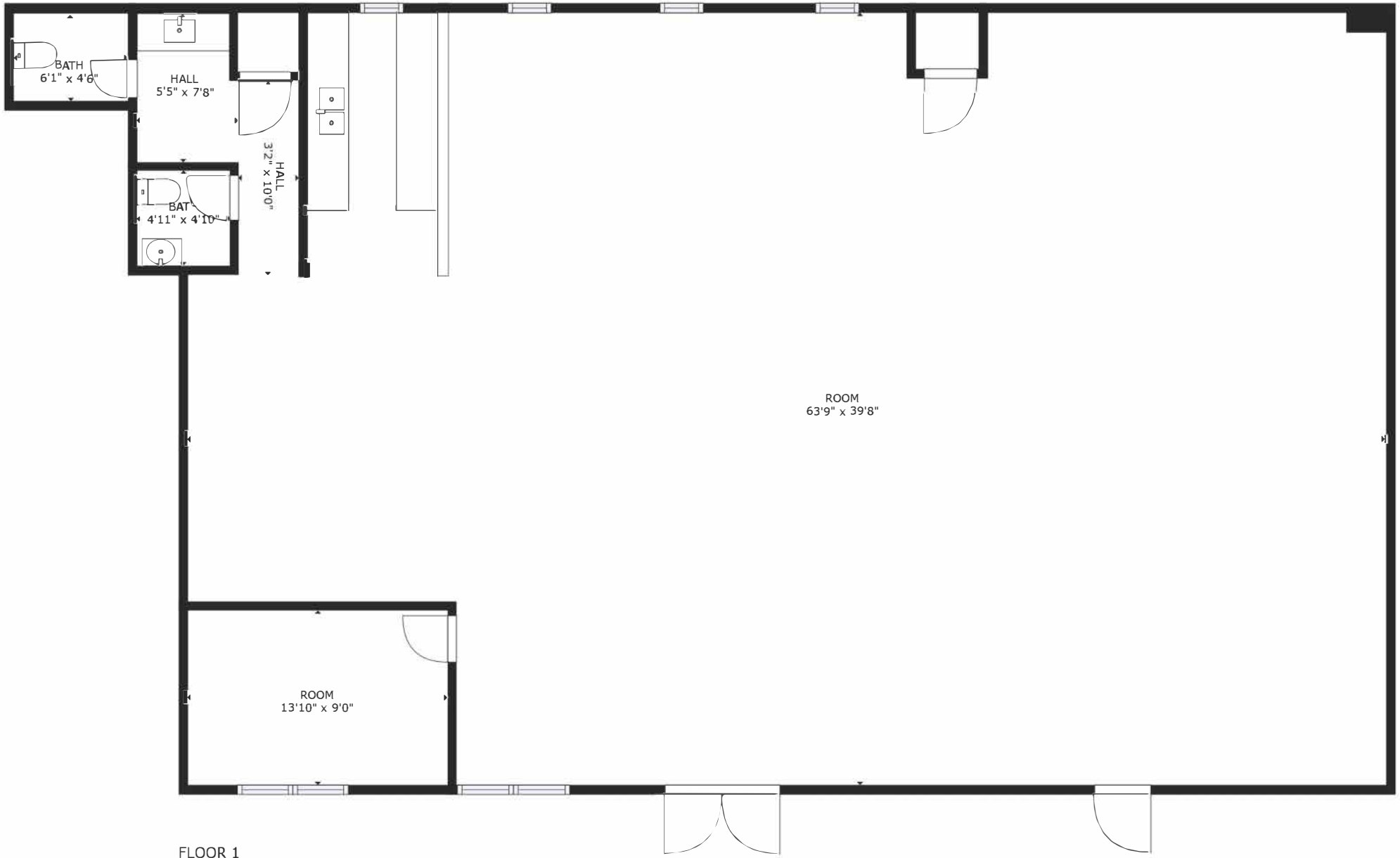


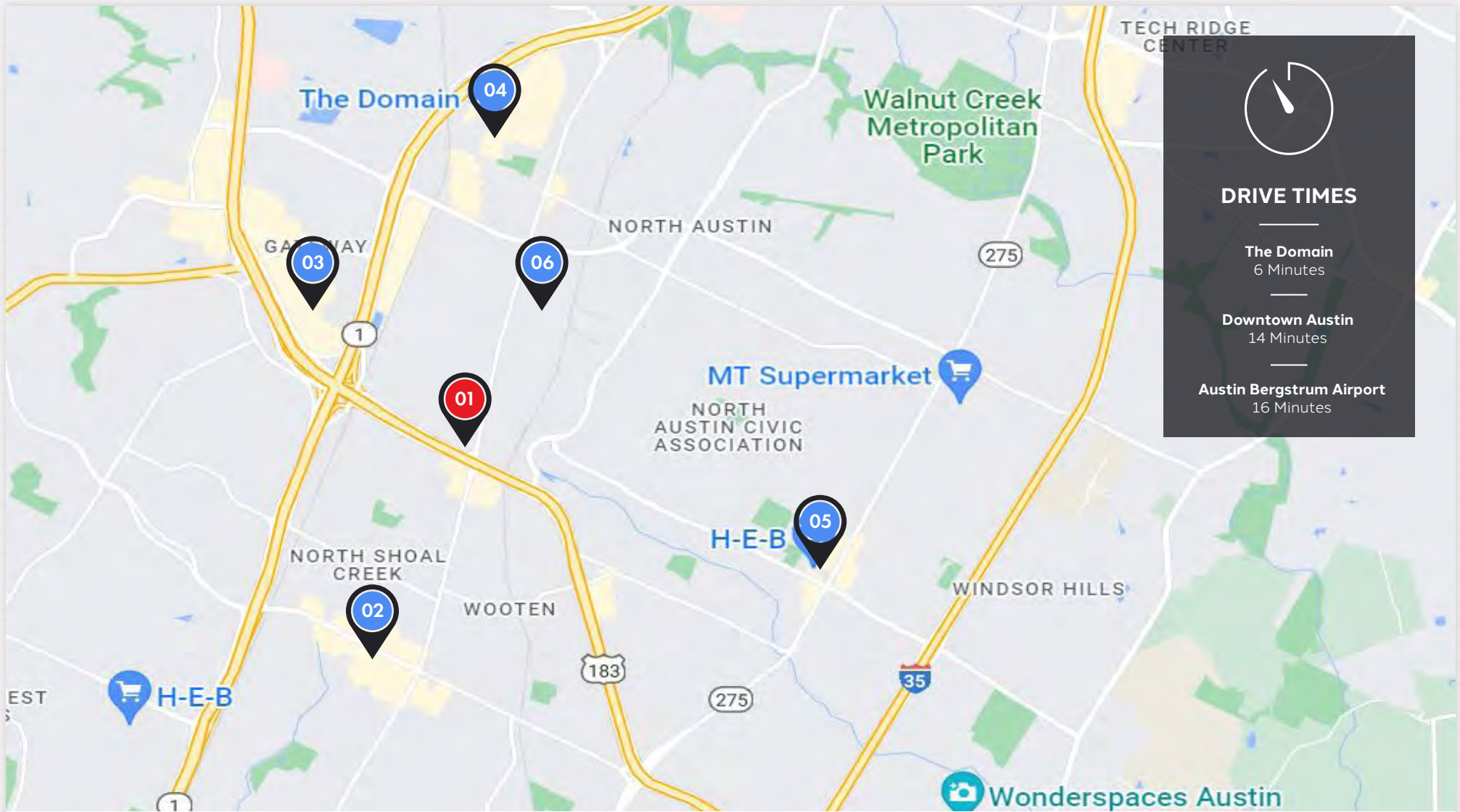


PHOTOS

FOR LEASE: 9063 Resarch Blvd, Austin, TX 78758







DRIVE TIMES

The Domain
6 Minutes

Downtown Austin
14 Minutes

Austin Bergstrum Airport
16 Minutes

01

9063 Resarch Blvd

02

Walmart, CVS, Walgreens, Chipotle, Starbucks, Whataburger

03

Whole Foods, Target, Best Buy, Trader Joe's, HEB, Costco, Sam's Club

04

The Domain, Apple Store, H&M, Whole Foods, Nordstrom, Home Depot

05

HEB, Walgreens, McDonald's, Taco Bell, Whataburger, O'reilly Auto Parts

06

Q2 Stadium, K1 Speed, Topgolf, Starbucks, Turnstile Coffee Beer Burgers

LOCATION OVERVIEW

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Traffic Counts

Street Name	Vehicles Per Day
1 Research Blvd	27,974 VPD
2 Burnet Road	44,626 VPD
3 Hwy 183	119,179 VPD
4 Waterford Centre Blvd	2,443 VPD



Location Demographics



Population

	1 Mile	3 Miles	5 Miles
	16,211	166,026	346,789
Estimated annual population growth of 1.75%			



Avg Household Income

	1 Mile	3 Miles	5 Miles
	\$74,490	\$93,594	\$101,065



Information obtained from third-party resource, subject to change.

Radius	1 Mile	3 Miles	5 Miles
Households	6,480	73,169	151,899
Households by Marital Status			
Married	2,033	24,067	52,459
Married No Children	978	13,095	28,478
Married w/Children	1,054	10,972	23,981
Education			
Some High School	19.25%	12.82%	10.65%
High School Grad	20.20%	16.36%	14.70%
Some College	19.43%	19.45%	19.68%
Associate Degree	11.23%	7.54%	7.12%
Bachelor Degree	21.15%	26.57%	28.99%
Advanced Degree	8.74%	17.25%	18.86%
Annual Consumer Spending			
Apparel	\$10,016	\$115,871	\$248,951
Entertainment	\$23,574	\$313,248	\$685,150
Food & Alcohol	\$50,034	\$611,195	\$1,312,139
Household	\$25,303	\$352,319	\$786,314
Transportation	\$41,136	\$529,048	\$1,167,235
Health Care	\$7,387	\$96,465	\$209,274
Education/Day Care	\$10,547	\$154,619	\$348,768

Market Overview Austin

The Austin-Round Rock, TX MSA is the thirty-fifth largest MSA in the country, with a population of over 2.1 million residents. The MSA is made up primarily of five counties in Central Texas: Bastrop, Caldwell, Hays, Travis, and Williamson. The MSA is anchored by Austin, the Texas state capital and location of the state's flagship university, the University of Texas at Austin (UT).

Economy

The Austin MSA's economy is robust and driven by the key industries of advanced manufacturing, clean technology, creative & digital media technology, data management, financial service & insurance, life sciences, space technology, government, and corporate headquarters and regional offices. Major universities in the Austin metro area include the University of Texas at Austin, Texas State University, and Southwestern University. The world-class educational system in the region ensures that employers are able to find a well-trained and highly-skilled workforce. In fact, over 90% of the residents in the market are high school graduates or higher, and nearly 47% hold a bachelor's degree or advanced degree.

Unique Aspects

The Austin MSA has gained popularity for two very large and homegrown music festivals: South by Southwest (SXSW) and Austin City Limits. The social environment in the MSA has helped to retain world-class talent that has been able to develop several large corporations and household brands locally, including Dell Computers, Tito's Vodka, Sweet Leaf Tea Company, and the cooler manufacturer Yeti. Strong educational infrastructure and thriving nightlife have helped corporations retain UT (University of Texas) graduates who have facilitated corporate growth or started their own ventures which have blossomed into robust businesses.

AUSTIN'S 2023 RANKINGS

#1 FASTEST GROWING
MAJOR METRO
U.S. CENSUS BUREAU

#1 BEST PLACE TO START
A BUSINESS
CNBC

#2 BEST METRO FOR
STEM PROFESSIONALS
WALLETHUB

#9 BEST EDUCATED
MAJOR METRO
WALLETHUB

#1 PEOPLE WANTING
TO RELOCATE
MONEY.CO.UK

#2 BEST MARKET FOR
REAL ESTATE
WALLETHUB

#5 COLLEGE EDUCATED
ADULTS
CITYLAB

#7 MOST FUN CITY IN
THE US
WALLETHUB

#1 BEST JOB
MARKET
WALL STREET JOURNAL

#2 BEST CITY FOR YOUNG
PROFESSIONALS
ROCKET HOMES

#5 MOST RECESSION
RESISTANT CITY
SMARTASSET

#8 HARDEST WORKING
CITY IN U.S.
WALLETHUB

#1 BEST STATE CAPITAL
TO LIVE IN
WALLETHUB

#5 BEST PLACE TO
LIVE IN THE U.S.
U.S. NEWS AND WORLD

#6 SAFEST LARGE
CITY IN U.S.
SAFEWISE

#7 HEALTHIEST CITY
IN AMERICA
WALLETHUB

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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH – INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone
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