



CORPORATE CENTER

1,843 - 12,626 SF AVAILABLE

8868 RESEARCH BOULEVARD | AUSTIN, TX | 78758
LOCATED IN NORTH AUSTIN



FOR MORE INFORMATION, CONTACT STREAM:

TUCKER RICE | 214.728.1375
TUCKER.RICE@STREAMREALTY.COM

CLAUDIA TAYLOR | 512.481.3021
CLAUDIA.TAYLOR@STREAMREALTY.COM



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ABOUT CORPORATE CENTER

Corporate Center is comprised of five brick-clad Value Office/Flex buildings offering a wide range of suites and flexible floorplans. Conveniently located on Hwy 183, with great access to MoPac Expwy and I-35. Close to restaurants and shopping.

PROPERTY FEATURES

120,613 Total SF

Minutes from The Domain, The Arboretum, and a large variety of retail and restaurants

Excellent access to Hwy 183, MoPac, and I-35

2.7/1,000 Parking



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BUILDING OVERVIEW

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SITE PLAN

SQUARE FOOTAGE AVAILABLE

BLDG. 1, SUITE 102*	4,487 SF	BLDG. 2, SUITE 202	2,835 SF
BLDG. 1, SUITE 104*	6,296 SF	BLDG. 2, SUITE 207/208	5,375 SF
BLDG. 1, SUITE 105*	1,843 SF	BLDG. 4, SUITE 406	2,119 SF
BLDG. 1, SUITE 108	4,020 SF		

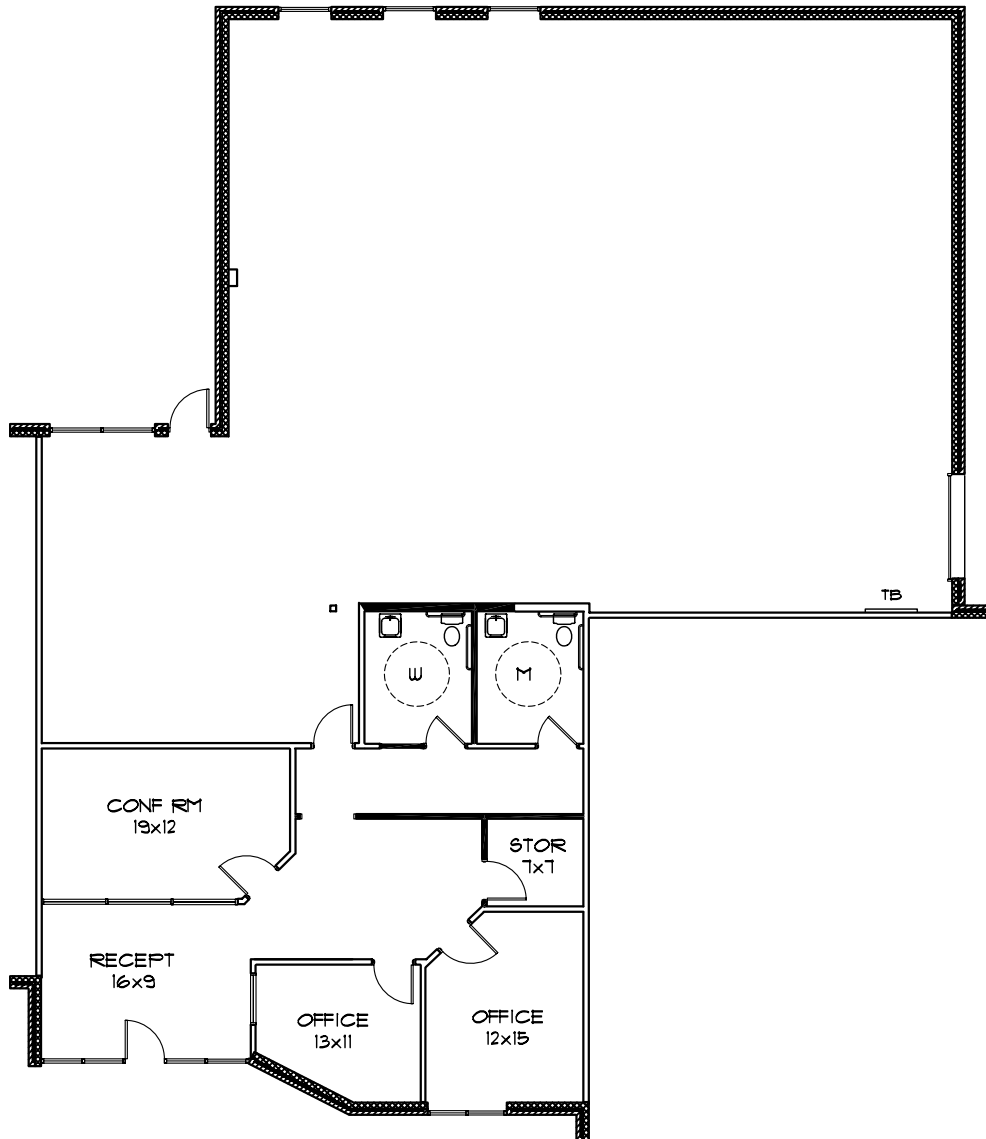
*Can be combined for a total of 12,626 SF



SUITE 102

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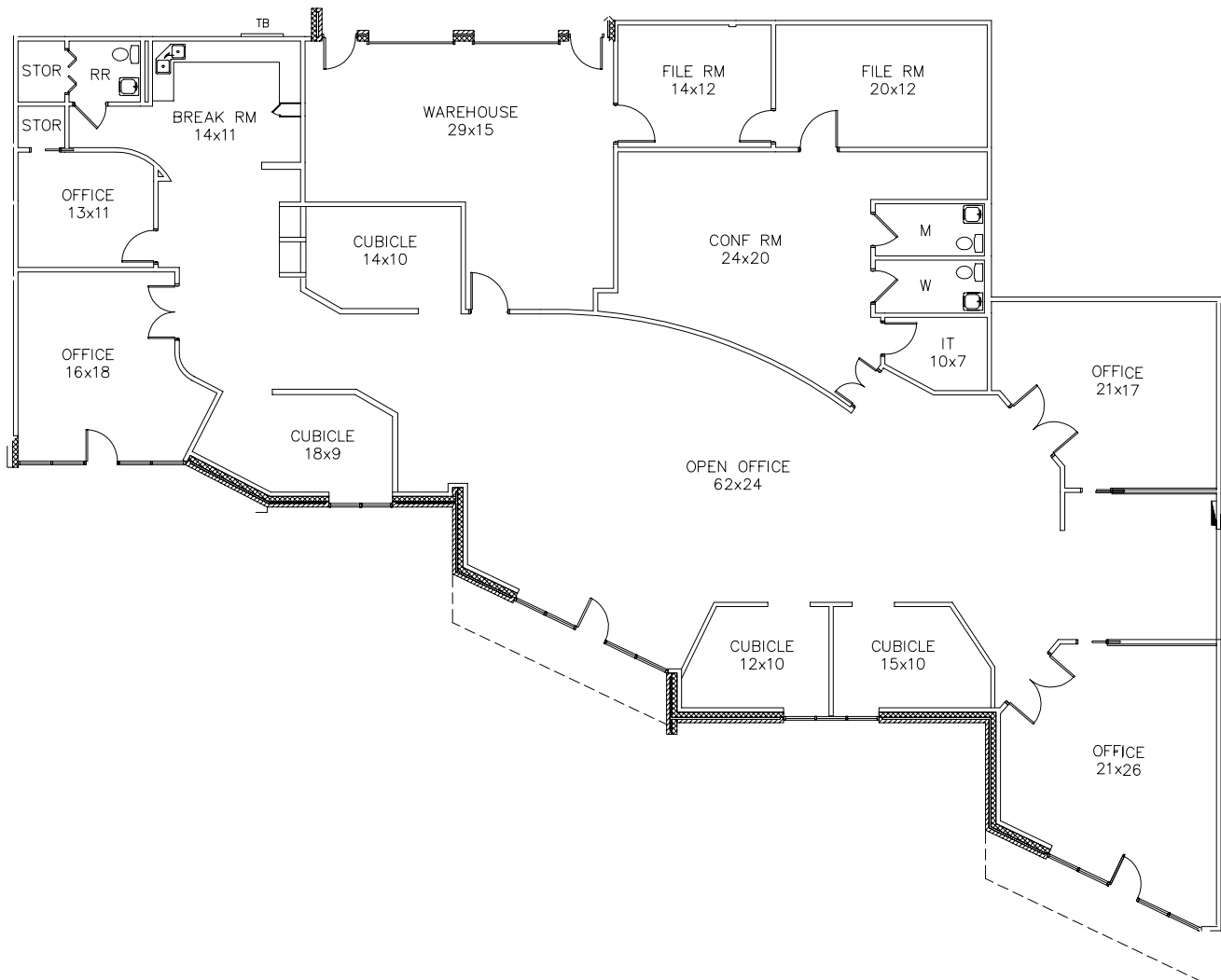
Square Feet	4,487 SF
Loading	2 Grade Level
Clear Height	+/- 15'
Office/Warehouse	30% Office 70% Warehouse



SUITE 104

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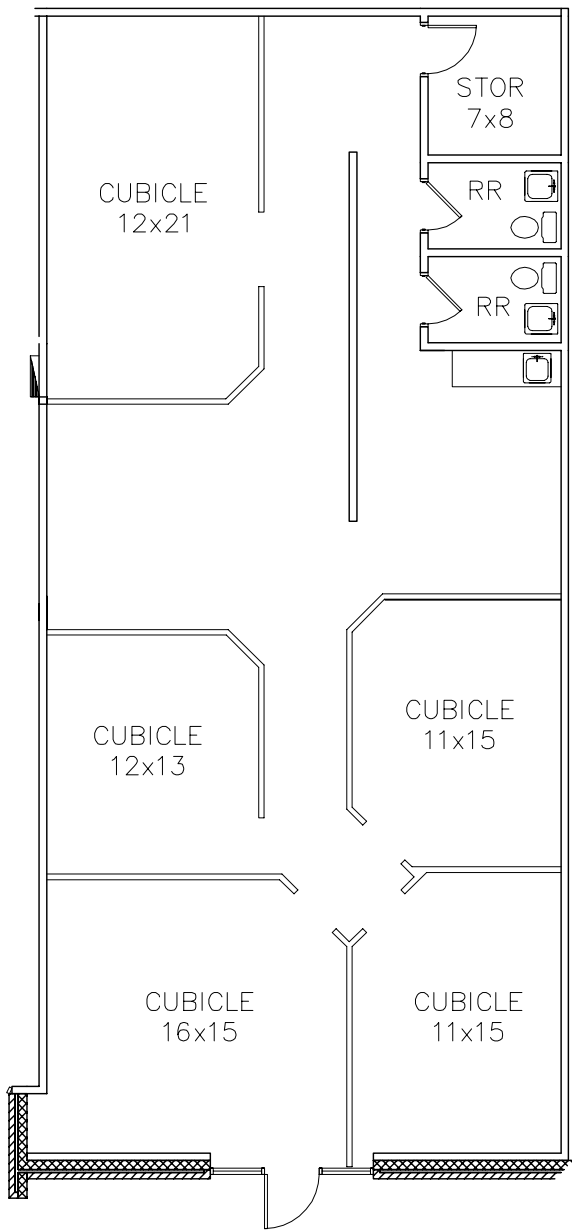
Square Feet	6,296 SF
Loading	2 Grade Level
Clear Height	+/- 15'
Office/Warehouse	90% Office 10% Warehouse



SUITE 105

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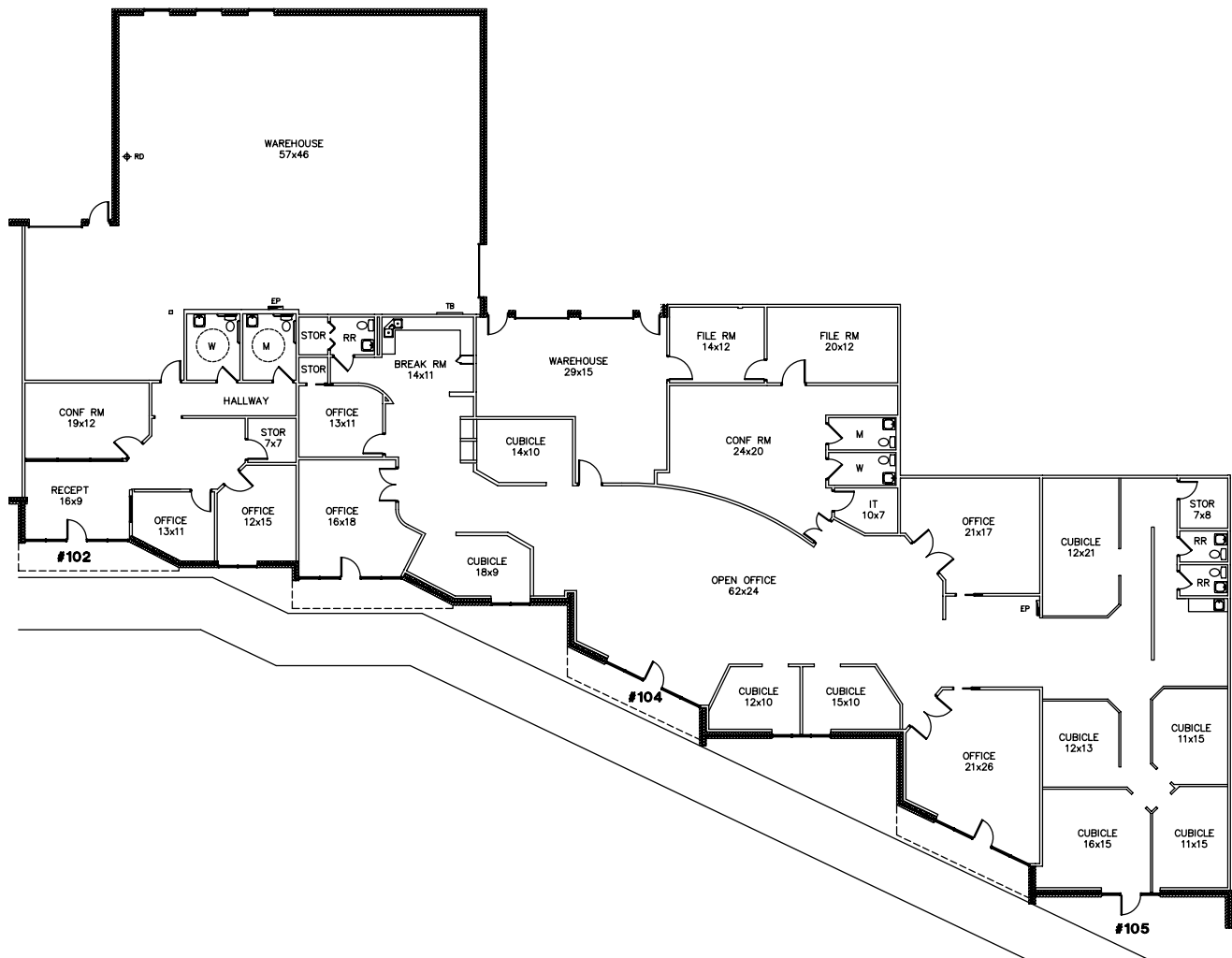
Square Feet	1,843 SF
Office/Warehouse	100% Office



SUITES 102, 104 & 105

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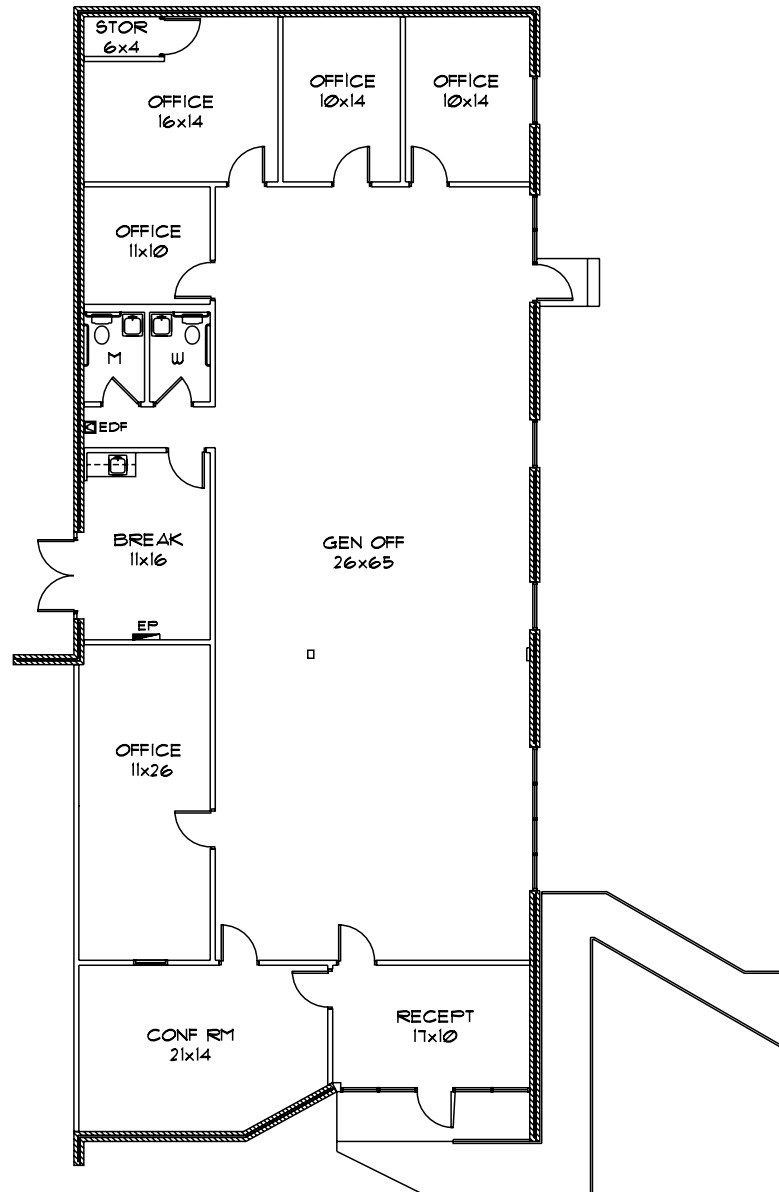
Total Square Feet	12,626 SF
Loading	4 Grade Level
Clear Height	+/- 15'
Office	8,831 SF
Warehouse	3,795 SF



SUITE 108

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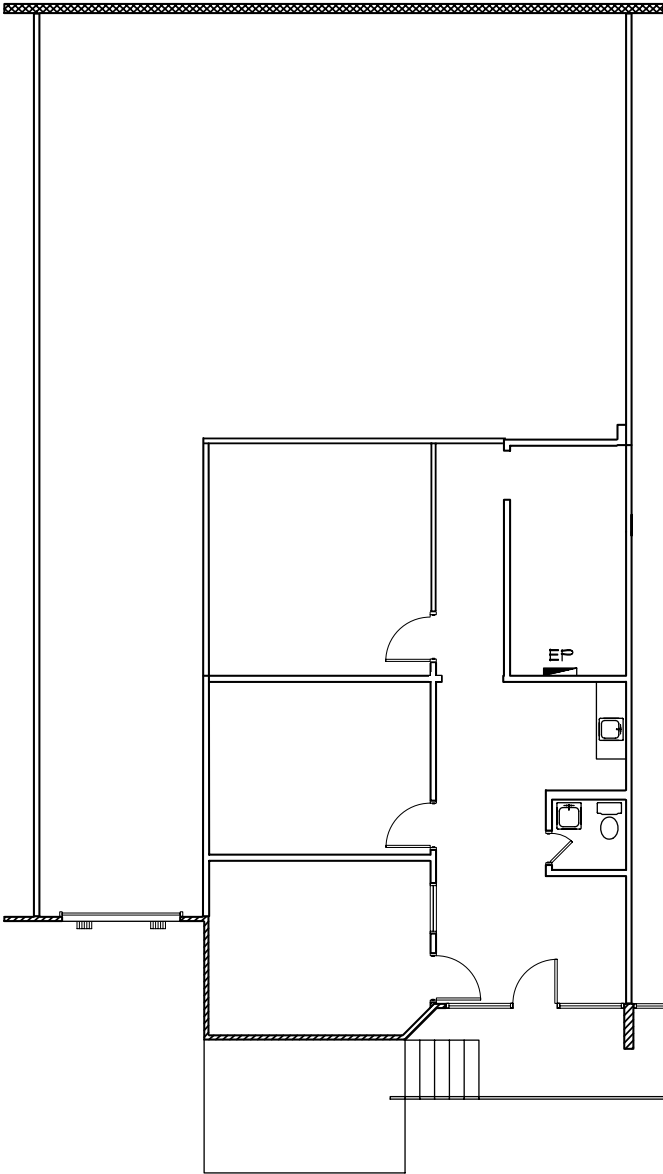
Square Feet	4,020 SF
Office/Warehouse	100% Office



SUITE 202

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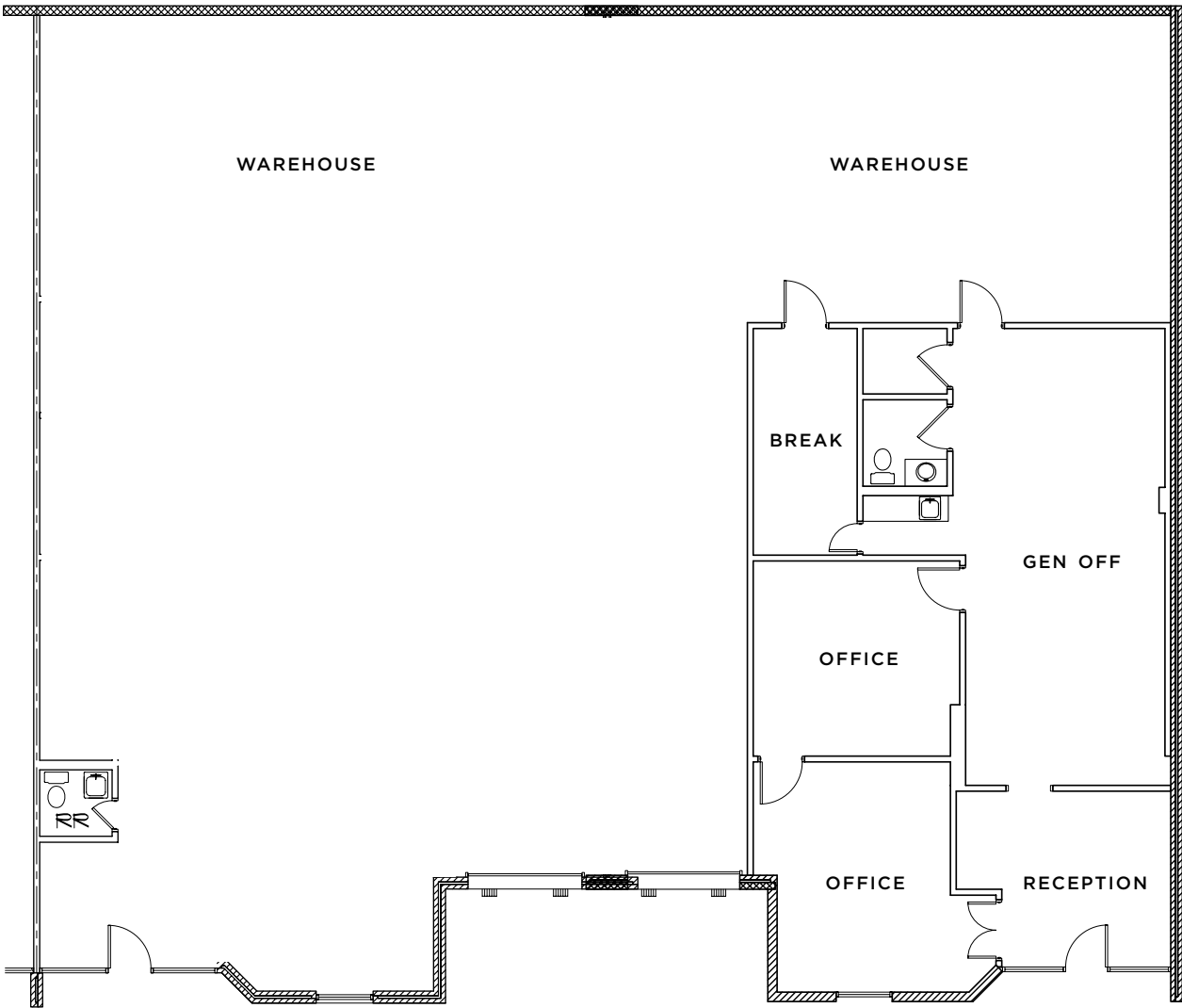
Square Feet	2,835 SF
Loading	1 Dock-High
Clear Height	+/- 15'
Office/Warehouse	40% Office 60% Warehouse



SUITES 207 & 208

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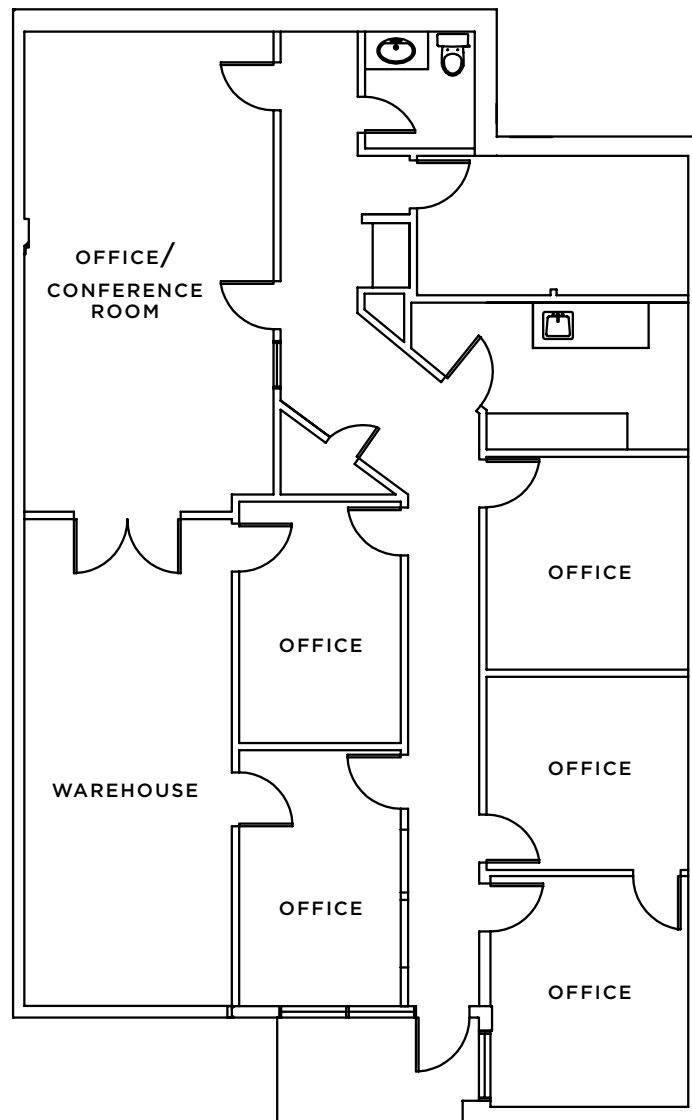
Square Feet	5,375 SF
Loading	2 Dock-High
Clear Height	+/- 15'
Office/Warehouse	25% Office 75% Warehouse
HVAC	100%



SUITE 406

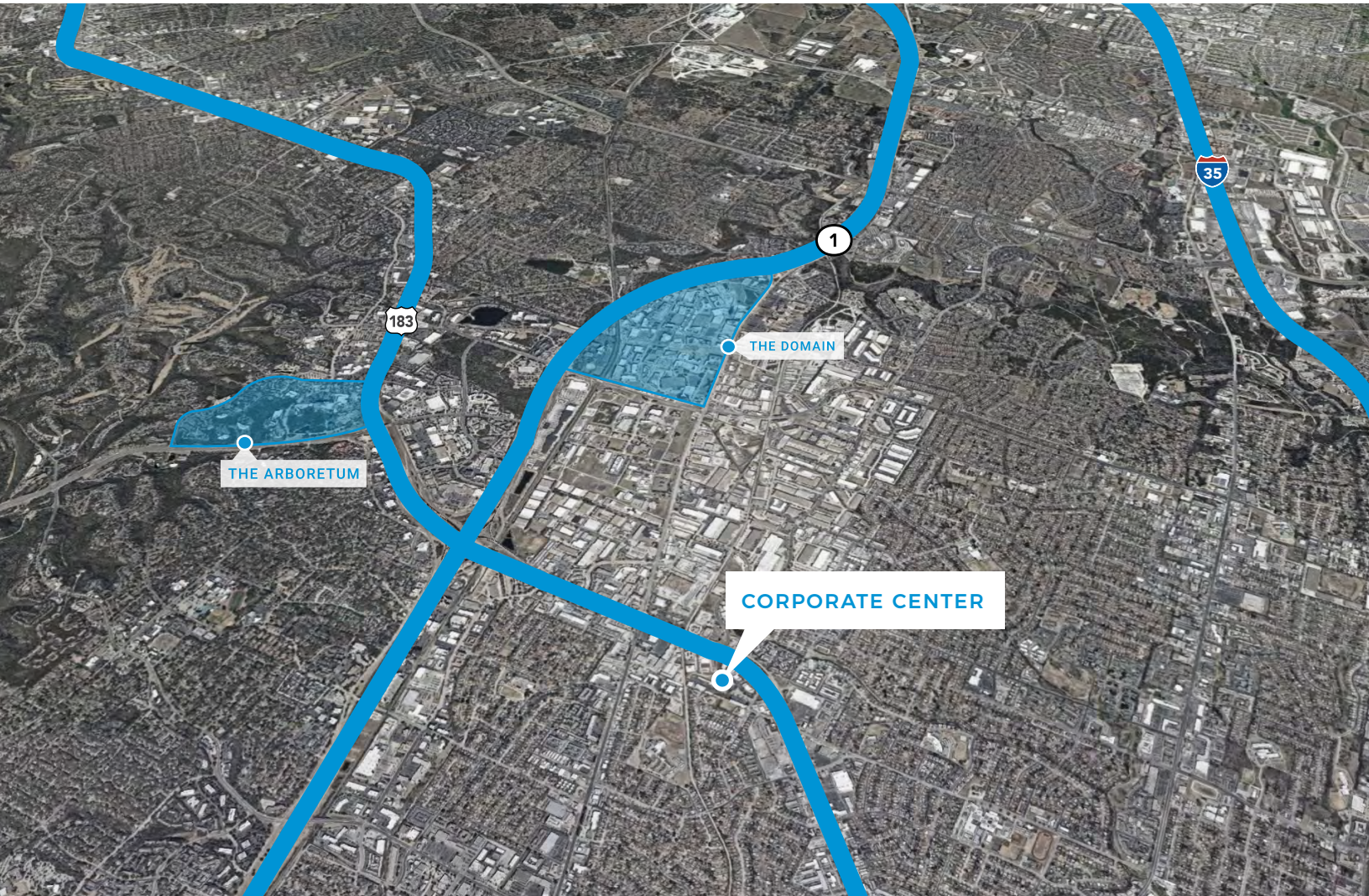
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Square Feet	2,119 SF
Loading	1 Grade-Level
Clear Height	+/- 12'
Office/Warehouse	85% Office 15% Warehouse



LOCATION & DRIVE TIMES

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DRIVE TIMES

Austin-Bergstrom International Airport	20 Minutes
Downtown Austin	15 Minutes
Rollingwood	15 Minutes

The Domain	7 Minutes
The Arboretum	9 Minutes
San Antonio	1.5 Hours

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