



RESEARCH PARK PLAZA



12301 RESEARCH BLVD, AUSTIN, TEXAS



Cousins

STREAM



Situated in the heart of Austin’s thriving high-tech corridor, Research Park Plaza V offers an unbeatable location just minutes from The Domain and The Arboretum. The building is thoughtfully designed around a beautifully landscaped courtyard, featuring outdoor meeting spaces and comfortable seating areas—perfect for collaboration or relaxation.

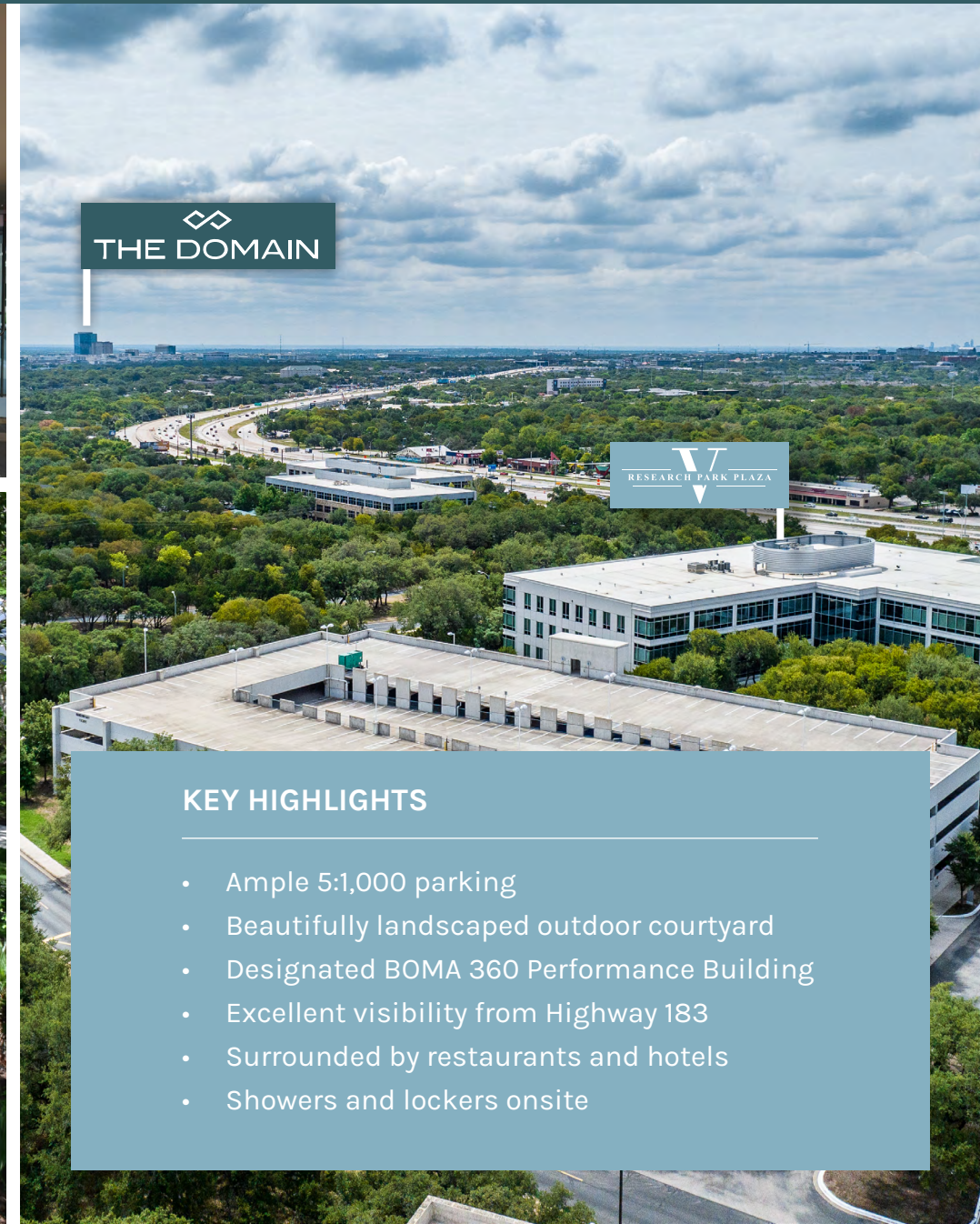
BUILDING INFORMATION

Location	Northwest Submarket
Space Available	4,754 - 15,110 SF
Building Class	Class A
Building Size	172,854 SF - Four Floors
Typical Floor Plate	45,000 SF
Parking	Structural Parking, 5:1000





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KEY HIGHLIGHTS

- Ample 5:1,000 parking
- Beautifully landscaped outdoor courtyard
- Designated BOMA 360 Performance Building
- Excellent visibility from Highway 183
- Surrounded by restaurants and hotels
- Showers and lockers onsite



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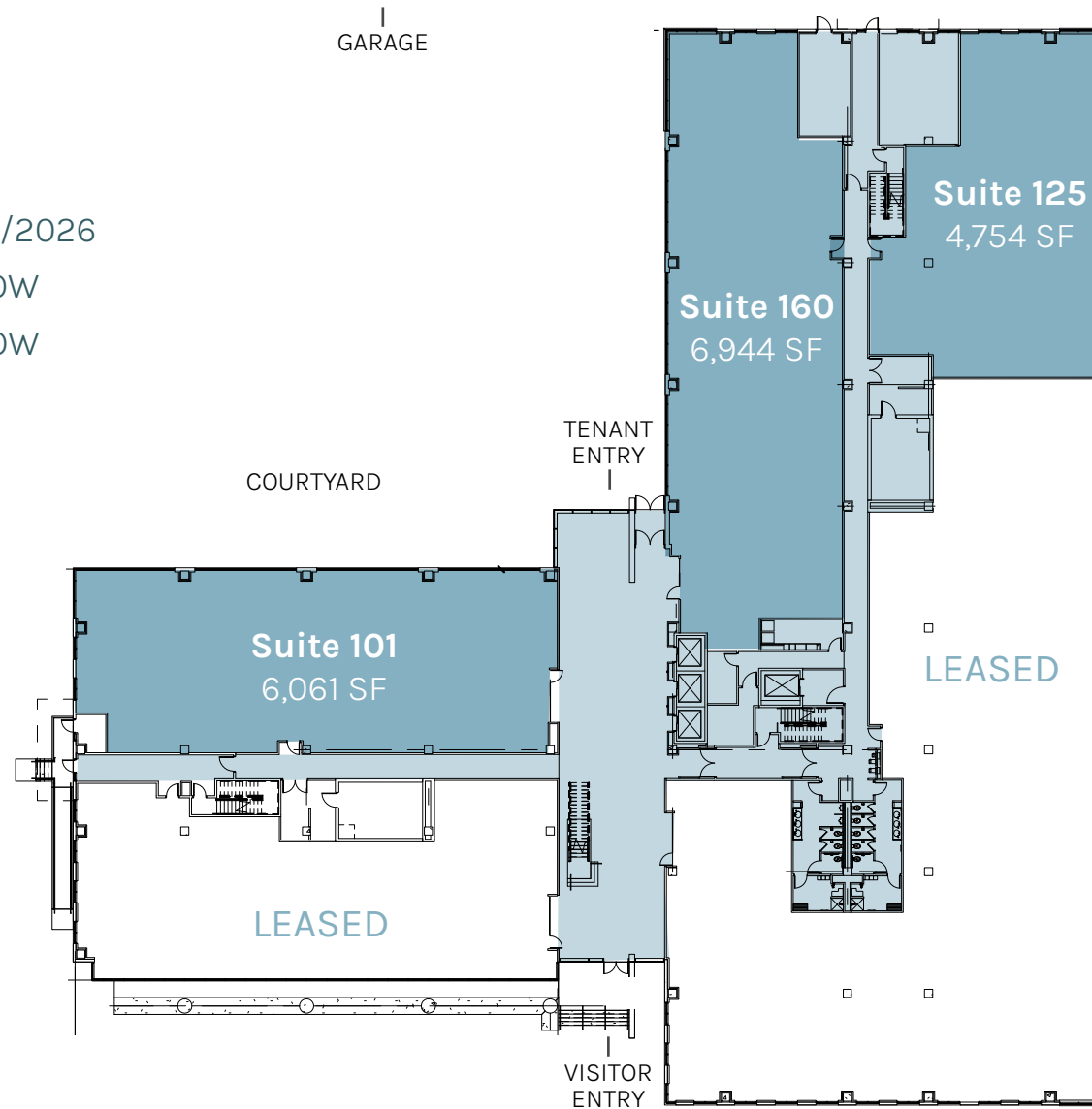
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1ST FLOOR

SUITE 101 - AVAILABLE 9/1/2026

SUITE 125 - AVAILABLE NOW

SUITE 160 - AVAILABLE NOW



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SUITE 101

6,061 SF

AVAILABLE 9/1/2026





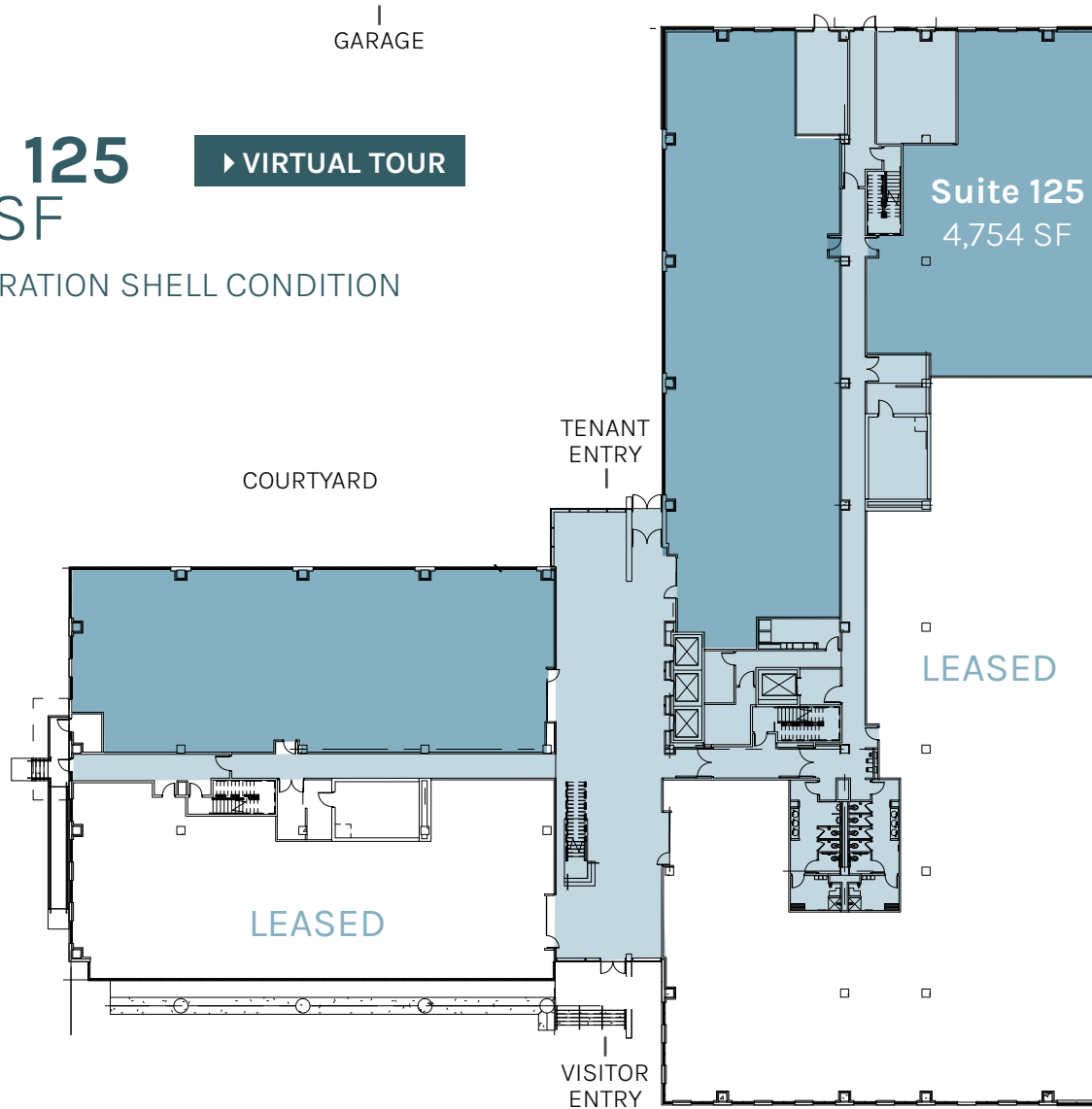
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SUITE 125

4,754 SF

► VIRTUAL TOUR

FIRST GENERATION SHELL CONDITION



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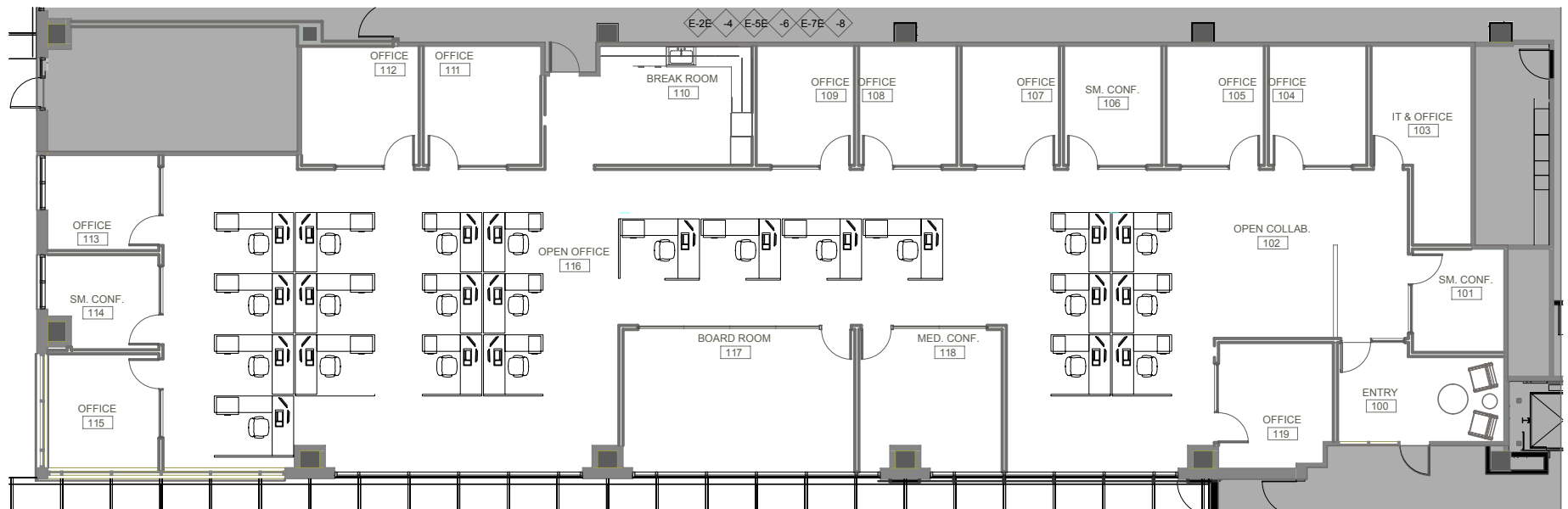
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SUITE 160

6,944 SF

► VIRTUAL TOUR

AS-BUILT WITH EXAMPLE FURNITURE PLAN



COURTYARD VIEWS



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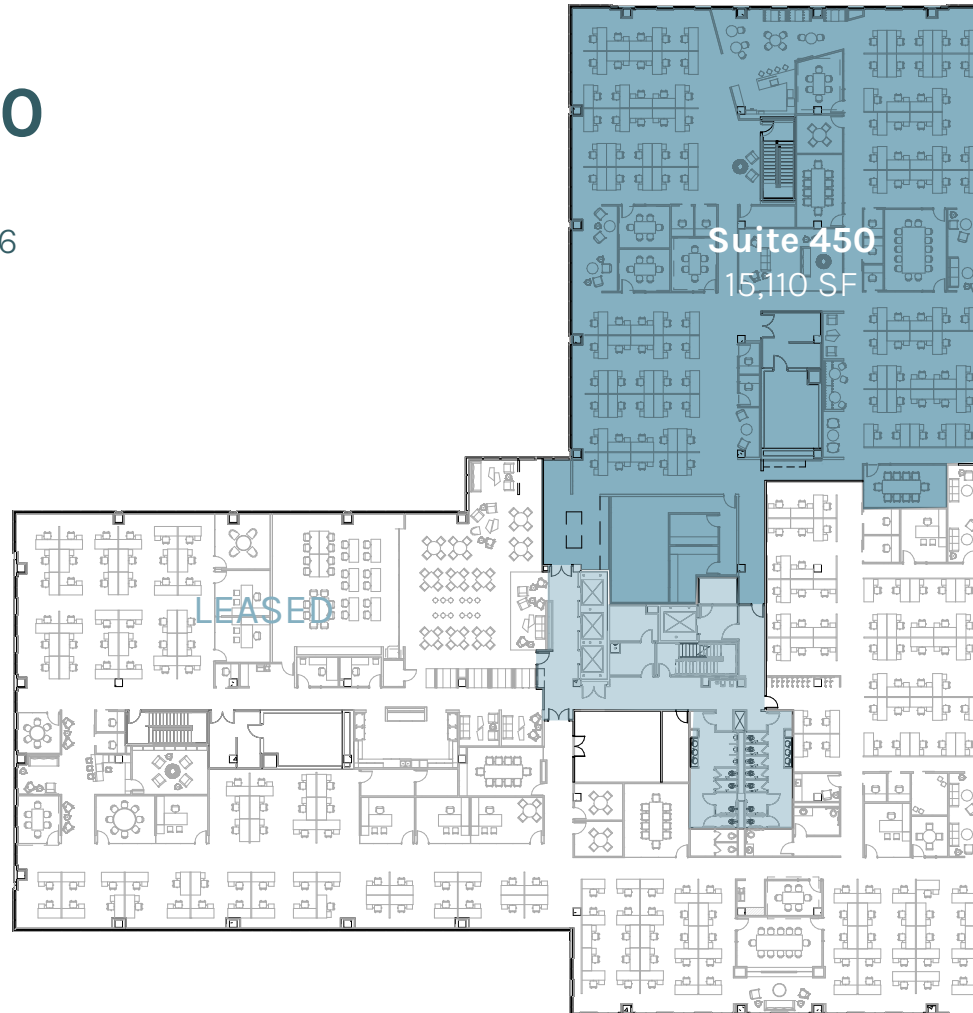


12301 RESEARCH BLVD, AUSTIN, TEXAS

SUITE 450

15,110 SF

AVAILABLE 7/1/2026



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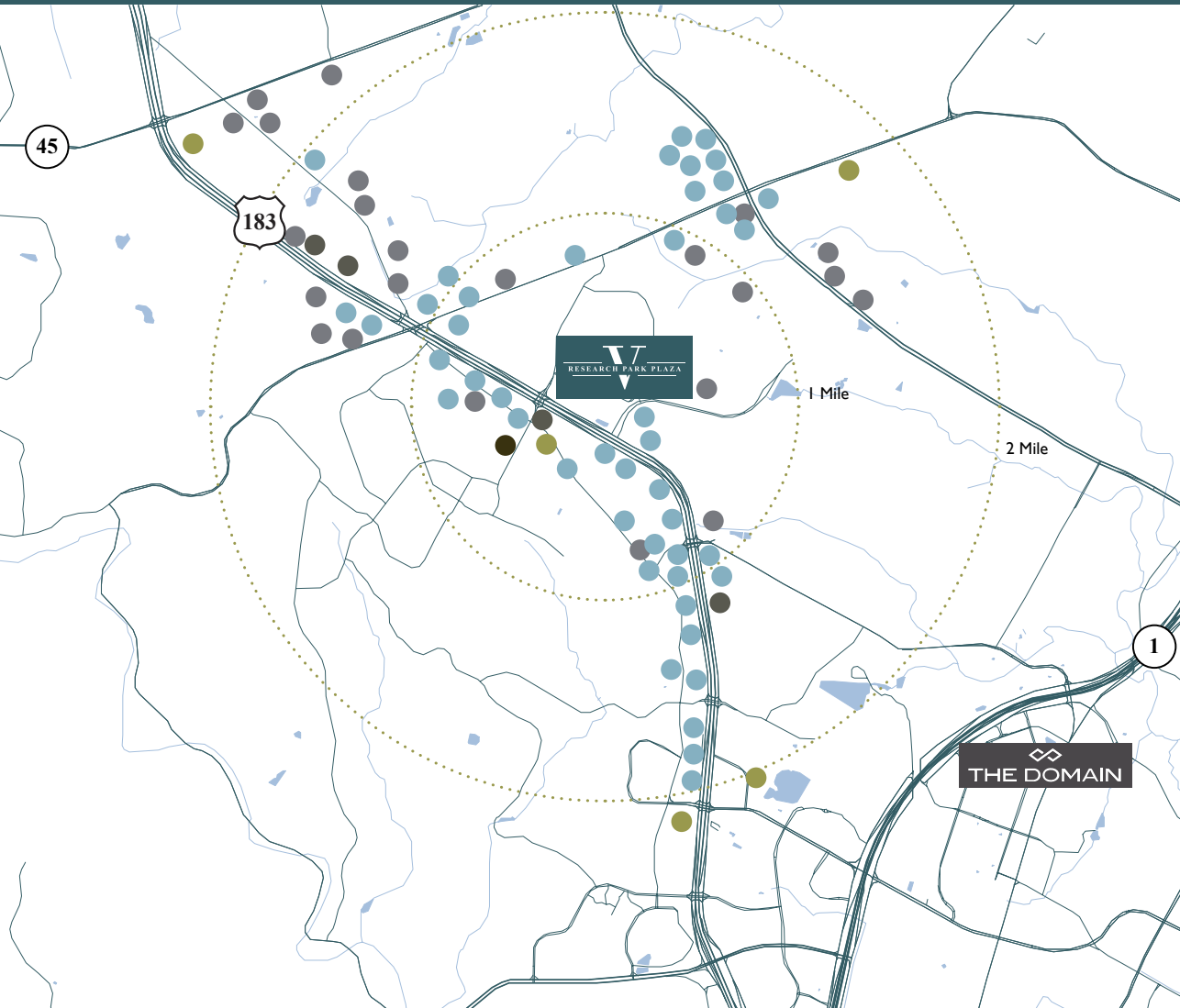
INGRESS/EGRESS

Multiple access points from Hwy. 183, McNeil Drive and Parmer Lane to enter the property.





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EAT & DRINK

- Jardin Corona Mexican Restaurant
- H.E.B
- Jim's
- Jack in the Box
- Firehouse Subs
- The Water Tank Bar & Grill
- Sonic
- Monco Fire
- Pizza Hut
- Krispy Kreme
- Subway
- Dunkin'
- The Pour House
- P. Terry's Burger Stand
- Catfish Parlor
- Chuy's Mexican Food
- Outback Steakhouse
- Brick House
- IHOP
- Carrabba's
- Super China
- Bone Daddy's
- Rudy's Bar-B-Q
- Papa John's
- Royal India
- Randalls
- Riata Bar & Grill
- Mink's Cafe
- Wendy's
- Smokey Bones BBQ
- Mi Pizza
- McDonald's
- Starbucks
- Whataburger
- Chipotle
- Eggroll Express
- Margarita's
- Brooklyn Pie Co.
- Little Woodrow's
- Walgreens



APARTMENTS

- Anderson Oaks
- Toscana
- Villages at Turtle Rock
- Hidden Timber
- Polo Club
- Elan Apartment Homes
- Martha's Vineyard Apartments
- Stone Creek
- Summer Grove
- Laurel Woods
- Spicewood Springs
- Terrazzo
- Shadow Oaks
- Laurel Ridge
- Colonial Village at Quarry Oaks
- The Monterra
- The Lodge at Stone Oak Ranch
- Villas at Stone Oak Ranch
- Riata
- Keystone
- Marquis at Ladera Vista



FITNESS

- Gold's Gym
- Curves
- Academy Sports + Outdoors
- 24 Hour Fitness
- Pure Austin
- YMCA



HOTELS

- Staybridge
- Crestwood Suites
- Extended Stay
- Hilton

10 MINUTES TO
THE DOMAIN

14 MINUTES TO
ARBORETUM

15 MINUTES TO
ROUND ROCK

18 MINUTES TO
DOWNTOWN



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