

Aspen Lake

13785 RESEARCH BLVD

FOR LEASE



PROPERTY **OVERVIEW**

Nestled alongside a picturesque lake, this property boasts an impressive array of amenities as well as outdoor spaces for relaxation and enjoyment.

Situated in the Far Northwest Submarket, this 4-level commercial property occupies a spacious 9.2-acre parcel surrounded by trees.

Convenient on-site parking is available in a structured garage, and the property benefits from dedicated management staff.





- **STRUCTURED PARKING
4.18/1,000**
- **50,000 SF FLOOR
PLATES**
- **4-STORY OFFICE**
- **CERTIFIED BY AUSTIN
ENERGY'S GREEN
BUILDING PROGRAM**
- **FITNESS CENTER WITH
SHOWERS**
- **ACCESS TO CAMPUS
AMENITY CENTER**
- **ONSITE SECURITY**



CAFE SEATING



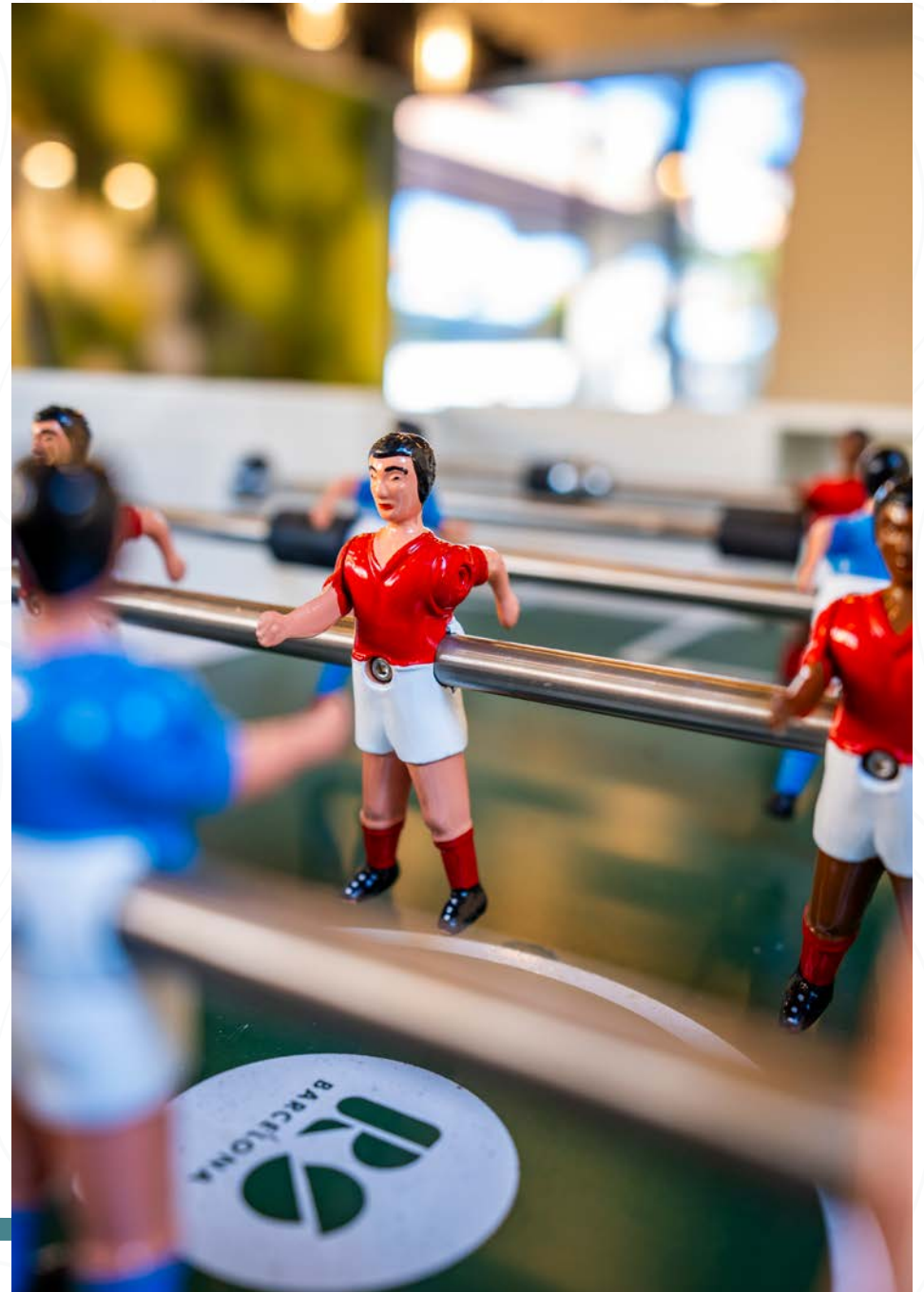
PHONE ROOMS



KITCHEN AREA & GRAB-N-GO



GAME ROOM



AMENITY CENTER

with Conference Rooms and Cafe



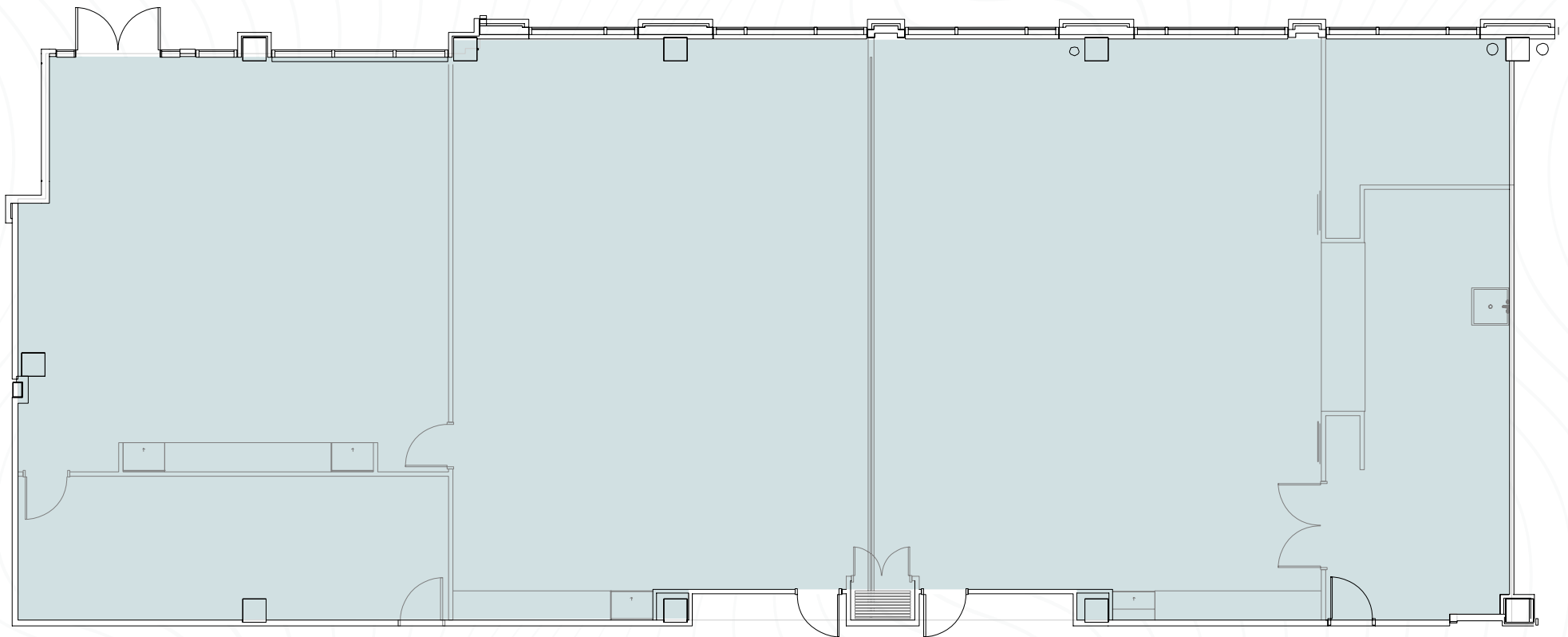
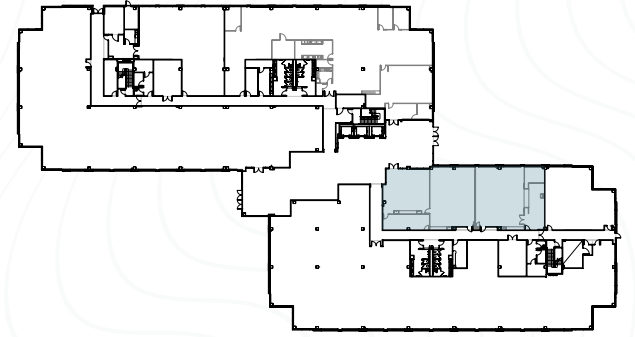
AMENITY CENTER

A newly constructed amenity hub enhances Aspen Lake, providing versatile conference spaces, recreational game rooms, and inviting lounge areas.



FLOOR PLANS

Suite 100 - 5,091 SF



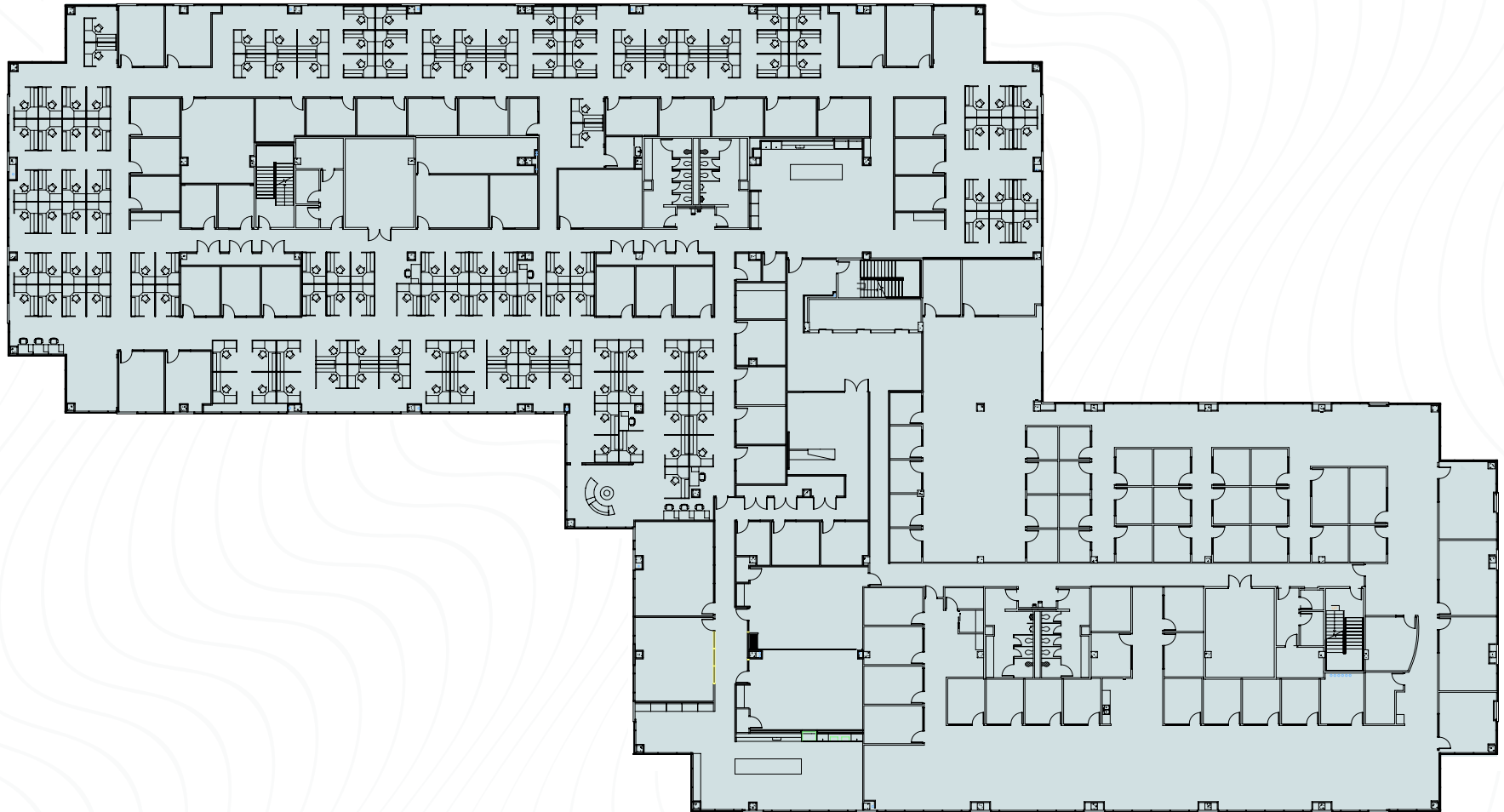
FLOOR PLANS

Suite 200 Second Floor - 48,170 SF



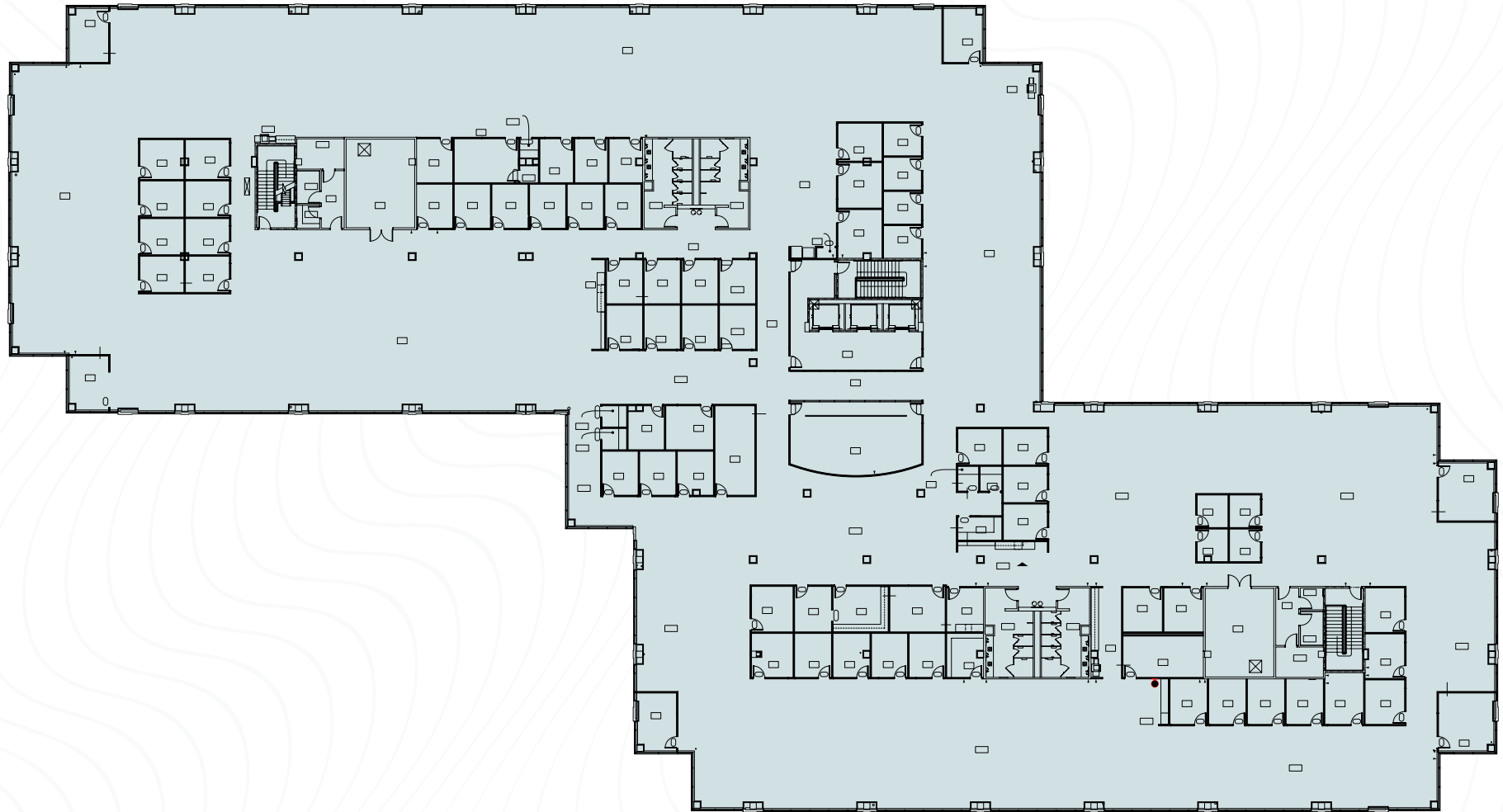
FLOOR PLANS

Suite 300 Third Floor - 54,754 SF



FLOOR PLANS

Suite 400 Fourth Floor - 54,565 SF



PROPERTY PLAN



45

Chick-fil-A WHATABURGER IN-N-OUT

verizon



Walmart

Schlotzsky's Deli

LOWE'S

ihop

183

PECAN PARK BLVD

Tower of the Hills Garage

TOWER OF THE HILLS

TOWER POINT

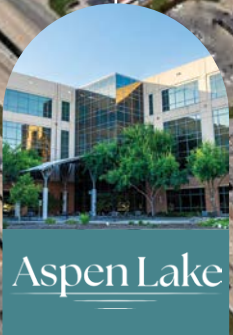
Aspen Lake
Parking

LAKE CREEK PKWY

24 FITNESS



Little Caesars



Aspen Lake

Wendy's

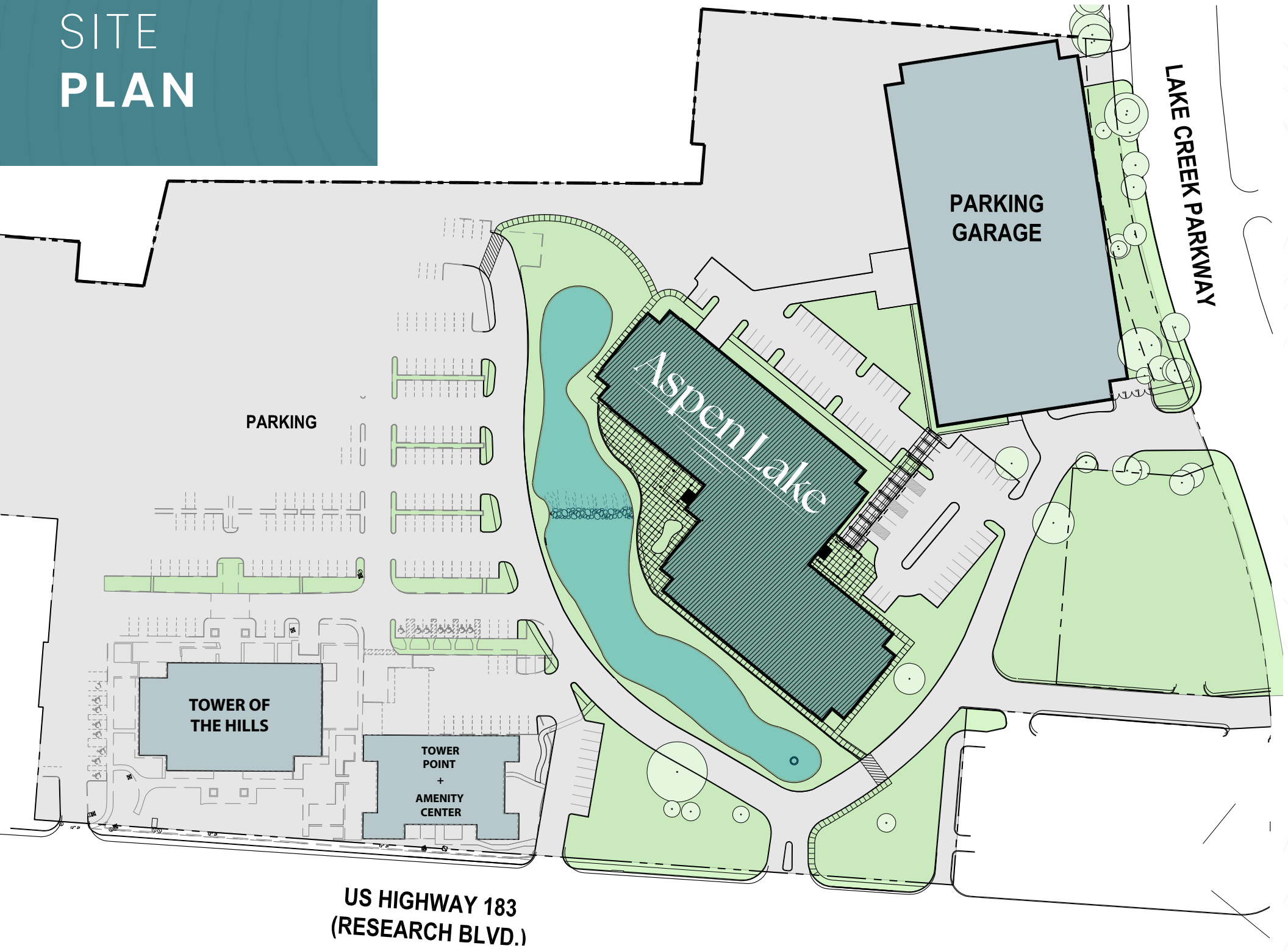
Burlington
cost factory
HOBBY LOBBY

O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE



EASTDIL
SECURED
THE TRUSTED ADVISOR SINCE 1967

SITE
PLAN



AREA AMENITIES

1. Bombay Street Food
2. Pita Fusion
3. Taco Bell
4. ThunderCloud Subs
5. P. Terry's Burger Stand
6. Wendy's
7. Pineview Coffee Company
8. Fitness Connection
9. Lone Star Kolaches
10. Domino's Pizza
11. Pinballz Lake Creek
12. Special Noodle
13. COVER 2
14. IHOP
15. Hotpot Alley
16. Extended Stay America Select Suites
17. Arby's
18. Whataburger
19. Chick-fil-A
20. Think Lounge
21. Taco Palenque NW Austin
22. Walmart Bakery
23. McDonald's
24. Church's Texas Chicken
25. Comfort Suites Austin NW Lakeline
26. Cure Bakery Coffee
27. MAD Greens
28. Fire Bowl Cafe
29. Fast Eddie's Billiards Austin-Northfork
30. Madurai Mes Express
31. Applebee's Grill + Bar
32. Texican Cafe
33. Tarka Indian Kitchen
34. Happyrito Seafood
35. Serranos Cocina Y Cantina
36. Aloft Austin Northwest
37. la Madeleine
38. Snow Pea - Sushi, Chinese & Asian Bistro
39. MOOYAH Burgers, Fries & Shakes
40. Honey Pig BBQ Austin
41. Blaze Pizza
42. First Watch
43. Panera Bread
44. Foxhole Culinary Tavern
45. MUTTS Canine Cantina® - Austin
46. Olive Garden Italian Restaurant
47. Chili's Grill & Bar
48. Shogun Japanese Grill & Sushi Bar
49. Pluckers Wing Bar
50. Texas Children's Hospital North Austin Campus
51. Dell Children's Medical Center North Campus
52. Lakeline Station





Aspen Lake

**13785 RESEARCH BLVD
AUSTIN, TX 78750**

For more information, please contact:

Brent Powdrill
+1 512 225 1737
Brent.Powdrill@jll.com

Grace Gammill
+1 512 225 2718
Grace.Gammill@jll.com

Kevin Kimbrough
+1 512 225 1736
Kevin.Kimbrough@jll.com

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle Brokerage, Inc. All rights reserved.





Information About Brokerage Services

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

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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' written 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.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	+1 214 438 6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Glyn Bellow	183794	dan.bellow@jll.com	+1 713 888 4000
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brent Powdrill	591103	brent.powdrill@jll.com	+1 512 225 2700
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date