



12301 RESEARCH BLVD. • AUSTIN, TEXAS

4,754 RSF
AVAILABLE



Jones Lang LaSalle Brokerage, Inc.



WWW.RESEARCHPARKPLAZAV.COM



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BUILDING INFORMATION

LOCATION	Northwest Submarket
SPACE AVAILABLE	4,754 RSF
BUILDING CLASS	Class A
BUILDING SIZE	172,854 RSF - Four Floors
TYPICAL FLOOR PLATE	45,000 RSF
PARKING	Structural Parking, 5:1000

From Apple to Xerox, Charles Schwab to Oracle, you'll be in good company at Research Park Plaza V.



Located in Austin's growing high tech corridor, Research Park Plaza V is designed around a beautifully landscaped courtyard that offers outdoor meeting space, kitchen facilities and seating area.



SITE PLAN



RESEARCH PARK PLAZA

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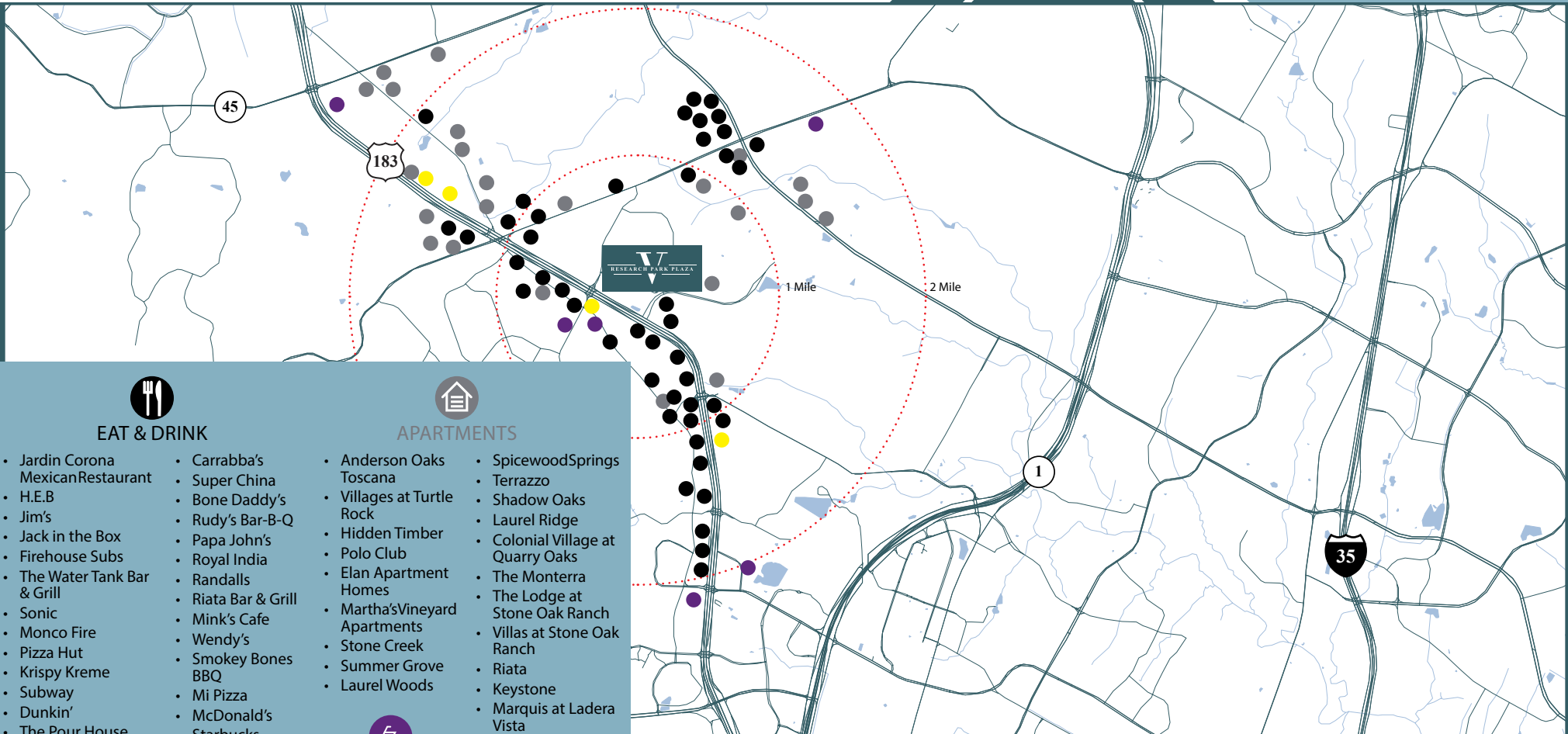


Key Highlights:

- Rotating food trucks
- Beautifully landscaped outdoor courtyard with seating and kitchen facilities
- Designated a BOMA 360 Performance Building
- Excellent visibility from Highway 183
- Surrounded by restaurants and hotels

RESEARCH PARK PLAZA

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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

8 MINUTES TO NORTHWEST HILLS

14 MINUTES TO AVERY RANCH

15 MINUTES TO ROUND ROCK

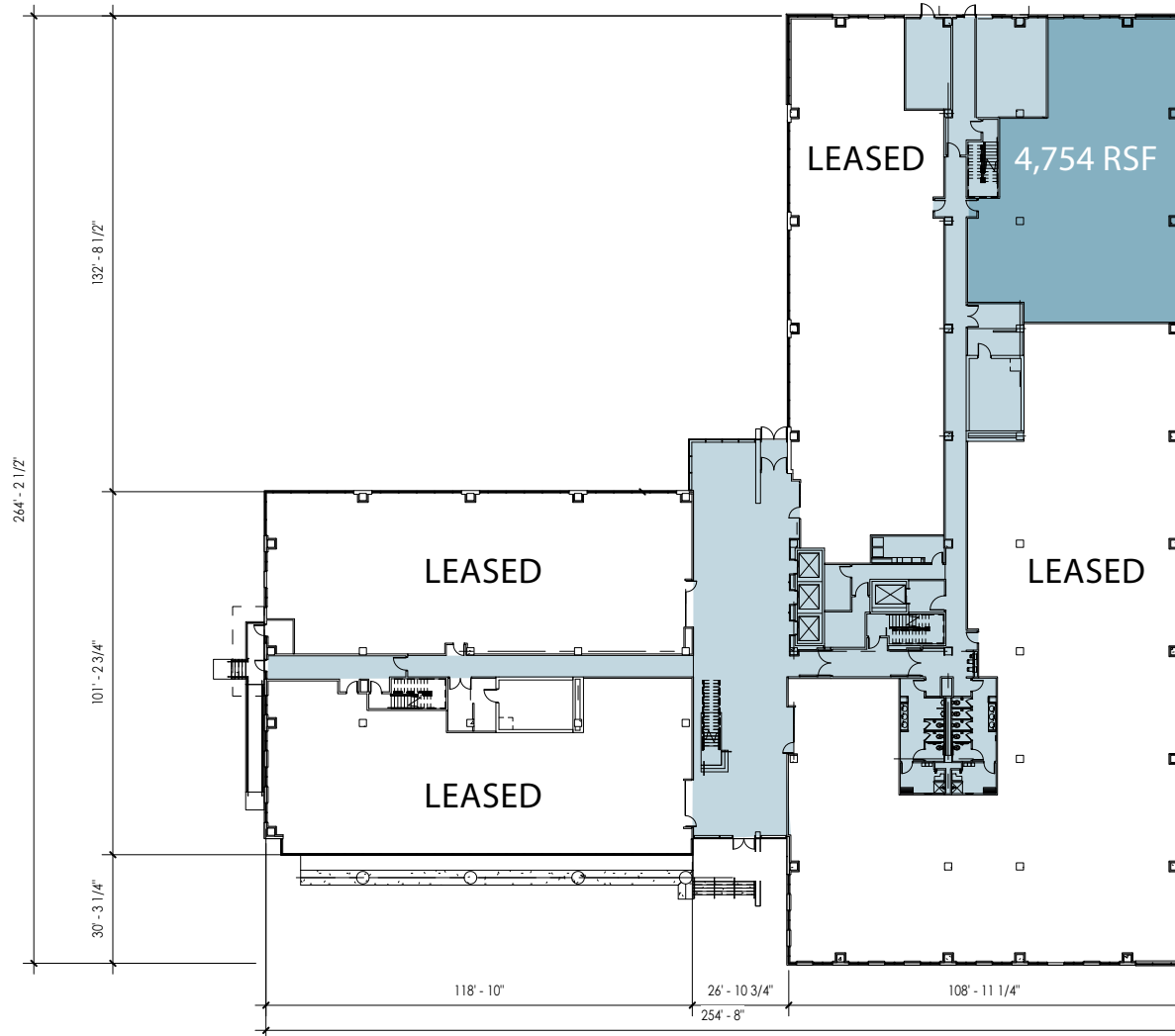
18 MINUTES TO FOUR POINTS

RESEARCH PARK PLAZA

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LEVEL 1 4,754 SF



RESEARCH PARK PLAZA

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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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FOR LEASING INFORMATION, PLEASE CONTACT:

RACHEL COULTER
Managing Director
+1 512 225 1733
Rachel.Coulter@am.jll.com

TRAVIS ROGERS
Vice President
+1 512 225 2718
Travis.Rogers@am.jll.com

COLEMAN JACKSON
Associate
+1 512 599 8846
Coleman.Jackson@am.jll.com

BETHANY PEREZ
Executive Vice President
+1 512 225 1731
Bethany.Perez@am.jll.com

Research Park Plaza V is the final installment at Research Park Plaza. Cousins kicked off the project in 1994 building four buildings consisting of 630,000 square feet.

The property has excellent visibility from Highway 183, access from Parmer Lane, McNeil Drive and Highway 183 as well as less than 4 miles from The Domain, Lakeline Mall and The Arboretum.

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