

RESEARCH PARK PLACE  
**SEVEN & EIGHT**

12515 Research Blvd • Austin, Texas 78759

3,169 SF TO 5,160 SF FOR LEASE  
IN AUSTIN'S NORTHWEST TECH SECTOR

**CBRE**

## AVAILABILITIES

### BUILDING 7

Suite 270: 4,024 SF

### BUILDING 8

Suite 230: 5,160 SF

Suite 370: 3,169 SF

## FEATURES

- Easy access to major highways: US-183, Mopac Expressway & TX-45
- Highly visible US 183 location @ Oak Knoll Drive
- Located in Austin's rapidly growing Northwest submarket and high tech hub
- Minutes away from the Domain, Arboretum and multiple amenities
- New fitness center with showers and lockers
- Ample parking ratio of 4 per 1,000, covered available
- 32,000 SF Floor Plates with minimal columns
- Fiber Available
- On-site Property Management
- Cafe delivery Q3 2019

## LEASING INFORMATION

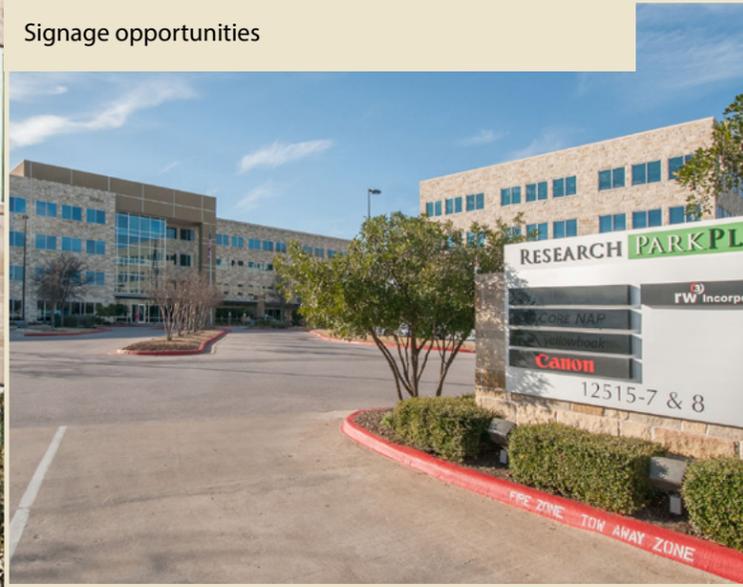
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RESEARCH  
PARK PLACE

# SEVEN & EIGHT

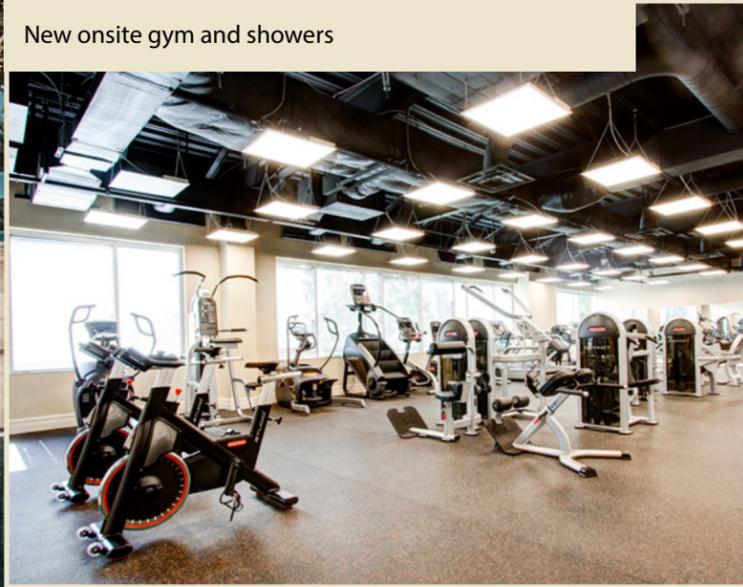
Signage opportunities



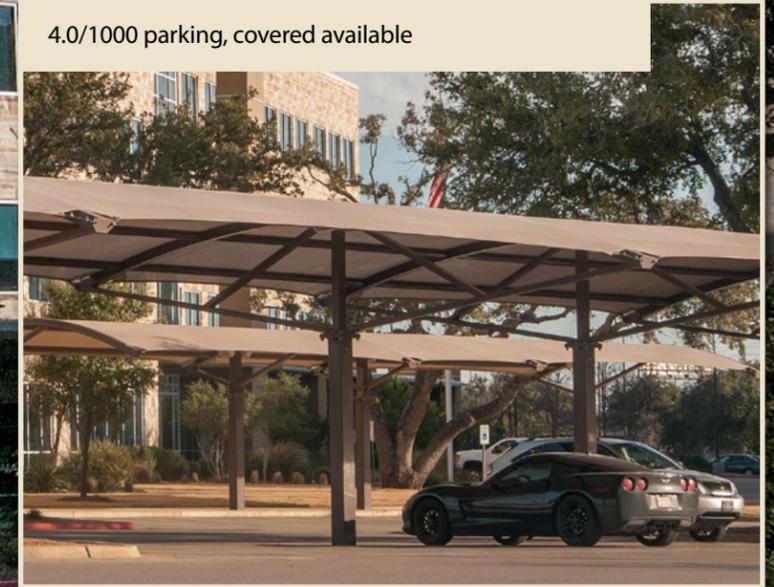
First and second-generation spaces



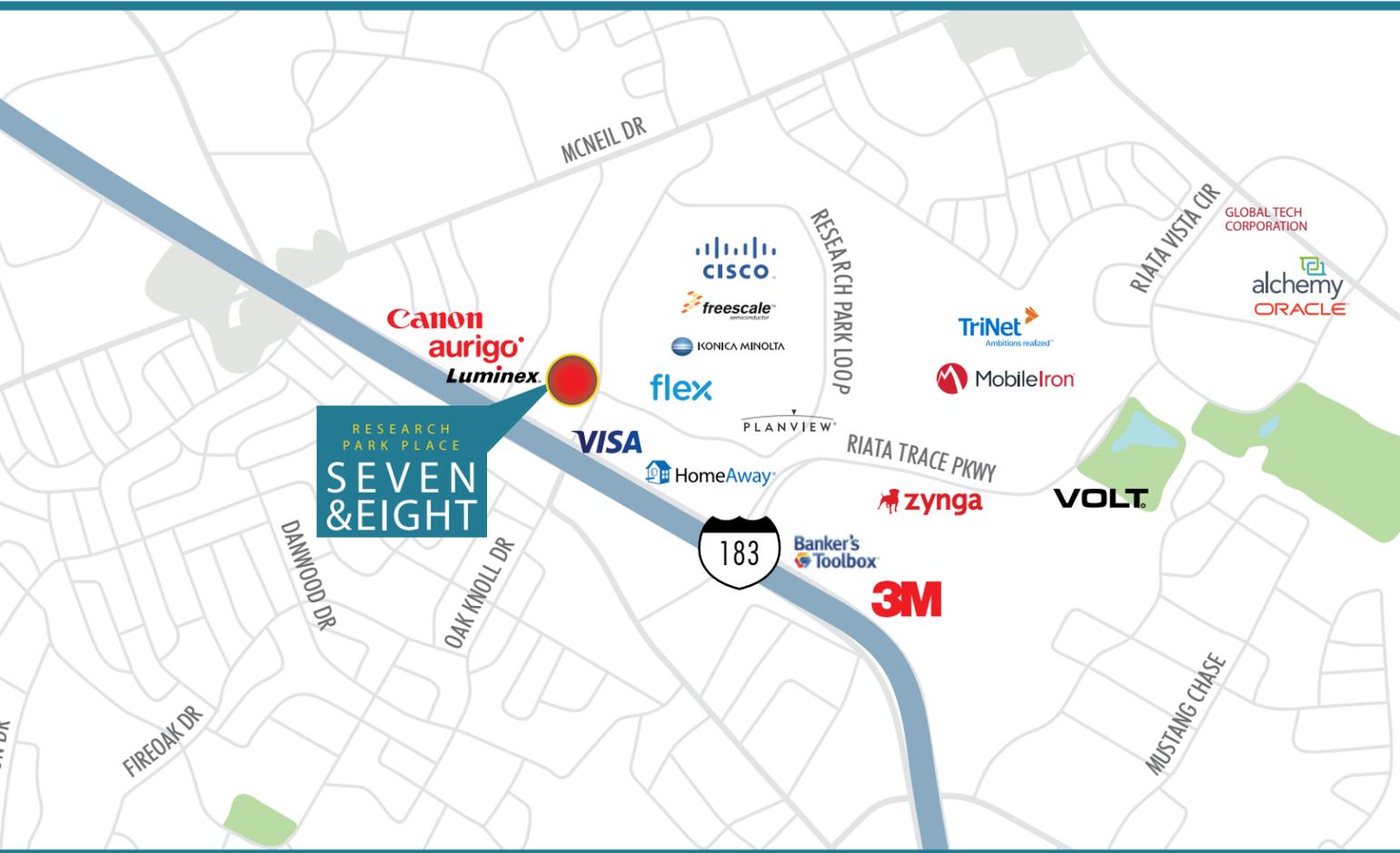
New onsite gym and showers



4.0/1000 parking, covered available

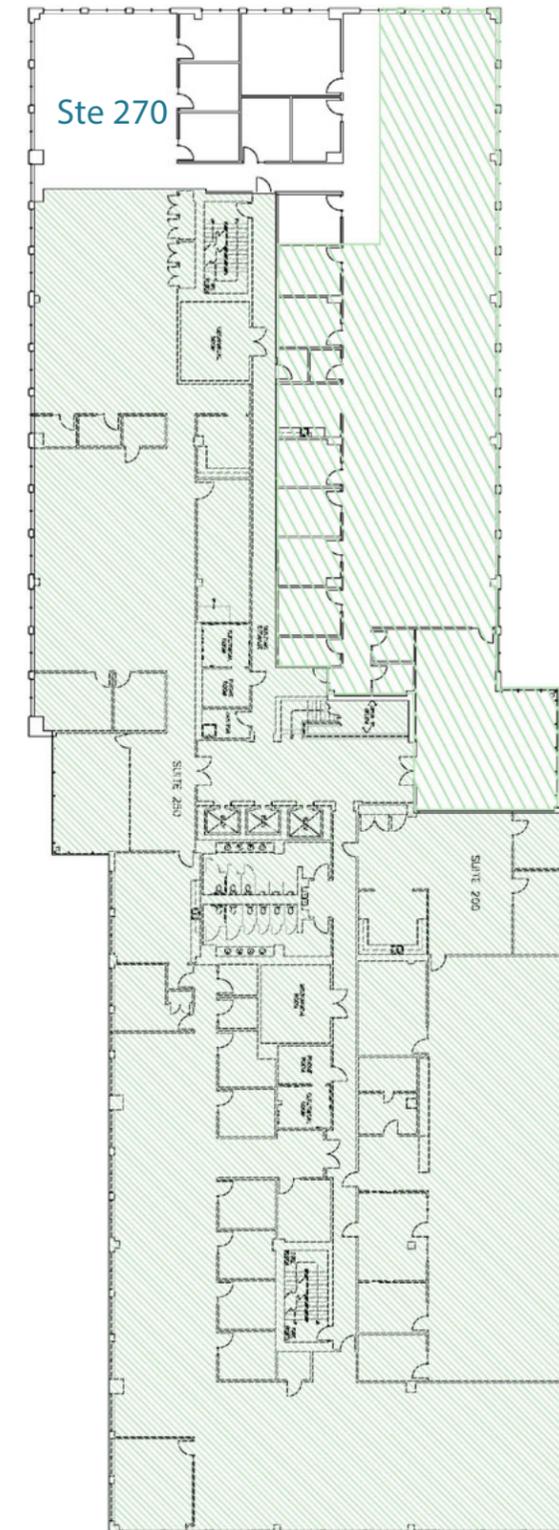


# CORPORATE NEIGHBORS

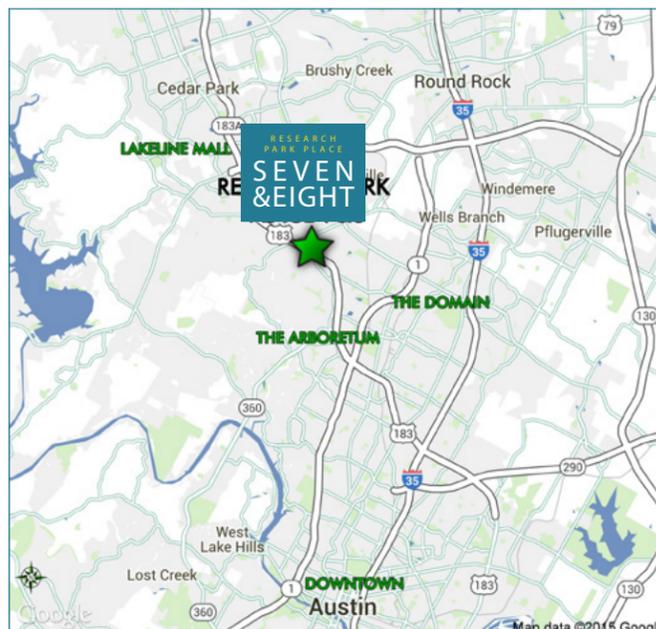


**BUILDING 7**  
**SUITE 270**  
**4,024 SF**

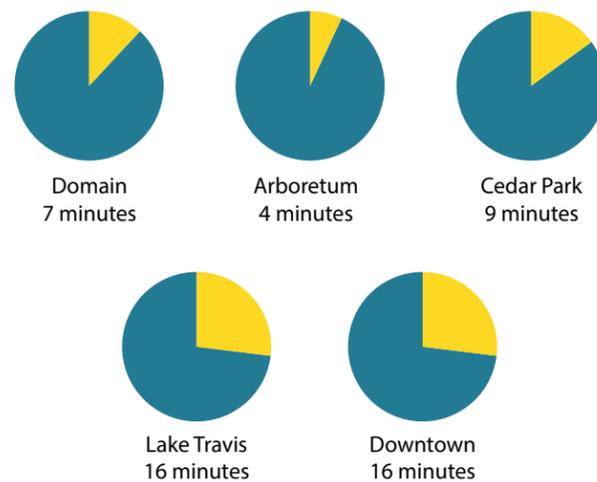
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The Northwest submarket of Austin is experiencing rapid growth and is one of the hottest tech submarkets in the country.



### DRIVE TIMES

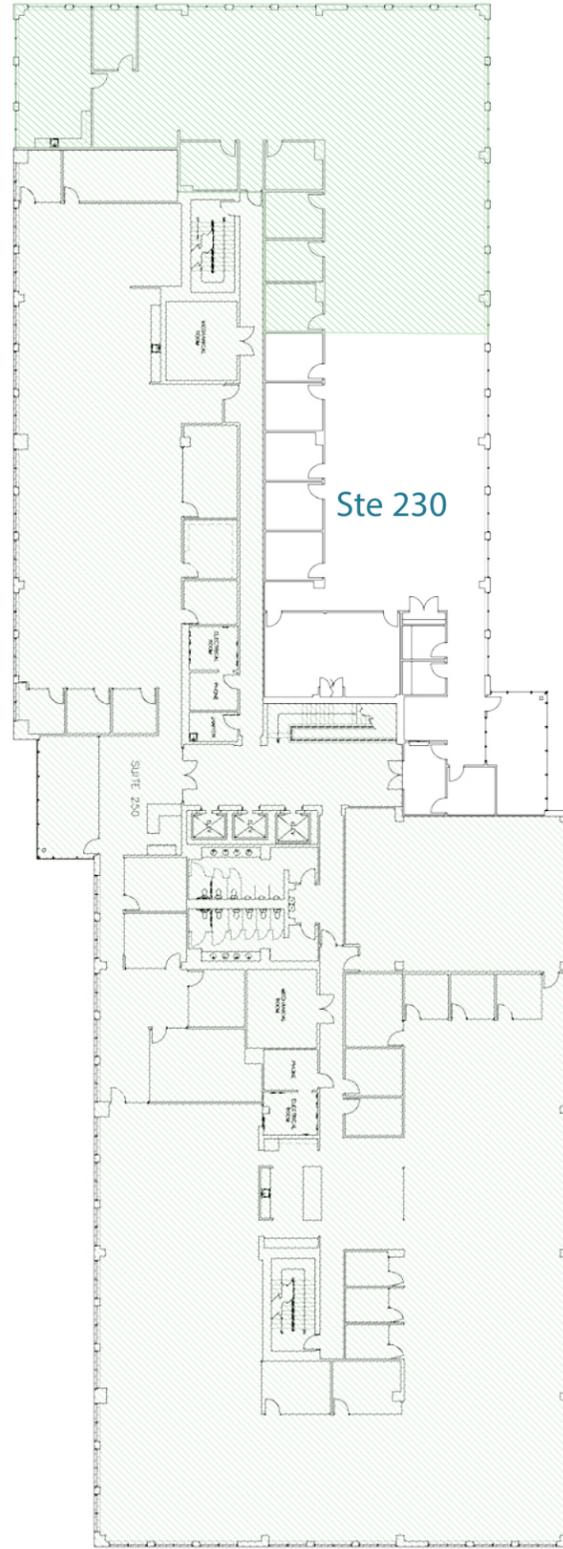


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BUILDING 8  
SUITE 230  
5,160 SF



FEATURES

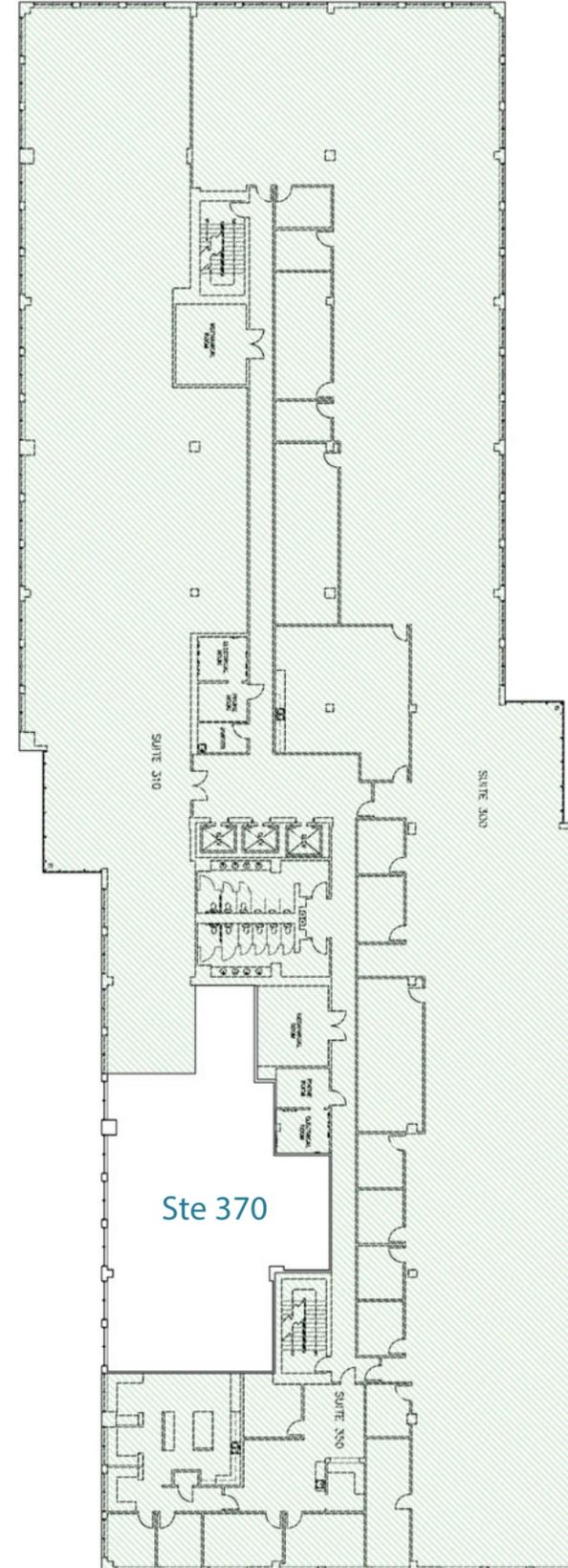
- Direct lobby exposure
- Reception area
- 5 offices
- Large conference room
- Training room
- Open space

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BUILDING 8  
SUITE 370  
3,169 SF



FEATURES

- Open space
- Shell condition
- 13'4" ceiling height

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