

# TECH CORPORATE CENTER & TECH BUSINESS PARK

12212 TECHNOLOGY BLVD • AUSTIN, TX 78727



- Industrial/office property within Austin's established technology and industrial district
- Flexible warehouse suites with grade-level loading
- Located near major employment centers and transportation corridors

## Property Summary

|               |               |
|---------------|---------------|
| AVAILABLE SF  | 577-22,004 SF |
| BUILDING SIZE | 278,790 SF    |
| RENOVATED     | 2022          |

For more information, please contact:

**KEVIN DOUGHERTY**  
LEASING MANAGER  
BKM MANAGEMENT COMPANY  
P. 737.361.9441  
E. [KDOUGHERTY@BKMMGMT.COM](mailto:KDOUGHERTY@BKMMGMT.COM)

**BLAKE PATTERSON**  
LEASING AGENT  
AQUILA COMMERCIAL  
P. 512.684.3717  
E.

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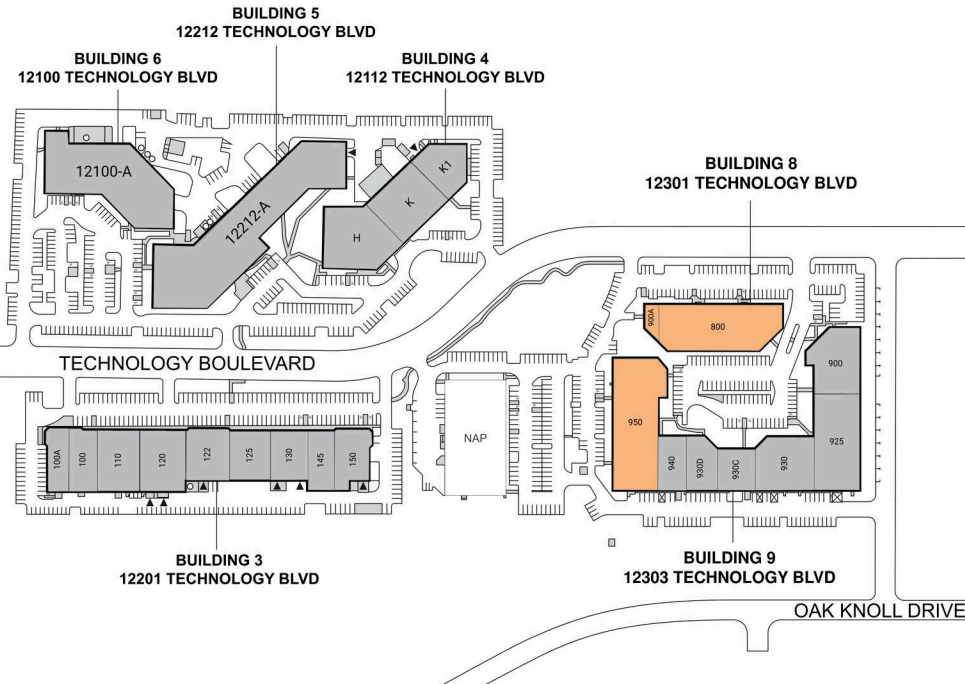
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LEGEND

▲ DOCK HIGH DOORS

○ GRADE LEVEL DOORS



AVAILABLE OCCUPIED

## Current Availabilities

| BUILDING | SUITE | TOTAL SIZE | OFFICE SIZE | OFFICE % | TYPE | CLEAR HT | GL  | DL |
|----------|-------|------------|-------------|----------|------|----------|-----|----|
| 8        | 800   | 22,004     | 0           | 0        | OFF  | N/A      | N/A |    |
| 8        | 900A  | 577        | 0           | 0        | OFF  | N/A      | N/A |    |
| 9        | 950   | 11,050     | 0           | 0        | N/A  | N/A      | N/A |    |
| 9        | 950-A | 11,548     | 0           | 0        | N/A  | N/A      | N/A |    |



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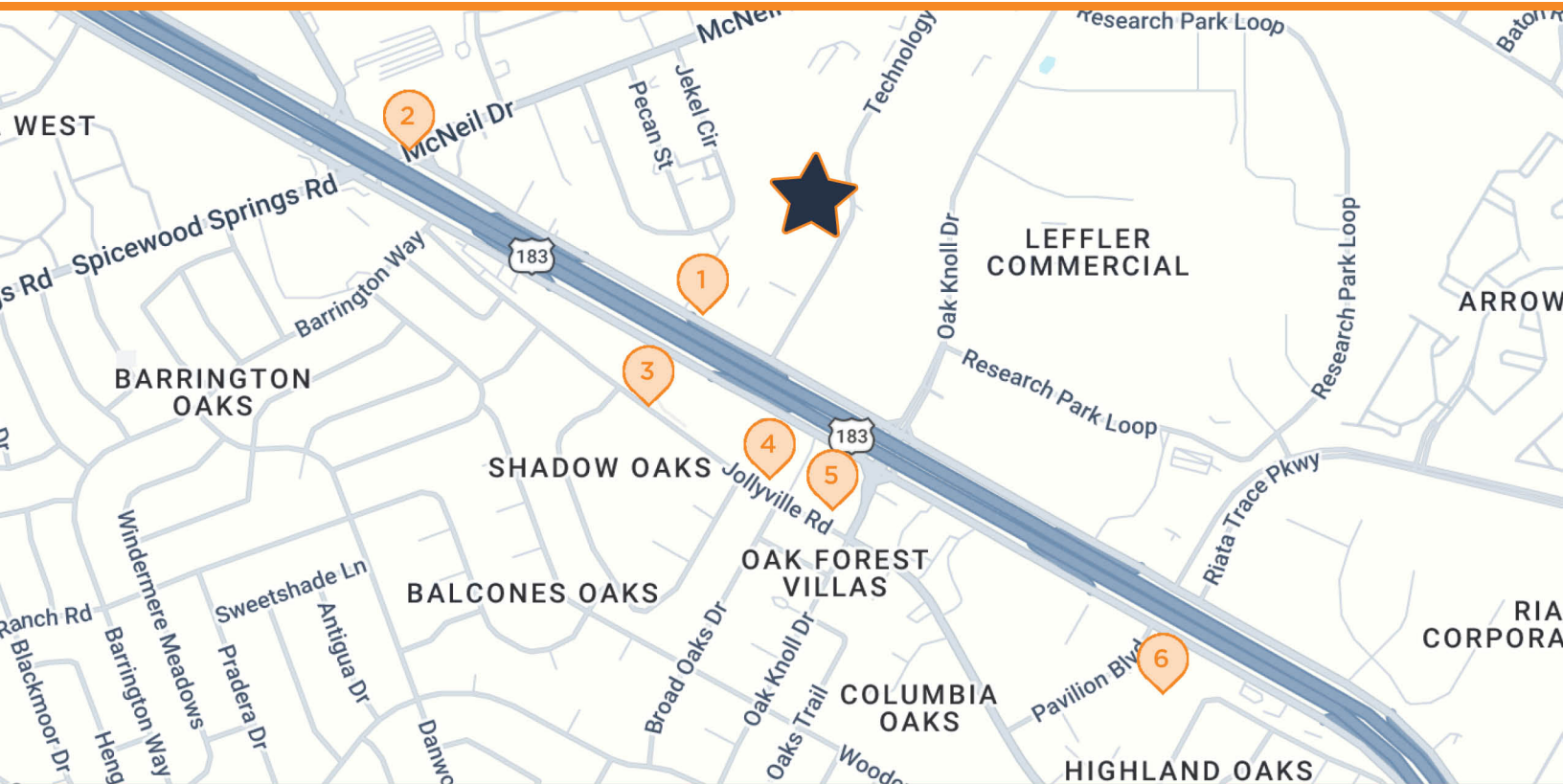
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12212 Technology Blvd, Austin, TX 78727

**1 U-HAUL MOVING & STORAGE**  
12611 Research Blvd, Austin, TX

**2 WALGREENS**  
7410 McNeil Dr Walgreens, Austin, TX

**3 PIZZA HUT**  
12636 Research Blvd, Austin, TX

**4 BANK OF AMERICA**  
12574 Research Blvd, Austin, TX

**5 SHELL**  
12518 Research Blvd, Austin, TX

**6 DUNKIN**  
12200 Research Blvd, Austin, TX