

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	9,980-22,598 SF
BUILDING SIZE	278,790 SF
RENOVATED	2022

For more information, please contact:

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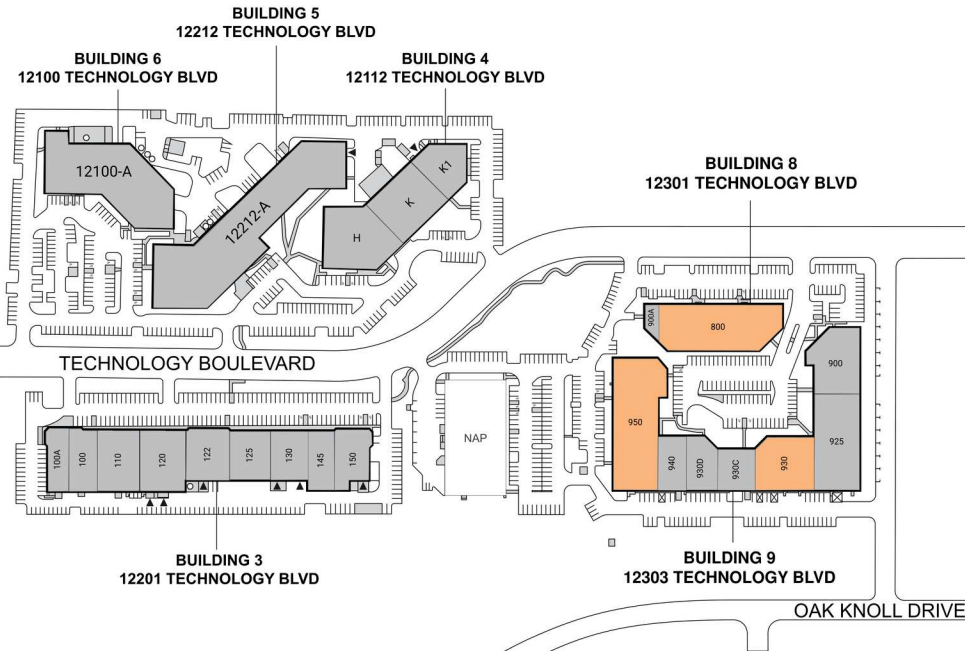
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LEGEND

▲ DOCK HIGH DOORS

○ GRADE LEVEL DOORS



AVAILABLE OCCUPIED

Current Availabilities

BUILDING	SUITE	TOTAL SIZE	OFFICE SIZE	OFFICE %	TYPE	CLEAR HT	GL	DL
800	22,004							
930	9,980							
950	22,598							

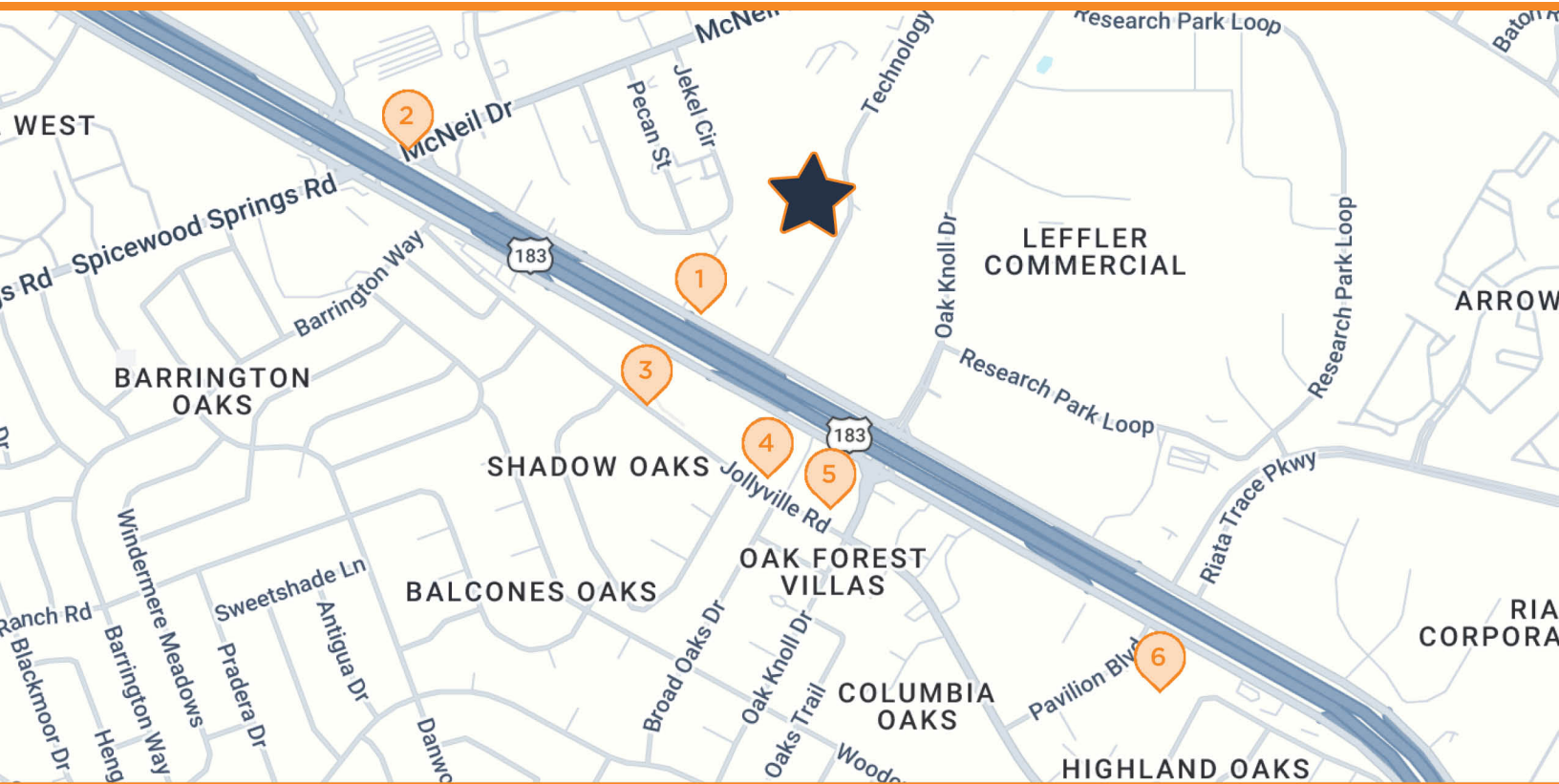
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12611 Research Blvd, Austin, TX

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