

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

BLAKE PATTERSON
LEASING AGENT
AQUILA COMMERCIAL
P. 512.684.3717
E.

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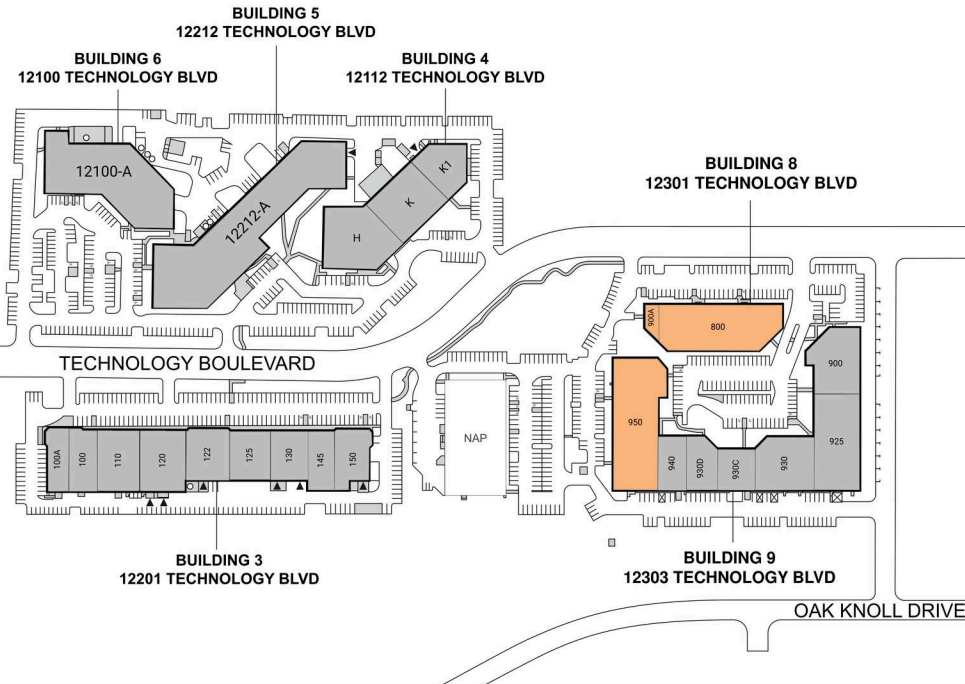
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LEGEND

▲ 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	

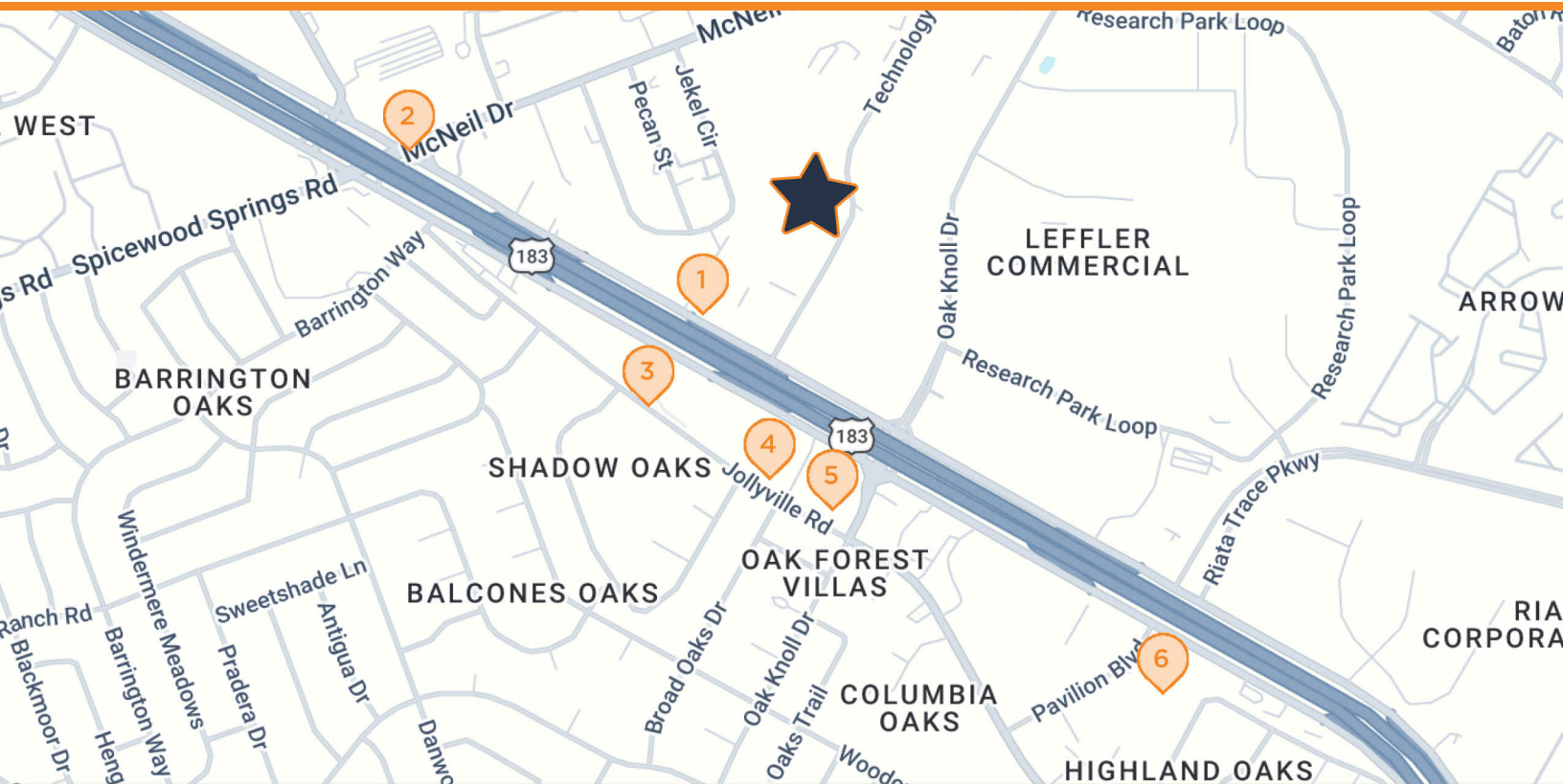
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12611 Research Blvd, Austin, TX

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