

RESEARCH *Park*
PLAZA
IV



RESEARCH *Park* PLAZA *IV*



OVERVIEW

ADDRESS	12301 Research Boulevard Austin, TX 78759
SUBMARKET	Northwest Austin
SF AVAILABLE	Suite 250 - 11,848 SF
TOTAL SF	186,028 SF
PARKING	4.88 : 1,000

FEATURES

- » Outdoor courtyard with kitchen, patio seating, and bocci ball court
- » Covered parking
- » On-site management
- » Locker room and showers
- » BOMA 360 Performance Building by BOMA International

EFFICIENT. FLEXIBLE. BRIGHT.



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RESEARCHPark PLAZA IV



DRIVING DISTANCES

ABIA AIRPORT

20 miles & 30 minutes

DOWNTOWN AUSTIN

12 miles & 19 minutes

ARBORETUM & ARBOR WALK

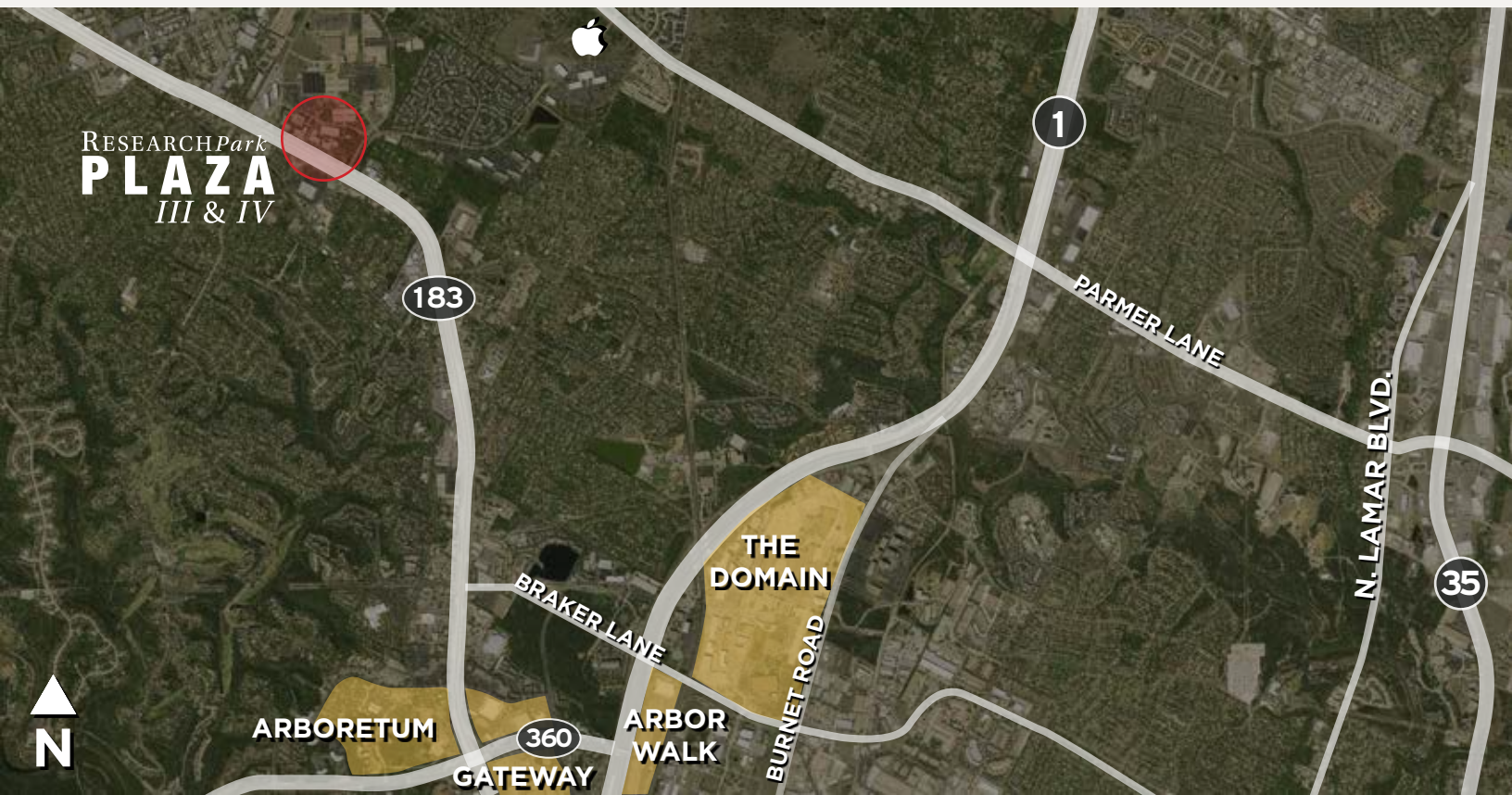
2 miles & 4 minutes

THE DOMAIN

2 miles & 5 minutes

UNIVERSITY OF TEXAS

10 miles & 16 minutes



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ACCESSIBLE SHOPPING CENTERS

12301 Research Boulevard | Austin, TX 78759

THE DOMAIN

SHOP

Absolute
 Aéropostale
 A'GACI
 Aldo Shoes
 AllSaints
 Altar'd State
 American Eagle
 Outfitters
 AmeriPark
 Anthropologie
 Apple
 Arhaus
 Athleta
 ATX Gifts & Souvenirs
 Austin 5
 Banana Republic
 Bath & Body Works
 BCBG MAXAZRIA
 Ben Bridge Jewelers
 bevello
 Brighton Collectibles
 Brookstone
 Buckle
 Bui-Yah-Kah
 Burberry
 Cache
 Charming Charlie
 Clarks
 Coach
 Cole Haan
 Cotone Clothing and
 Beauty Bar
 David Yurman
 Diamonds Direct
 Dick's
 Dillard's
 Dolce Blu
 Express
 Forever 21
 Free People
 GameStop
 H&M
 iPic Theaters
 J.Crew
 Johnny Was
 Journeys
 Kendra Scott
 Lilly Pulitzer
 L'Occitane
 Loft
 Louis Vuitton
 Lucky Brand Jeans
 Lululemon Athletica
 Luxe Apothetique
 MAC Cosmetics
 Macy's
 Madewell
 Michael Kors
 Microsoft
 Neiman Marcus
 Nina Berenato Jewelry
 Origins

Papyrus
 Payless ShoeSource
 Peter Millar
 PINK
 Pink and Silver Fashion
 Polo Ralph Lauren
 Restoration Hardware
 Spence Diamonds
 Splendid
 Stuart Weitzman
 Sunglass Hut
 Sur La Table
 Tesla
 thredUP
 Tiffany & Co.
 Tommy Bahama
 Torrid
 Tory Burch
 Tumi
 UNTUCKit
 Vans
 Victoria's Secret
 Vineyard Vines
 White House Black
 Market
 Zara
 Zumiez

EATS + DRINKS

77° Rooftop Patio Bar
 Apanas Coffee & Beer
 Bazille
 Bee Cave Coffee Co.
 California Pizza Kitchen
 Copper Restaurant &
 Corner Market
 Cru Food & Wine Bar
 Culinary Dropout
 Dessert Lounge
 Detour Domain
 East Side King Thai Kun
 Ebar
 Feed Store
 Flaming Pizza
 Fleming's Prime
 Steakhouse & Wine Bar
 Flower Child
 Frost Gelato
 General Tso'Boy
 Gloria's Latin Cuisine
 Grand Lux Cafe
 Hat Creek Burger
 Company
 Jack & Ginger's Irish
 Pub
 JINYA Ramen Bar
 Kona Grill
 Kung Fu Saloon Rock
 Rose
 Lavaca Street Bar At
 Rock Rose
 MAD Greens
 Maggiano's Little Italy
 McCormick & Schmick's
 Seafood & Steaks
 Mia Italian Tapas & Bar

North Italia
 Paul Martin's Austin Grill
 Public Domain
 Punch Bowl Social
 Salvation Pizza
 Second Bar + Kitchen
 Shake Shack
 Smoothies Paradise
 Sprinkles
 Starbucks
 St. Genevieve
 Subway
 Sushi Zushi
 Tarka
 Taverna
 Thai-Kun Rock Rose
 The Brass Tap
 The Dogwood Rock
 Rose
 The Park at the Domain
 The Rose Room
 The Steeping Room
 Toulouse Domain
 NORTHSIDE
 Truluck's
 Turf N' Surf Po Boy
 Urban
 Velvet Taco
 Whole Foods Market
 Yard House
 Yogurt Planet

STAY

Aloft Hotel
 Archer Hotel
 Fairfield Inn & Suites
 La Quinta Inn & Suites
 Lone Star Court
 Westin Austin

THE ARBORETUM

EAT

Amy's Ice Cream
 Blue Baker
 BRIO Tuscan Grille
 Cheesecake Factory
 Drunk Fish
 Estância Churrascaria
 Eddie V's Prime
 Seafood
 Fire Bowl Café
 Five Guys Burgers
 Knotty Deck & Bar
 la Madeleine French
 Bakery & Café
 Manuel's
 Newk's Eatery
 P.F. Chang's
 Starbucks
 Romano's Macaroni Grill
 Tapioca Lounge
 Truluck's
 Z' Tejas Mexican
 Restaurant and Grill
 Zoe's Kitchen

SHOP

Barnes & Noble
 Bella Maui Boutique
 Chico's
 Con' Olio Oils &
 Vinegars
 Emprizo
 Everything But Water
 Francesca's Collections
 GameStop
 Gap
 GapKids
 Gymboree
 Heroes & Legacies
 Janie and Jack
 Jos. A. Bank
 Kirk Root Designs
 Lamps Plus
 LensCrafters
 LoveSac
 Orvis
 Pottery Barn
 Ray's Watch Repair
 SAS Shoes
 Savory Spice Shop
 Soft Surroundings
 Soma Intimates
 Sunglass Hut
 Tervis Tumbler
 Williams Sonoma
 Z Gallerie

STAY

Embassy Suites
 Extended Stay America
 Hampton Inn
 Renaissance Hotel
 SpringHill Suites
 Staybridge Suites
 Towneplace Suites

THE SHOPS AT ARBOR WALK

EAT

BJ's Restaurant &
 Brewhouse
 Chipotle Mexican Grill
 Chuck E. Cheese's
 Lupe Tortilla
 Masala Wok
 Mighty Fine Burgers
 Mimi's Cafe
 Natural Grocers
 Potbelly Sandwich
 Works
 Salata
 Spec's Wines & Spirits
 Tinos Greek Cafe

SHOP

Carter's
 Destination XL
 Dressbarn
 Designer Shoe
 Warehouse
 Firestone

Home Consignment
 Store
 Jo-Ann Fabric and Craft
 Store
 Lifeway Christian
 Bookstore
 Marshalls
 Maurice's
 Mattress Firm
 Plato's Closet
 Sam Moon Trading Co.
 Sketchers
 Sprint
 The Home Depot
 Vison Works

GATEWAY SHOPPING CENTER

EAT

Dave & Buster's
 Hanabi Sushi
 Panera Bread
 Taco Cabana
 Whole Foods Market

SHOP

Aaron Brothers Art &
 Framing
 Best Buy
 Clothes Mentor
 Crate & Barrel
 David's Bridal
 Factory Mattress USA
 Fast Forward
 Fast Frame
 Gateway 16 Cinemas
 InStep the Birkenstock
 Store
 J.Crew Mercantile
 Kohler Signature Store
 Learning Express
 Men's Wearhouse
 Nordstrom Rack
 Old Navy
 REI
 Saks Off 5th
 Samuels Diamonds
 Sprint
 Texas Running Company
 The Container Store
 Tile Shop
 Today's Vison
 Ulta Salon & Cosmetics
 Urban Mattress
 World of Decor

STAY

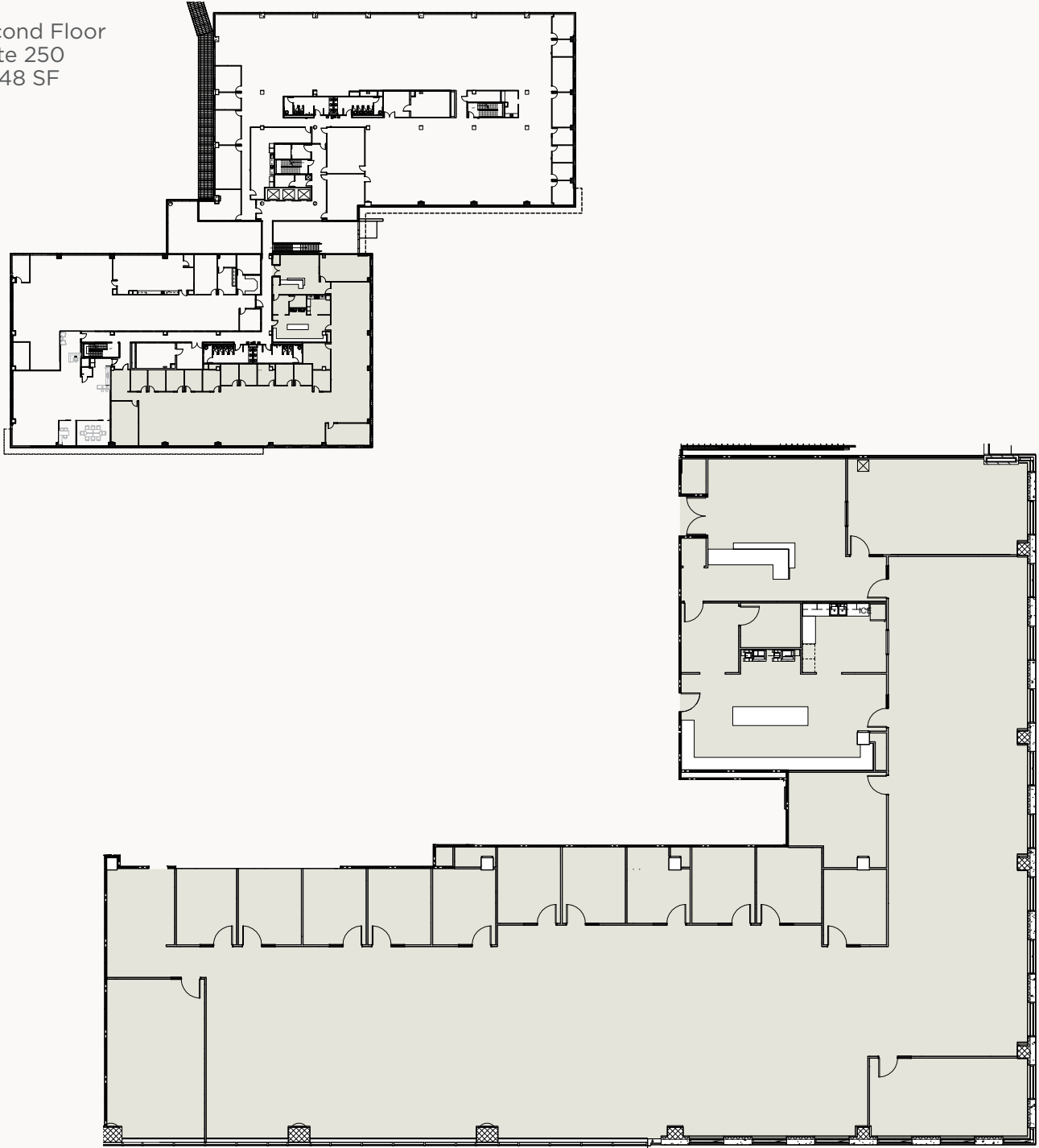
Candlewood Suites
 Austin
 Courtyard Austin
 Embassy Suites
 Hyatt House
 Hyatt Place
 Residence Inn
 Staybridge Suites Austin
 TownePlace Suites

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BUILDING IV

Second Floor
Suite 250
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