

KEVIN GRANGER

Executive Managing Director +1 512 814 3403 kevin.granger@cushwake.com MATT FRIZZELL

Executive Director +1 512 814 3404 matt.frizzell@cushwake.com

BRIAN LIVERMAN







55,388 SF

SQUARE FOOTAGE

3.2:1000

PARKING



USE

CAN ACCOMMODATE FLEX, OFFICE, AND R&D USES.



STRUCTURAL

CONCRETE TILT-UP WALL PANELS WITH ACCENT REVEALS AND TEXTURED ACRYLIC COATING. 1 ROLLUP DOCK LEVEL DOOR WITH POTENTIAL TO ADD ADDITIONAL DOORS. TPO ROOF INSTALLED IN 2015.



WINDOW GLAZING

ANODIZED ALUMINUM FRAMED WINDOWS WITH REFLECTIVE GLASS COATING.



HVAC

52 PACKAGE RTU'S. PHASED REPLACMENT BEGINING IN 2024.



ELECTRIC AND FIRE PROTECTION

480/277 3-PHASE. SILENT KNIGHT FIRE PROTECTION SPRINKLER SYSTEM.



12515 RESEARCH BLVD, BLDG 3, AUSTIN, TX 78759

55,388 SF

Square footage is subject to remeasurement.



FOR MORE INFORMATION, CONTACT:

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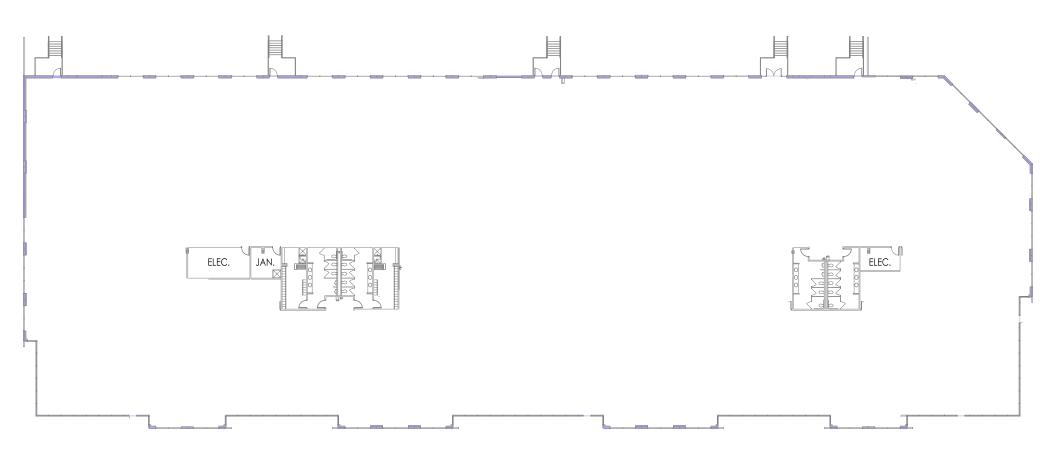




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Shell layout



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DEMISING OPTION #1

Square footage is subject to remeasurement. AREA 1 26,375 SF ELEC. AREA 2 29,013 SF

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DEMISING OPTION #2

Square footage is subject to remeasurement. AREA 1 26,375 SF AREA 3 17,482 SF ELEC. AREA 2 11,531 SF

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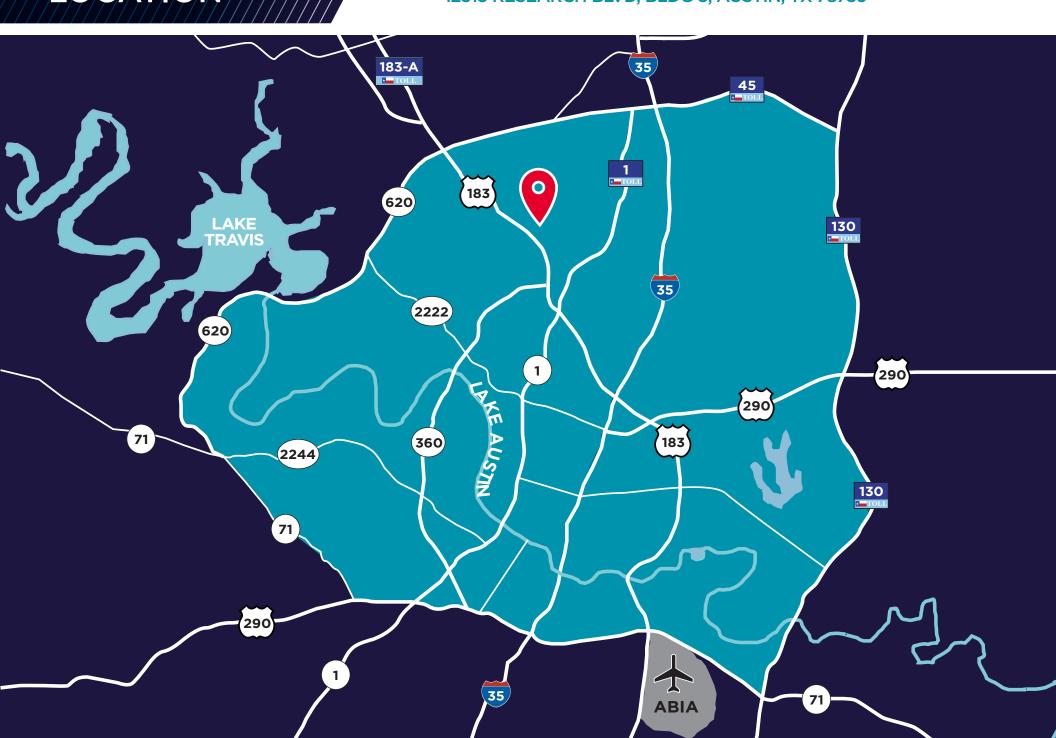
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AMENITIES Map

RESEARCH PARK 3

12515 RESEARCH BLVD, BLDG 3, AUSTIN, TX 78759



- 1. Shell
- 2. Academy
- 3. Chase Bank

- 4. Walgreens
- **5**. 7/11
- 6. H-E-B



RESTAURANTS

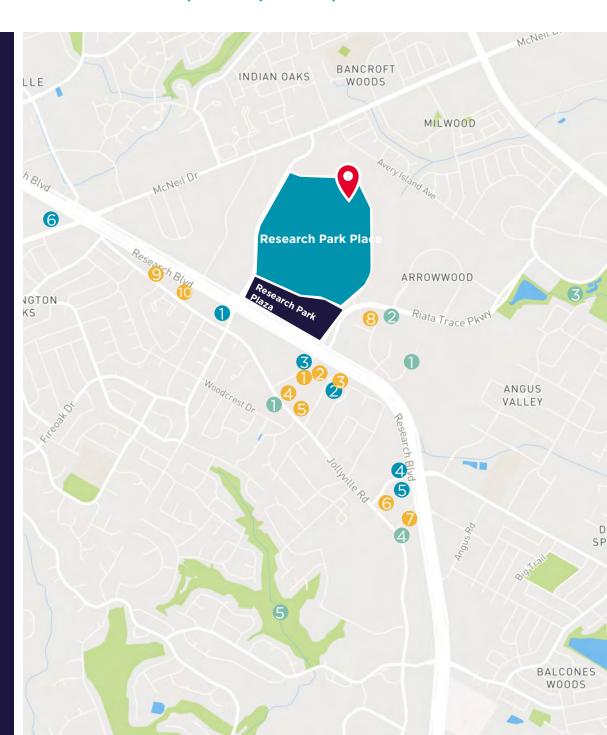
- 1. Dunkin'
- 2. OneTaco
- 3. P. Terry's Burger Stand
- 4. Sonic
- 5. Pour House

- 6. Chuy's
- 7. Outback Steakhouse
- 8. Cafe Eden
- 9. Dimassi's
- 10. Krispy Kreme



OTHER

- 1. Extended Stay
- 2. Yoga
- 3. Yett Creek Neighborhood Park
- 4. Tru By Hilton Austin
 NW Arboretum
- 5. Great Hills Neighborhood Park





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