

12SEVEN10

research



12710 RESEARCH BOULEVARD, AUSTIN, TEXAS 78759

FOR MORE INFORMATION:

STEPHEN PANNES
SPANES@ECRTX.COM
512.505.0018

ISAAC GUTIERREZ
IGUTIERREZ@ECRTX.COM
512.505.0008



PROPERTY INFORMATION

12710 RESEARCH BOULEVARD, AUSTIN, TX 78759



12710 RESEARCH PROVIDES A HIGH-QUALITY OFFICE ENVIRONMENT IN THE HEART OF NORTHWEST AUSTIN.

property features

- New plasma ion air purification system and sound attenuation installed on 3rd floor
- Building signage available
- Renovated common areas, restrooms, and landscaping
- Common building conference room
- Covered, executive parking available
- Excellent visibility on Research Blvd.
- Easy access to/from Research Blvd., Jollyville Road, RR 620, MoPac and Hwy 360
- Close proximity to the Arboretum and the Domain
- 3.3 per 1,000 parking
- Furniture available

availability

Suite 115	473 RSF	
Suite 117	1,678 RSF	<i>Available 6/1/25</i>
Suite 201	4,977 RSF*	
Suite 205A	2,237 RSF	
Suite 210	3,949 RSF*	
Suite 300	1,561 RSF***	
Suite 306	2,186 RSF	
Suite 340	1,109 RSF**	
Suite 350	1,030 RSF**	
Suite 355	2,920 RSF**	
Suite 390	929 RSF***	
Suite 395	2,772 RSF***	

**Contiguous up to 8,926 RSF*

***Contiguous up to 5,059 RSF*

****Contiguous up to 5,262 RSF*

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FLOOR PLANS

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Suite 117

1,678 RSF
AVAILABLE 6/1/25

Suite 115

473 RSF

LEVEL



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FLOOR PLANS

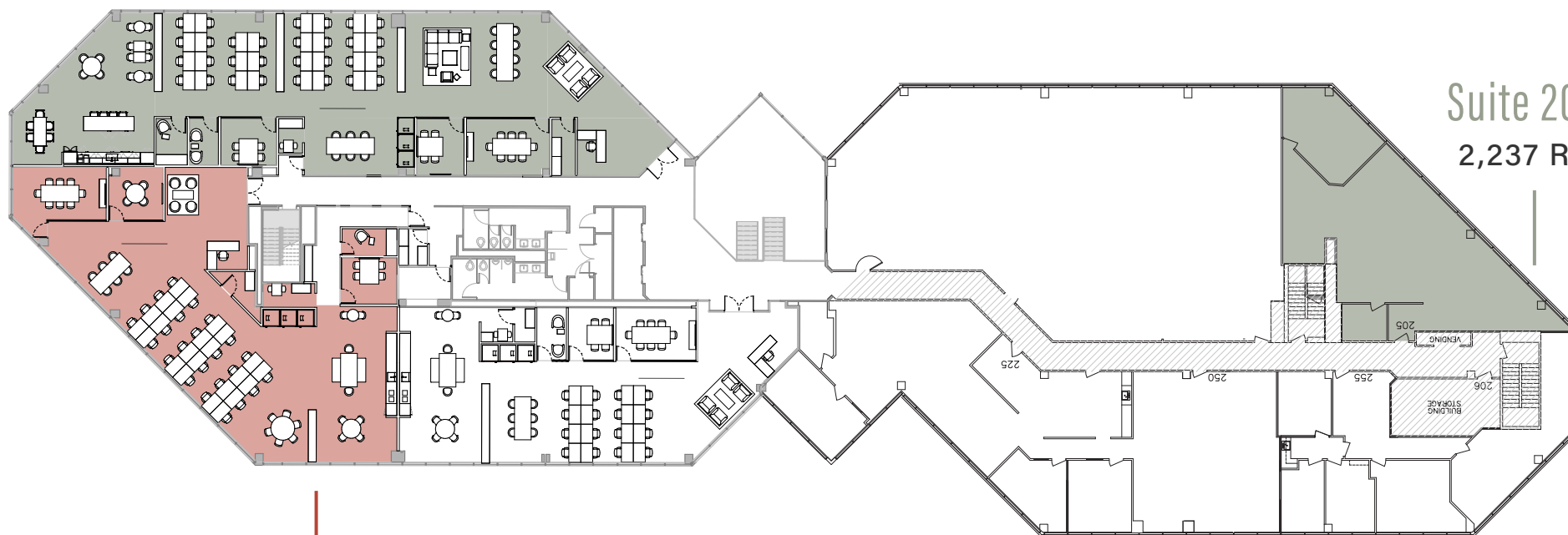
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**Contiguous up to 8,926 RSF*

Suite 201*
4,977 RSF

LEVEL 2



Suite 205A
2,237 RSF

3,949 RSF
Suite 210*

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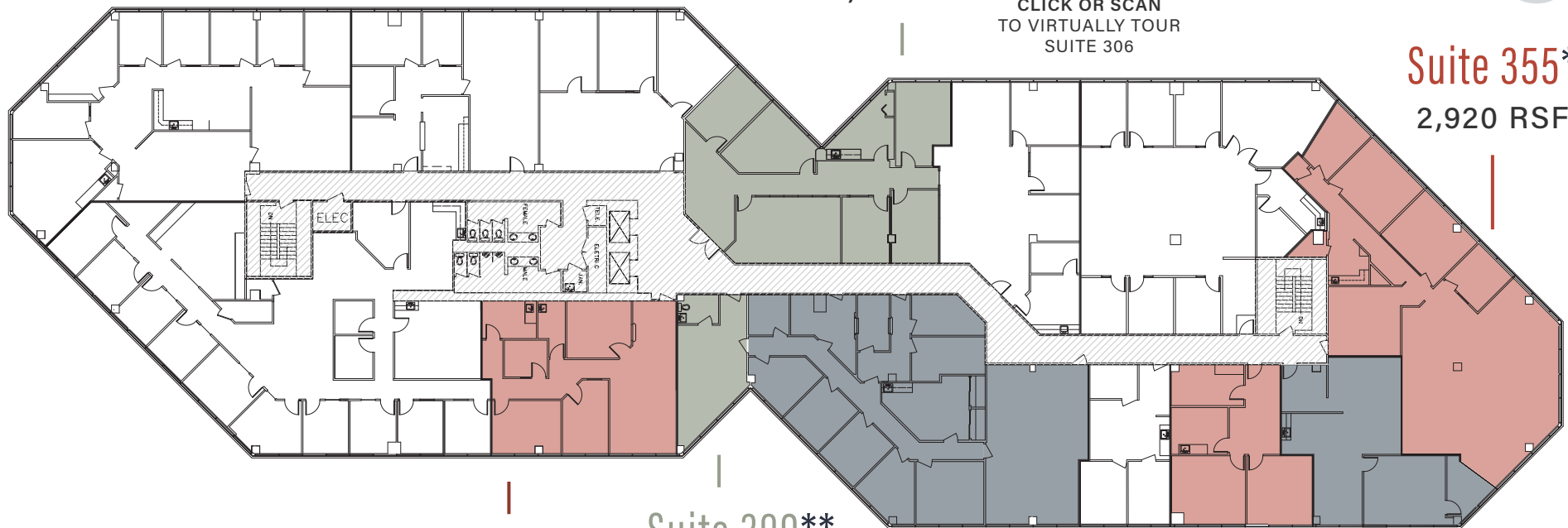
Suite 306
2,186 RSF



CLICK OR SCAN
TO VIRTUALLY TOUR
SUITE 306

LEVEL 3

Suite 355*
2,920 RSF



Suite 300**
1,561 RSF

Suite 390**
929 RSF

Suite 395**
2,772 RSF

Suite 350*
1,030 RSF

Suite 340*
1,109 RSF

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AMENITIES & DRIVE TIMES

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DRIVE TIMES

- ARBOR WALK - 4 MIN
- THE ARBORETUM - 5 MIN
- GATEWAY - 6 MIN
- THE DOMAIN - 7 MIN
- LAKELINE MALL - 9 MIN
- 360 TX HIGHWAY - 5 MIN
- 620 RANCH ROAD - 5 MIN
- MOPAC LOOP 1 - 7 MIN
- DOWNTOWN - 20 MIN
- ABIA - 25 MIN

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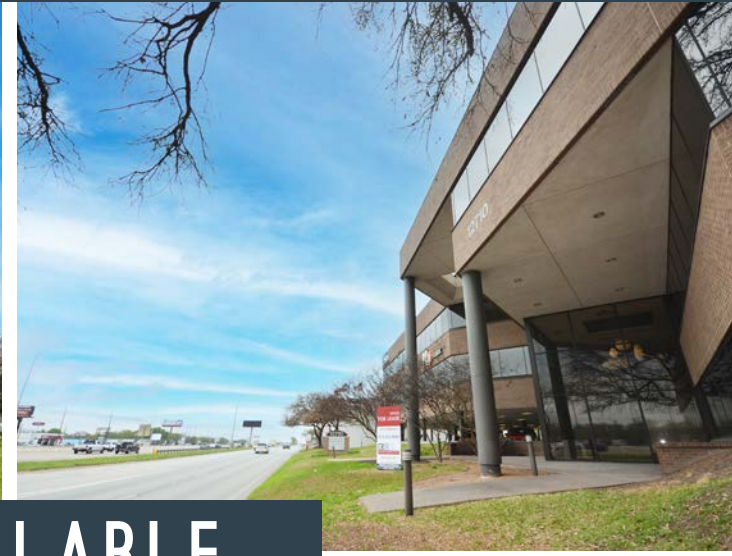
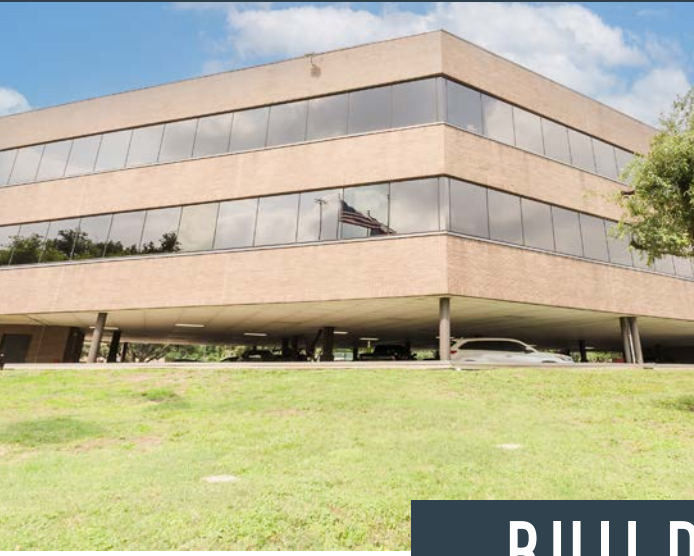
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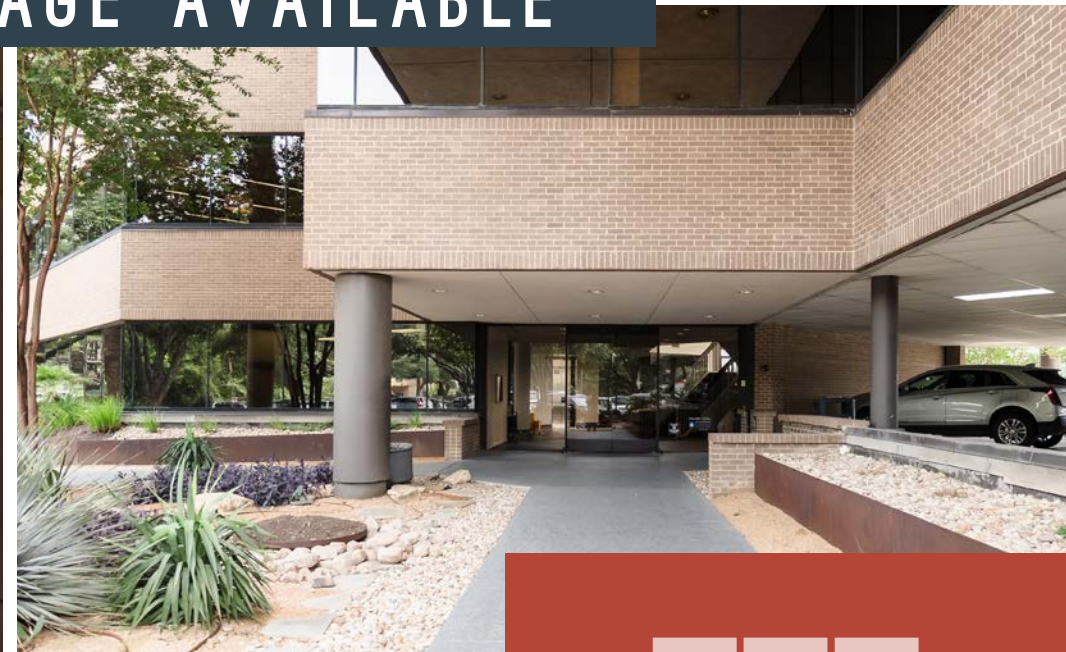
EXTERIOR PROPERTY PHOTOS

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BUILDING SIGNAGE AVAILABLE



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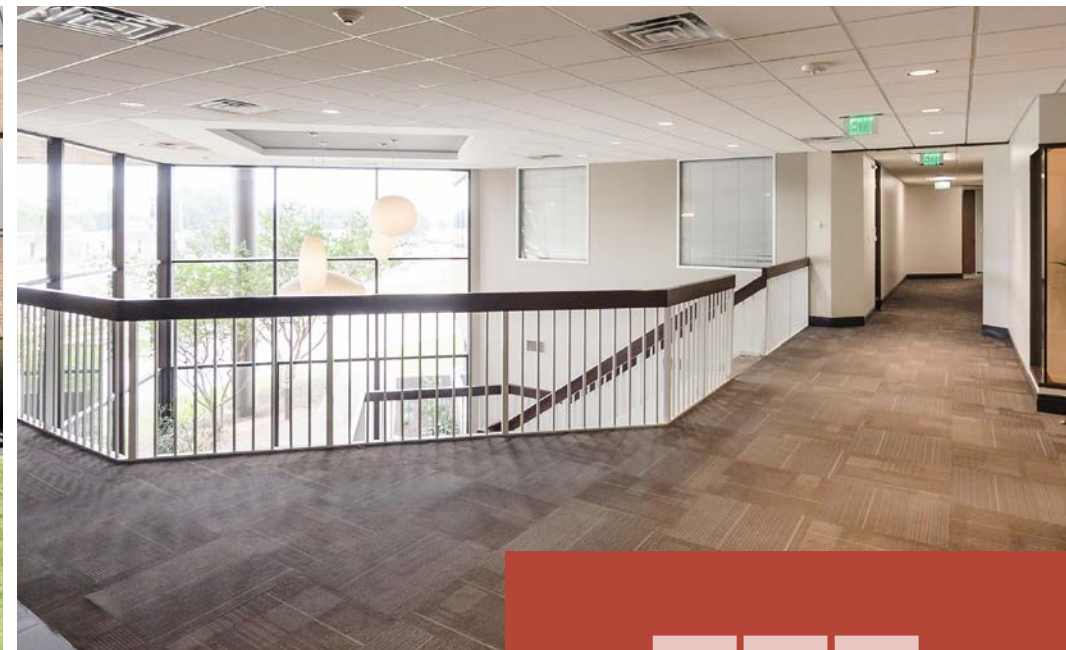
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INTERIOR PROPERTY PHOTOS

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interest of the client above all others, including the broker's own interests;
Inform the client of any material information about the property or transaction received by the broker;
Answer the client's questions and present any offer to or counter-offer from the client; and
Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must say who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
Must not, unless specifically authorized in writing to do so by the party, disclose:
that the owner will accept a price less than the written asking price;
that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
any confidential information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Table with 4 columns: Name/Title, License No., Email, Phone. Rows include Equitable Commercial Realty, Matt Levin (Designated Broker of Firm), Matt Levin (Licensed Supervisor of Sales Agent/Associate), and Stephen Pannes (Sales Agent/Associate's Name).

Buyer/Tenant/Seller/Landlord Initials

Date