



11855 RESEARCH

11855 Research Blvd., Austin, 78759

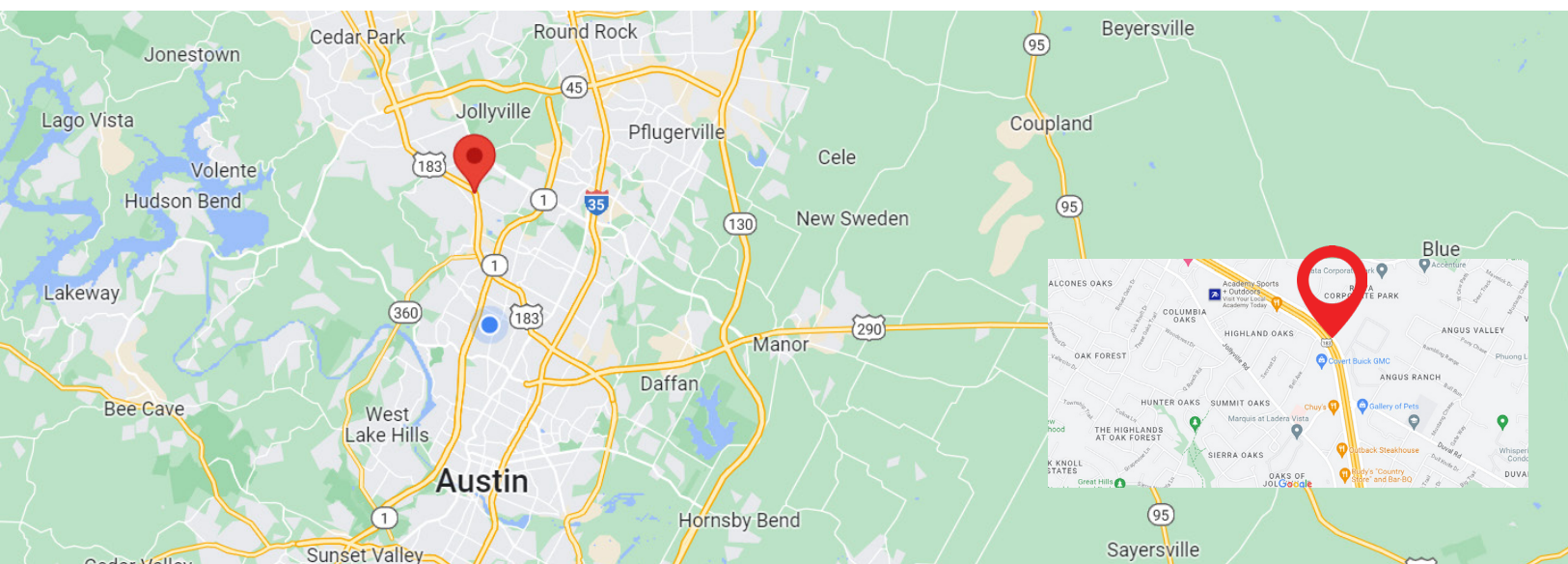


Property Description

Gold Eagle Investments is pleased to offer the opportunity to lease the first floor of this prominently located building on Research Blvd. 11855 Research Blvd., is situated on the north bound 183/ Research Blvd access road with great visibility from the highway.

- There is a 40 foot sign at the street with a space available for the downstairs tenant.
- The building sits on a 0.75 acre parcel and was originally constructed in 1985.
- The roof was replaced in 2021, stucco was applied to the exterior and painted white.
- In addition, the parking lot was resealed and restriped and additional features are: A 7-camera exterior surveillance system, Maglock access control system, Electric vehicle connection, 37 parking spaces, Frontage road signage

Suite 2-10 @ 3,000 SF | \$30 PSF | \$12 NNN



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