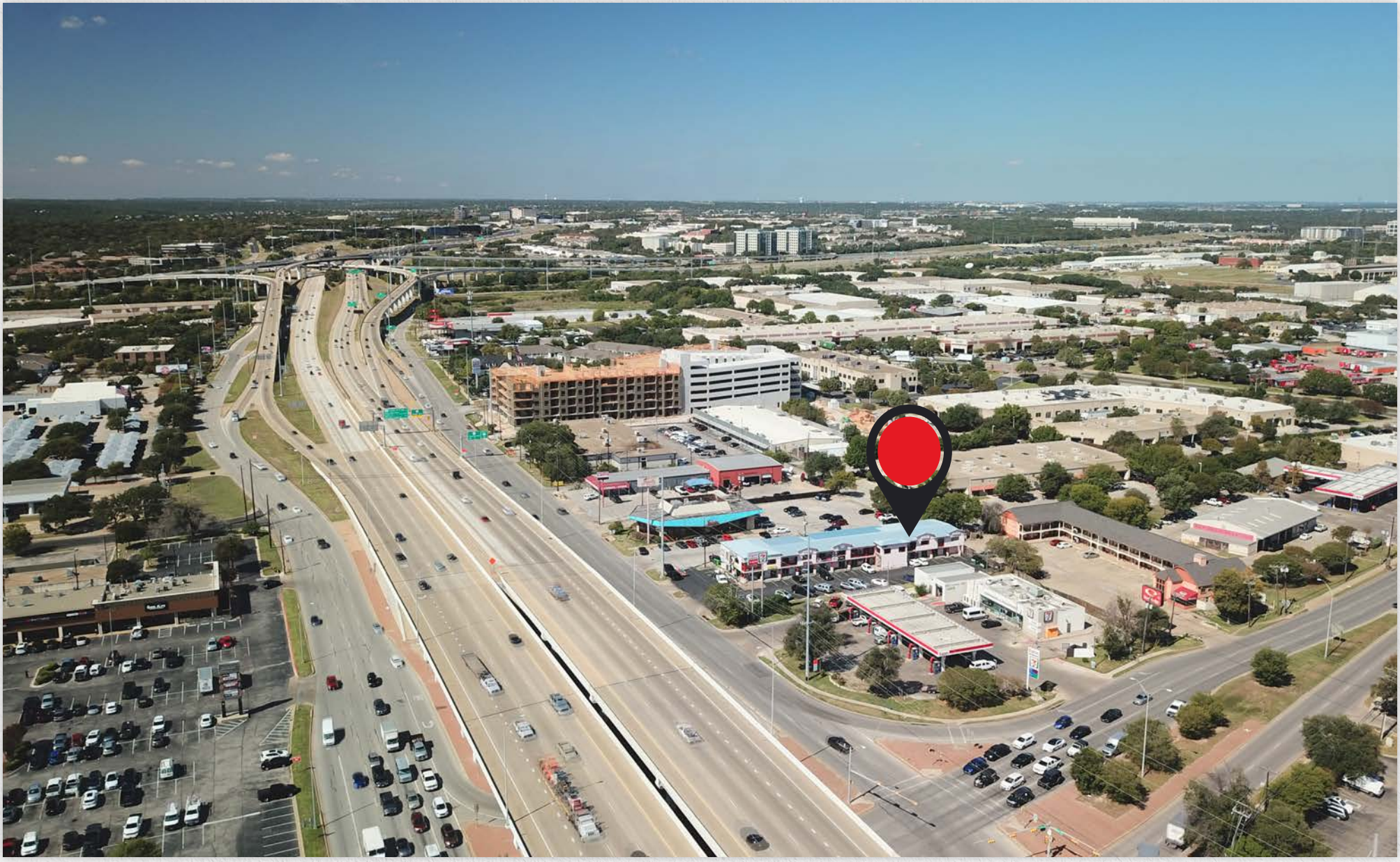
FOR LEASE

2,600 SF of Creative Office or Event Space

9063 Research Blvd, Austin, TX 78758



Zach Lyon

512.623.9609

zlyon@asterra.com

ASTERRA™

Executive Summary

9063 Research Blvd is a two-story, 16,400 SF retail/office building located off Hwy 183 near Burnet Road, adjacent to the Exxon gas station at the corner of Research Blvd and Burnet Road.

Suite 204 is a 2,600 SF economic space located at the end space of the second floor of the building. Suite 204 is a 40' x 64' space, allowing an open room that can be used for a variety of uses. Potential uses include an event center, creative office space, showroom, and more. The space includes a small office, a kitchen area, and a restroom

The property provides quick and easy access to Hwy 183, Mopac, Burnet Road, and more. Current tenants include Vasquez Mexican Restaurant, a Hair Salon and Barber Shop, a Child Development Center, and an Indian/Nepalese Retail Store. Nearby amenities include Jim's Restaurant, Gold's Gym, Pluckers, Chili's, Highland Lanes. The property provides quick access to N Capital Texas Hwy which includes Whole Foods, Best Buy, Target, Sam's Club, and many more.

9063 Research Blvd is an excellent location for any tenant wishing to be located in North Central Austin in an economic space with easy access to major roadways and other nearby amenities

Highlights

- Easy Access to Hwy 183, Mopac and Burnet Rd
- Includes Small Office, a Kitchen Area and Restrooms
- Ideally Located
- Ample Parking

Zach Lyon
512.623.9609
zlyon@asterra.com

FOR LEASE: 9063 Resarch Blvd, Austin, TX 78758

ASTERRA™

Listing Details

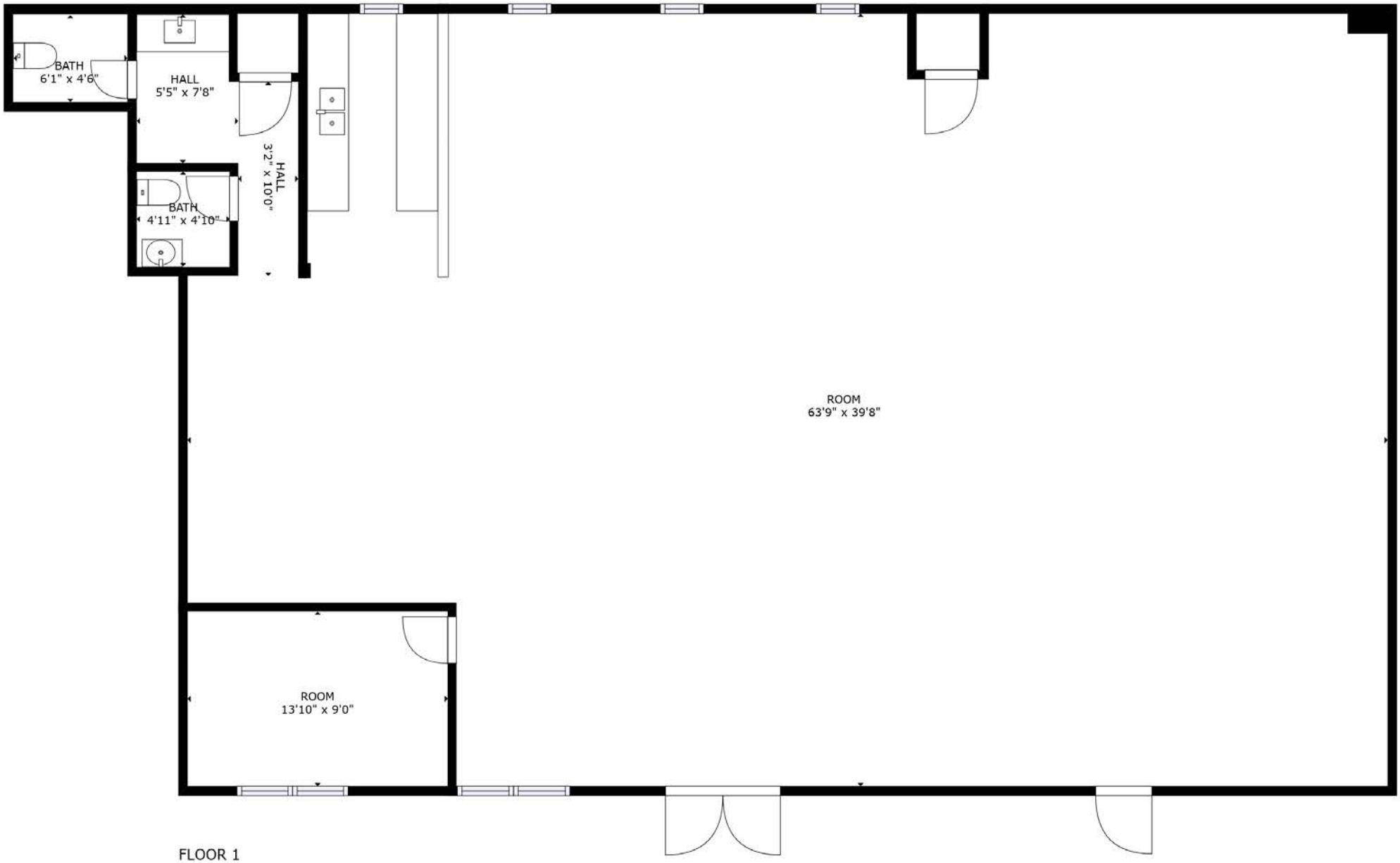
Lease Rate:	$17/SF
Property Type:	Creative Office Event Space Showroom
Total Building SF:	16,400 SF
Available SF:	2,600 SF
Zoning:	NBG-NP
Parking:	1.87/1,000 SF
Year Built/Renovated:	1972/2018
Class:	B

FOR LEASE: 9063 Resarch Blvd, Austin, TX 78758

PHOTOS

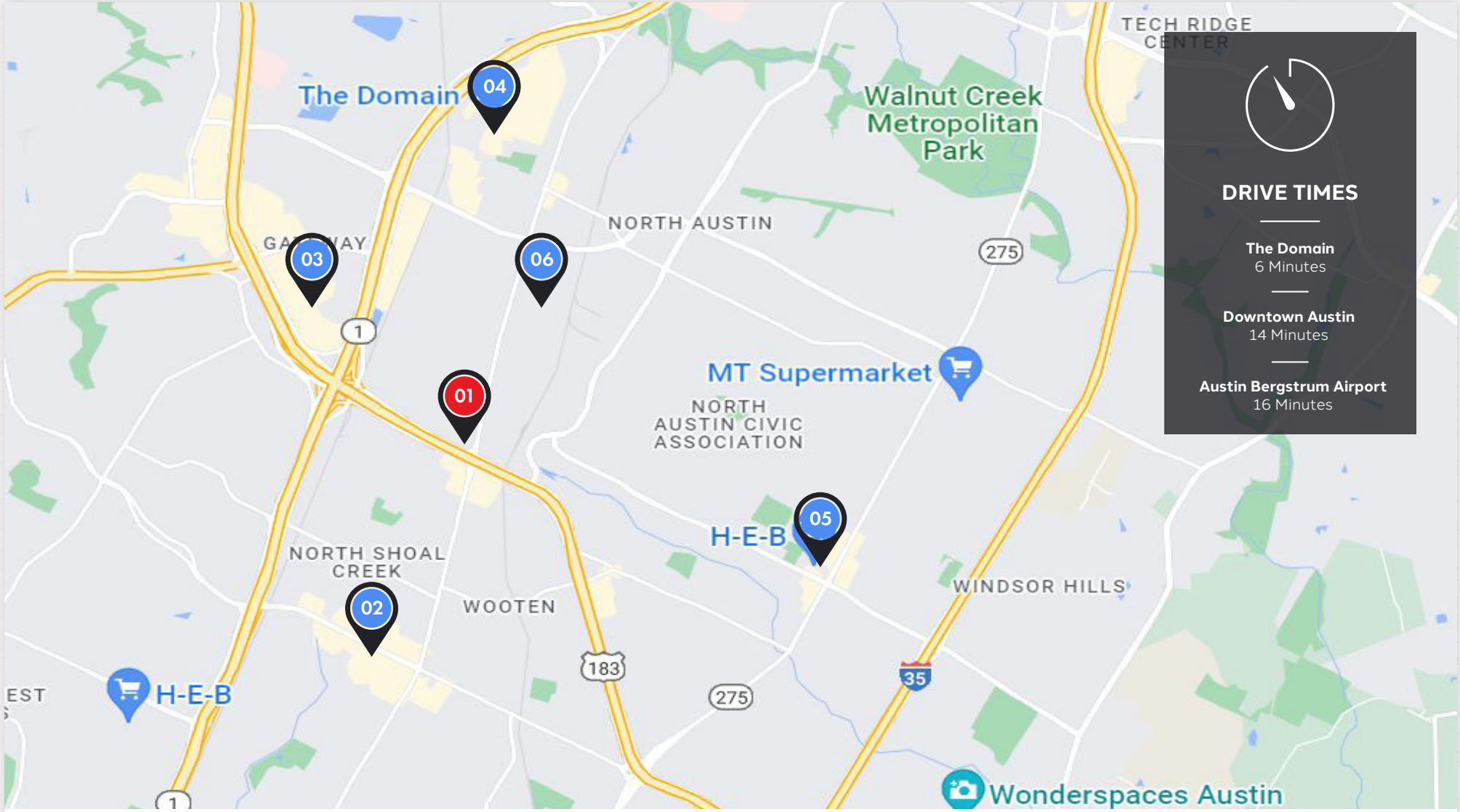
FOR LEASE: 9063 Resarch Blvd, Austin, TX 78758

ASTERRA™



FLOOR 1

Matterport



DRIVE TIMES

The Domain
6 Minutes

Downtown Austin
14 Minutes

Austin Bergstrum Airport
16 Minutes

01
9063 Research Blvd

02
Walmart, CVS, Walgreens, Chipotle, Starbucks, Whataburger

03
Whole Foods, Target, Best Buy, Trader Joe's, HEB, Costco, Sam's Club

04
The Domain, Apple Store, H&M, Whole Foods, Nordstrom, Home Depot

05
HEB, Walgreens, McDonald's, Taco Bell, Whataburger, O'reilly Auto Parts

06
Q2 Stadium, K1 Speed, Topgolf, Starbucks, Turnstile Coffee Beer Burgers

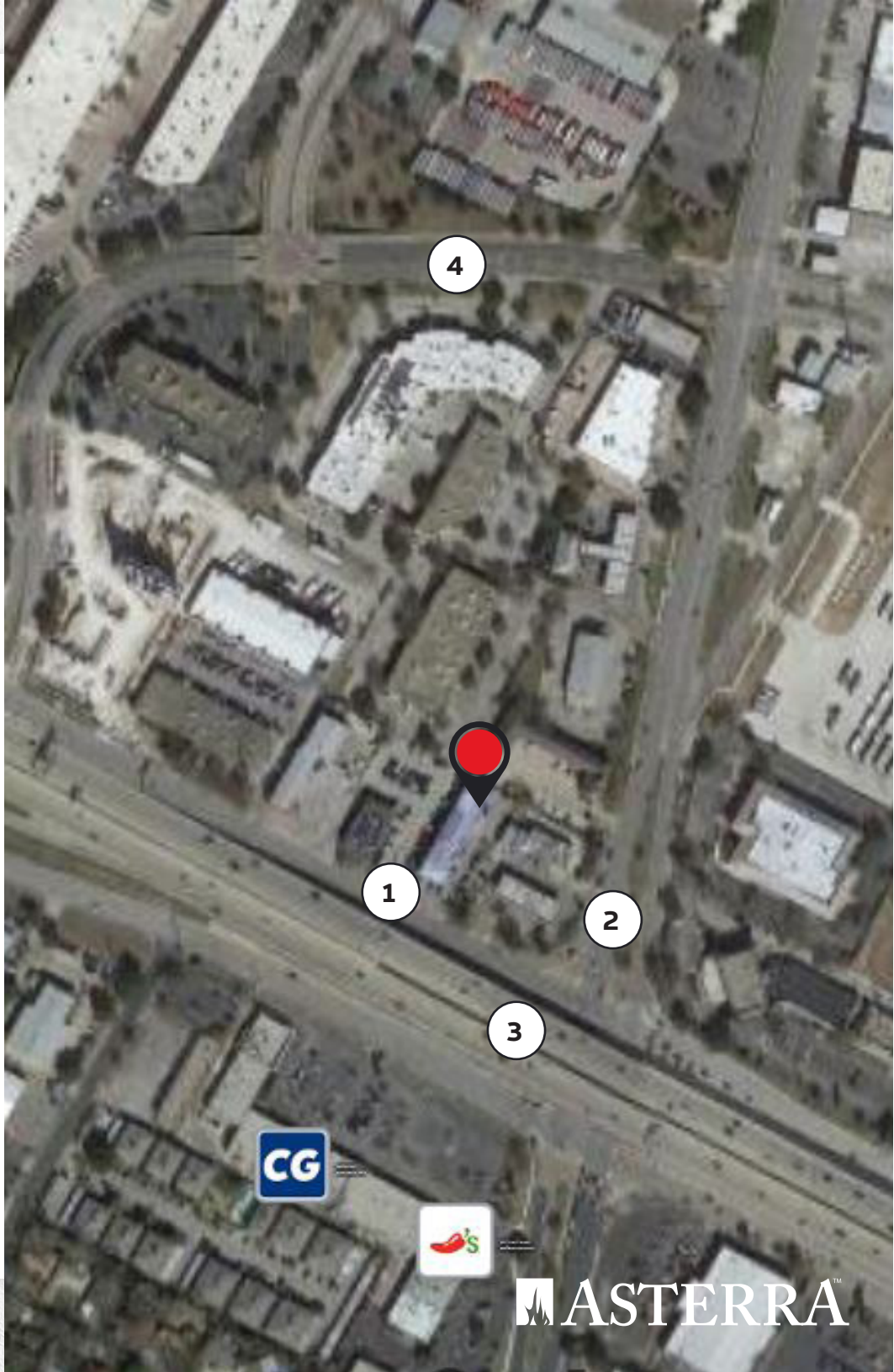
LOCATION OVERVIEW

FOR LEASE: 9063 Resarch Blvd, Austin, TX 78758

ASTERRA™

Traffic Counts

Street Name	Vehicles Per Day
1 | Research Blvd	27,974 VPD
2 | Burnet Road	44,626 VPD
3 | Hwy 183	119,179 VPD
4 | Waterford Centre Blvd	2,443 VPD



Location
Demographics

	1 Mile	3 Miles	5 Miles
Population	16,211	166,026	346,789

Estimated annual population growth of 1.75%

	1 Mile	3 Miles	5 Miles
Avg Household Income	$74,490	$93,594	$101,065

Information obatined from third-party resource, subject to change.

Radius	1 Mile	3 Miles	5 Miles
Households	6,480	73,169	151,899
Households by Marital Status			
Married	2,033	24,067	52,459
Married No Children	978	13,095	28,478
Married w/Children	1,054	10,972	23,981
Education			
Some High School	19.25%	12.82%	10.65%
High School Grad	20.20%	16.36%	14.70%
Some College	19.43%	19.45%	19.68%
Associate Degree	11.23%	7.54%	7.12%
Bachelor Degree	21.15%	26.57%	28.99%
Advanced Degree	8.74%	17.25%	18.86%
Annual Consumer Spending			
Apparel	$10,016	$115,871	$248,951
Entertainment	$23,574	$313,248	$685,150
Food & Alcohol	$50,034	$611,195	$1,312,139
Household	$25,303	$352,319	$786,314
Transportation	$41,136	$529,048	$1,167,235
Health Care	$7,387	$96,465	$209,274
Education/Day Care	$10,547	$154,619	$348,768

Market Overview

Austin

The Austin-Round Rock, TX MSA is the thirty-fifth largest MSA in the country, with a population of over 2.1 million residents. The MSA is made up primarily of five counties in Central Texas: Bastrop, Caldwell, Hays, Travis, and Williamson. The MSA is anchored by Austin, the Texas state capital and location of the state's flagship university, the University of Texas at Austin (UT).

Economy

The Austin MSA's economy is robust and driven by the key industries of advanced manufacturing, clean technology, creative & digital media technology, data management, financial service & insurance, life sciences, space technology, government, and corporate headquarters and regional offices. Major universities in the Austin metro area include the University of Texas at Austin, Texas State University, and Southwestern University. The world-class educational system in the region ensures that employers are able to find a well-trained and highly-skilled workforce. In fact, over 90% of the residents in the market are high school graduates or higher, and nearly 47% hold a bachelor's degree or advanced degree.

Unique Aspects

The Austin MSA has gained popularity for two very large and homegrown music festivals: South by Southwest (SXSW) and Austin City Limits. The social environment in the MSA has helped to retain world-class talent that has been able to develop several large corporations and household brands locally, including Dell Computers, Tito's Vodka, Sweet Leaf Tea Company, and the cooler manufacturer Yeti. Strong educational infrastructure and thriving nightlife have helped corporations retain UT (University of Texas) graduates who have facilitated corporate growth or started their own ventures which have blossomed into robust businesses.

AUSTIN'S 2021/22 RANKINGS

#1 FASTEST GROWING MAJOR METRO
U.S. CENSUS BUREAU

#1 BEST PLACE TO START A BUSINESS
CNBC

#2 BEST METRO FOR STEM PROFESSIONALS
WALLETHUB

#9 BEST EDUCATED MAJOR METRO
WALLETHUB

#1 PEOPLE WANTING TO RELOCATE
MONEY.CO.UK

#2 BEST MARKET FOR REAL ESTATE
WALLETHUB

#5 COLLEGE EDUCATED ADULTS
CITYLAB

#7 MOST FUN CITY IN THE US
WALLETHUB

#1 BEST JOB MARKET
WALL STREET JOURNAL

#2 BEST CITY FOR YOUNG PROFESSIONALS
ROCKET HOMES

#5 MOST RECESSION RESISTANT CITY
SMARTASSET

#8 HARDEST WORKING CITY IN U.S.
WALLETHUB

#1 BEST STATE CAPITAL TO LIVE IN
WALLETHUB

#5 BEST PLACE TO LIVE IN THE U.S.
U.S. NEWS AND WORLD

#6 SAFEST LARGE CITY IN U.S.
SAFEWISE

#7 HEALTHIEST CITY IN AMERICA
WALLETHUB

DISCLAIMER: The information contained herein has been obtained from sources deemed reliable, but has not been verified and no guarantee, warranty, or representation, either express or implied, is made with respect said information. All information contained herein should be independently verified; Agent assumes no legal responsibility for the accuracy thereof. The offering is made subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. In accordance with the law, this property is offered without regard to race, creed, national origin, disability or gender.

ASTERRA™

IMPORTANT DISCLOSURES, DISCLAIMERS AND NOTICES:

THE INFORMATION CONTAINED IN THESE MARKETING MATERIALS (THE "MATERIALS") HAS BEEN OBTAINED FROM SOURCES DEEMED RELIABLE. HOWEVER, NEITHER ASTERRA NOR ITS PRINCIPALS, BROKERS, AGENTS, OR EMPLOYEES (COLLECTIVELY "ASTERRA") HAS VERIFIED, NOR WILL IT VERIFY, ANY OF THE INFORMATION CONTAINED HEREIN. ASTERRA MAKES NO GUARANTEE, WARRANTY, OR REPRESENTATION WHATSOEVER, EITHER EXPRESS OR IMPLIED, WITH RESPECT TO THE ACCURACY OR COMPLETENESS OF THE MATERIALS OR AS TO THE CONDITION OF THE SUBJECT PROPERTY. ASTERRA SPECIFICALLY DISCLAIMS ANY RESPONSIBILITY FOR THE ACCURACY OF THE MATERIALS. BY ACCEPTING, READING, REVIEWING, OR SHARING THE INFORMATION CONTAINED THE MATERIALS, THE USER ACKNOWLEDGES AND ACCEPTS ASTERRA'S DISCLAIMERS AND WAIVES ANY CLAIMS AGAINST ASTERRA FOR DAMAGE OR LOSS CAUSED BY THE USE OF THE MATERIALS. ANY INTERPRETATIONS, ASSUMPTIONS, OR RELIANCE ON THE CONTENT OF THE MATERIALS IS DONE SOLELY AT YOUR OWN RISK.

ANY INTERESTED PARTY SHOULD TAKE APPROPRIATE STEPS TO INDEPENDENTLY VERIFY ALL OF THE INFORMATION IN THE MATERIALS. ASTERRA STRONGLY ADVISES ALL INTERESTED PARTIES TO CONDUCT A THOROUGH INVESTIGATION OF THE PROPERTY AND TO SEEK ALL QUALIFIED EXPERT OPINIONS THEY DEEM NECESSARY. ASTERRA DOES NOT AND WILL NOT CONDUCT DUE DILIGENCE ON BEHALF OF ANY PROSPECTIVE BUYER OR TENANT. THE MATERIALS ARE NOT A SUBSTITUTE FOR A THOROUGH DUE DILIGENCE INVESTIGATION. ALL INTERESTED PARTIES ARE STRONGLY ADVISED TO RETAIN PROFESSIONALS IN LEGAL, ENVIRONMENTAL, ENGINEERING, ARCHITECTURE, BUILDING SCIENCE, TAX, REGULATORY, FINANCIAL, AND/OR ACCOUNTING TO INVESTIGATE AND ADDRESS ANY QUESTIONS CONCERNING THE CONDITION, DEVELOPABILITY, FINANCIAL VIABILITY, AND/OR PERFORMANCE OF THE SUBJECT PROPERTY.

THE OFFERING IS MADE SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, PRIOR SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE. IN ACCORDANCE WITH THE LAW, THIS PROPERTY IS ALSO OFFERED WITHOUT REGARD TO RACE, COLOR, RELIGION, FAMILIAL STATUS, CREED, NATIONAL ORIGIN, DISABILITY, OR GENDER IDENTITY.

NON-ENDORSEMENT NOTICE – Asterra is not affiliated with, sponsored by, or endorsed by any business or enterprise identified in these marketing materials. The use of any logo or business name in these materials does not indicate or imply any affiliation, endorsement, or sponsorship between Asterra and the business identified. The use of any business name or logo is used solely for the purpose of relaying information about business or tenants adjacent or related to the subject property.

AFFILIATED BUSINESS DISCLOSURE – Asterra consists of three related and sperate legal entities (each an "Affiliate") with each doing business as "Asterra" and engaging in a range of real estate services including, but not limited to, brokerage, property and facilities management, and investment. It is possible for different Affiliates to represent clients with competing interests in the same property. Your receipt of these materials (and disclosures) constitutes your acknowledgment of this possibility and your agreement that neither Affiliate has an obligation to disclose to you such Affiliates' representation of another in the sale or purchase of the Property. However, each Affiliate will always act in the best interest of its respective client(s), at arms' length, and not in concert or in a way harmful to a third party. Further, each Affiliate will always conduct its respective business in pursuant to the law and will maintain the fiduciary duties owed to its respective client(s).

CONFIDENTIALITY AGREEMENT – Your receipt of the Materials constitutes your acknowledgment that: (1) the Materials are confidential and made available solely for your limited use in determining your interest in the subject Property; (2) You agree not disclose any of the information contained in the Materials without the prior written consent and authorization from Asterra or the Property owner(s), (3) you will not use any part of the Materials in any manner detrimental to Asterra, its agents, Brokers, or the Property and its owner(s); and (4) you hereby acknowledge and accept all of the waivers and disclaimers contained herein. Asterra and the Asterra logo are trademarks of Asterra, Inc. in the United States. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of Asterra; use of these images without the prior express written consent of Asterra and/or the owner is prohibited. Copyright Notice © 2022 Asterra Commercial d/b/a Asterra. All Rights Reserved.

EQUAL HOUSING OPPORTUNITY

Information About Brokerage Services

Texas law requires all real estate licensees 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 interests 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 state 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' 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 or any other 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 the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A 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.

Asterra Commercial d/b/a Asterra Properties	90000901	info@asterra.com	512.231.2000
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

Lucian Morehead	437479	lmorehead@asterra.com	512.231.2000 x 300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone

Lucian Morehead	437479	lmorehead@asterra.com	512.231.2000 x 300
Licensed Broker / Broker Firm Name	License No.	Email	Phone

Zach Lyon	736735	zlyon@asterra.com	512.623.9609
Sales Agent/Associate's Name	License No.	Email	Phone