

FOR LEASE

Owned and Operated by



MCNEIL 9 - SUITE 930C

12303 Technology Boulevard, Austin, TX 78727

6,140 SF



LEASING INFO & CONTACT

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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.



SUITE 930C

| | |
|-----------------|----------------------------|
| Total Available | 6,140 SF |
| Date Available | Immediately |
| Space Layout | 50% Office / 50% Warehouse |
| Parking | 2.7:1,000 |

| | |
|--------------|------------------|
| Clear Height | 14' |
| HVAC | 100% |
| Loading | 1 dock high door |

TRANSIT OVERVIEW

Located on Technology Boulevard between McNeil Drive and US-183, McNeil Business Park offers quick and easy access to major roadways, employers and nearby amenities.

TRANSPORTATION

| | |
|----------------|-----------|
| US-290/Hwy 71 | 0.5 mile |
| Loop 360 | 5 miles |
| IH-35 | 5.5 miles |
| US-183 | 6 miles |
| Mopac (Loop 1) | 11 miles |
| ABIA Airport | 21 miles |

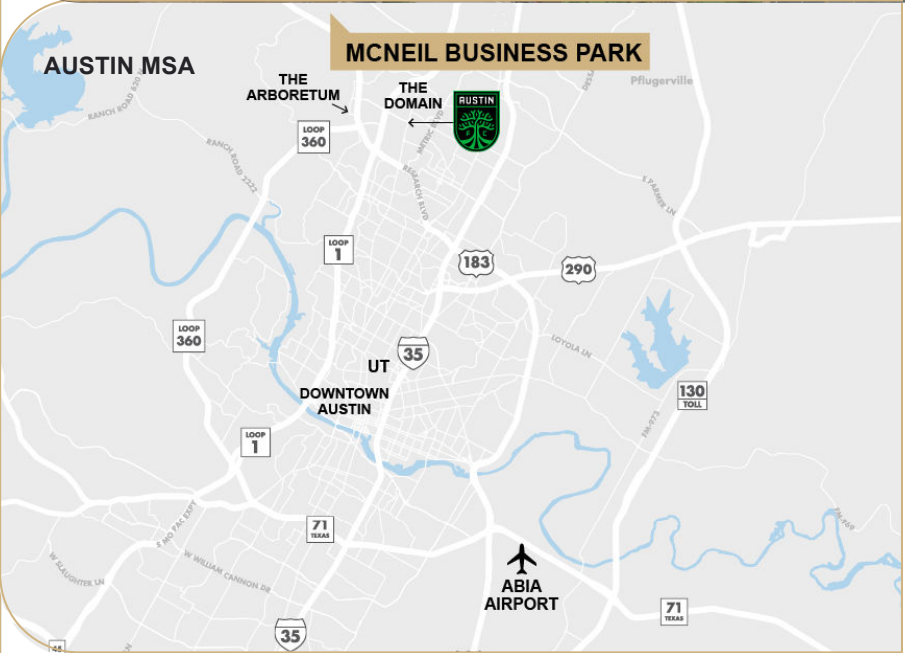
NEARBY ATTRACTIONS & EMPLOYERS

| | |
|--------------------------|------------|
| The Arboretum | 4.5 miles |
| The Domain | 5.5 miles |
| Q2 Stadium | 5.5 miles |
| University of Texas (UT) | 13.5 miles |
| Apple Campus | 1.8 miles |
| National Instruments | 3.9 miles |
| Dell | 7.3 miles |
| Samsung | 9.5 miles |
| IBM | 5.7 miles |

MAJOR TEXAS CITIES

| | |
|-----------------|------------|
| Downtown Austin | 15.5 miles |
| Round Rock | 7.4 miles |
| Georgetown | 17 miles |
| San Marcos | 45 miles |
| San Antonio | 100 miles |
| Houston | 166 miles |
| Fort Worth | 184 miles |
| Dallas | 179 miles |

PROPERTY AERIAL



MCNEIL BUSINESS PARK SITE PLAN

