

**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

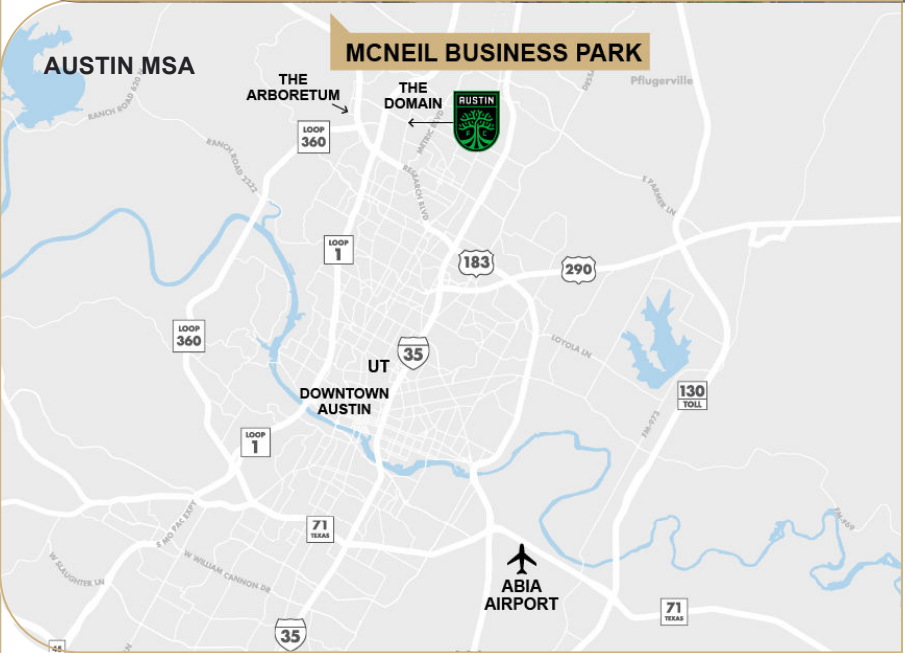
NEARBY ATTRACTIONS & EMPLOYERS

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

