FOR LEASE

Owned and Operated by LINK

MCNEIL 1 - SUITE 200

12317 Technology Boulevard, Austin, TX 78727

25,560 SF

LEASING INFO & CONTACT

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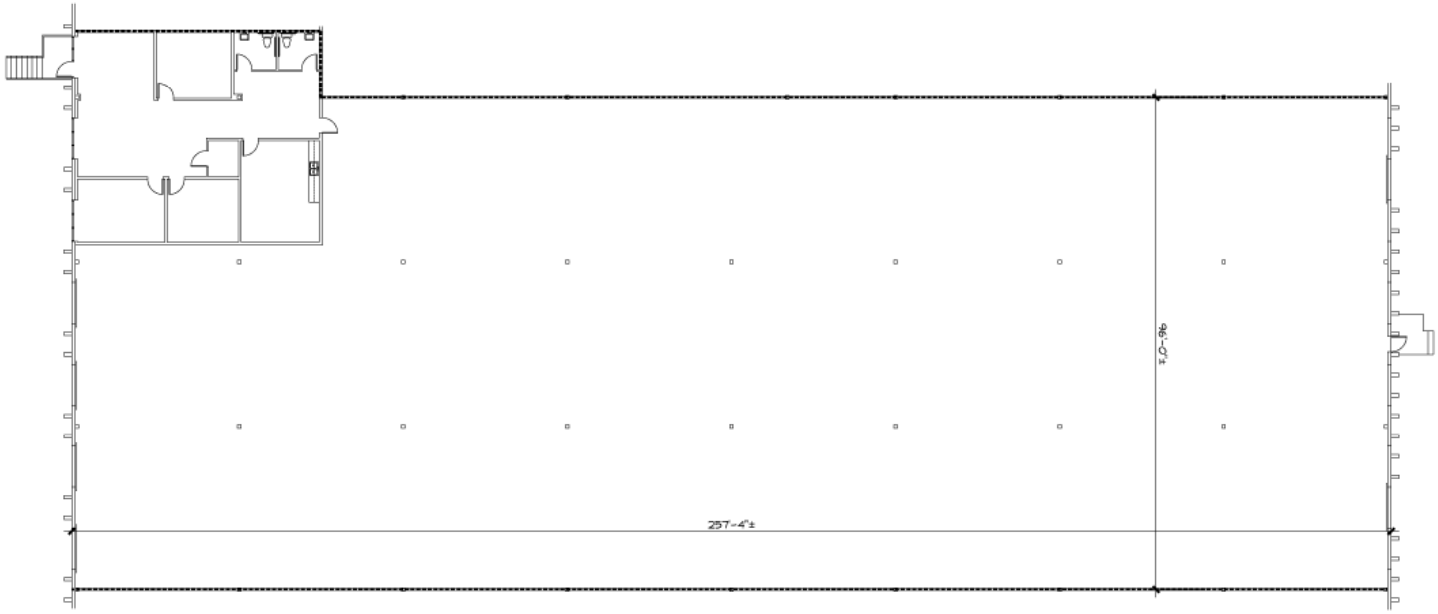
AQUILA™

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 200

Total Available	25,560 SF	**Clear Height**	26'
Date Available	2/1/2023	**HVAC**	100% HVAC
Space Layout	Warehouse with 3 private offices and break room	**Loading**	4 dock doors + 1 oversized grade-level door
Parking	2:1,000		

TRANSIT OVERVIEW

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

TRANSPORTATION

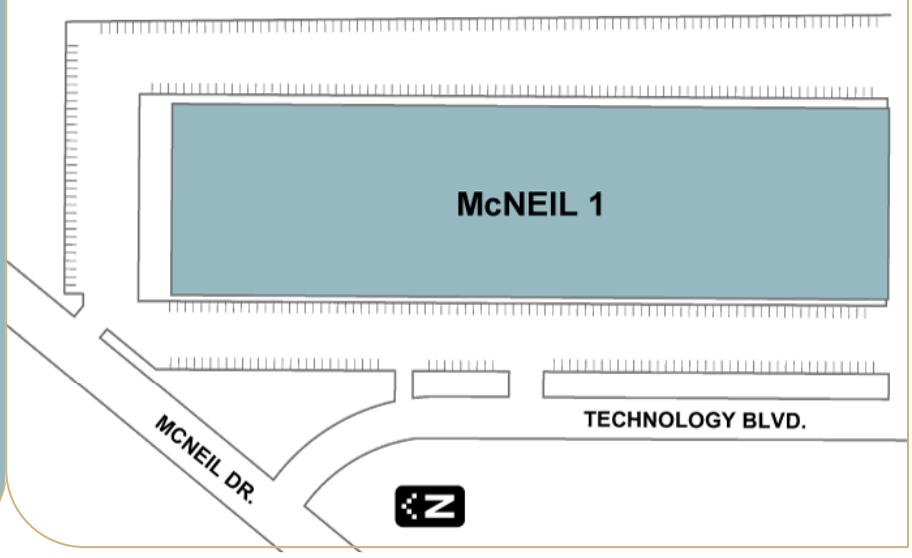
US-290/Hwy 71	0.5 mile
Loop 360	5 miles
IH-35	5.5 miles
US-183	6 miles
Mopac (Loop 1)	11 miles
ABIA Airport	21 miles

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