

**FOR LEASE**

# McNeil Industrial Park - Suite 200

12317 Technology Boulevard, Austin, TX 78727

**± 25,560 SF AVAILABLE**



**CONTACT US**

**Omar Nasser, SIOR** (512) 684-3721 / [nasser@aquilacommercial.com](mailto:nasser@aquilacommercial.com)  
**Blake Patterson** (512) 684-3717 / [patterson@aquilacommercial.com](mailto:patterson@aquilacommercial.com)  
**Madison Lewis** (512) 684-3720 / [lewis@aquilacommercial.com](mailto:lewis@aquilacommercial.com)

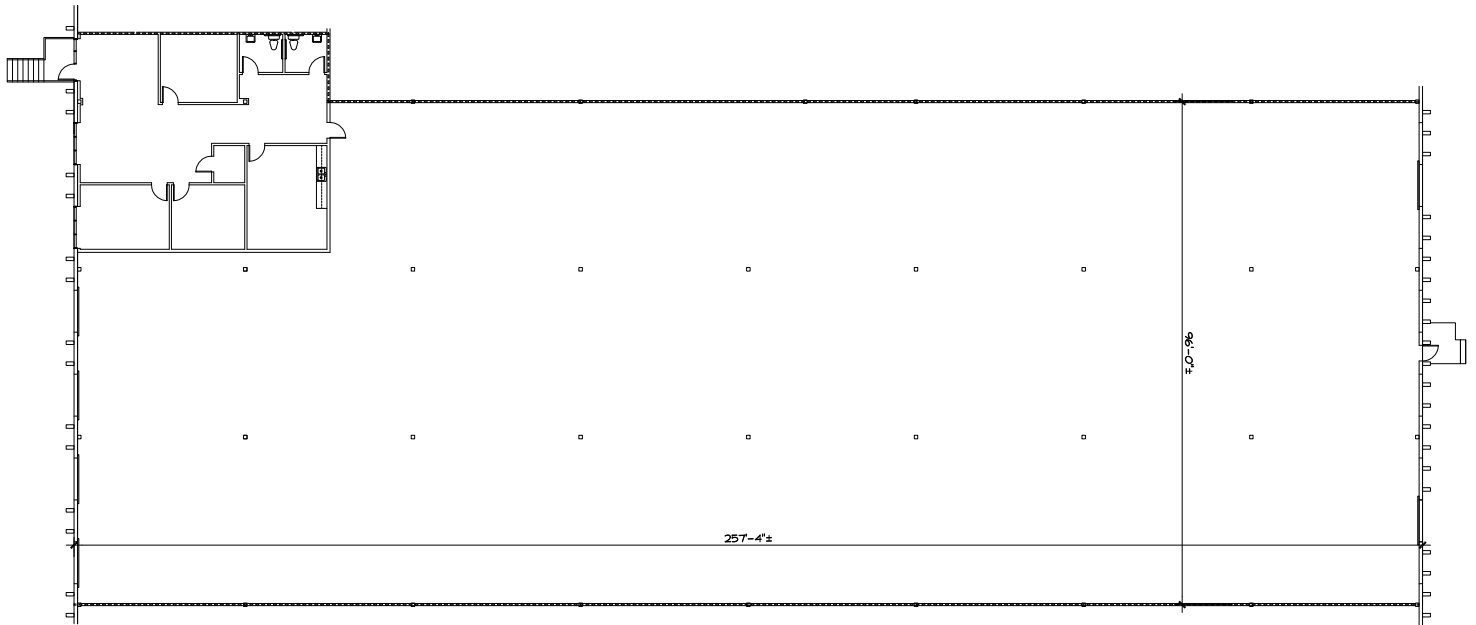


**FOR LEASE**

# McNeil Industrial Park - Suite 200

12317 Technology Boulevard, Austin, TX 78727

**± 25,560 SF AVAILABLE**



<b>Total Available</b>	25,560 SF
<b>Date Available</b>	Available immediately
<b>Space Layout</b>	10% office / 90% warehouse

<b>Clear Height</b>	28'
<b>HVAC</b>	100% HVAC
<b>Loading</b>	4 dock-high doors 1 oversized 24' x 18' grade-level door in rear

**CONTACT US**

**Omar Nasser, SIOR** (512) 684-3721 / [nasser@aquilacommercial.com](mailto:nasser@aquilacommercial.com)  
**Blake Patterson** (512) 684-3717 / [patterson@aquilacommercial.com](mailto:patterson@aquilacommercial.com)  
**Madison Lewis** (512) 684-3720 / [lewis@aquilacommercial.com](mailto:lewis@aquilacommercial.com)



**FOR LEASE**

# McNeil Industrial Park - Suite 200

12317 Technology Boulevard, Austin, TX 78727

**± 25,560 SF AVAILABLE**



**CONTACT US**

<b>Omar Nasser, SIOR</b>	(512) 684-3721 / <a href="mailto:nasser@aquilacommercial.com">nasser@aquilacommercial.com</a>
<b>Blake Patterson</b>	(512) 684-3717 / <a href="mailto:patterson@aquilacommercial.com">patterson@aquilacommercial.com</a>
<b>Madison Lewis</b>	(512) 684-3720 / <a href="mailto:lewis@aquilacommercial.com">lewis@aquilacommercial.com</a>



**FOR LEASE**

# McNeil Industrial Park - Suite 200

12317 Technology Boulevard, Austin, TX 78727

**± 25,560 SF AVAILABLE**

## TRANSIT OVERVIEW

Located at the intersection of Metric Boulevard and Braker Lane, Braker Business Park is conveniently located next to the Domain and just minutes to Mopac, US-183, and IH-35.

## TRANSPORTATION

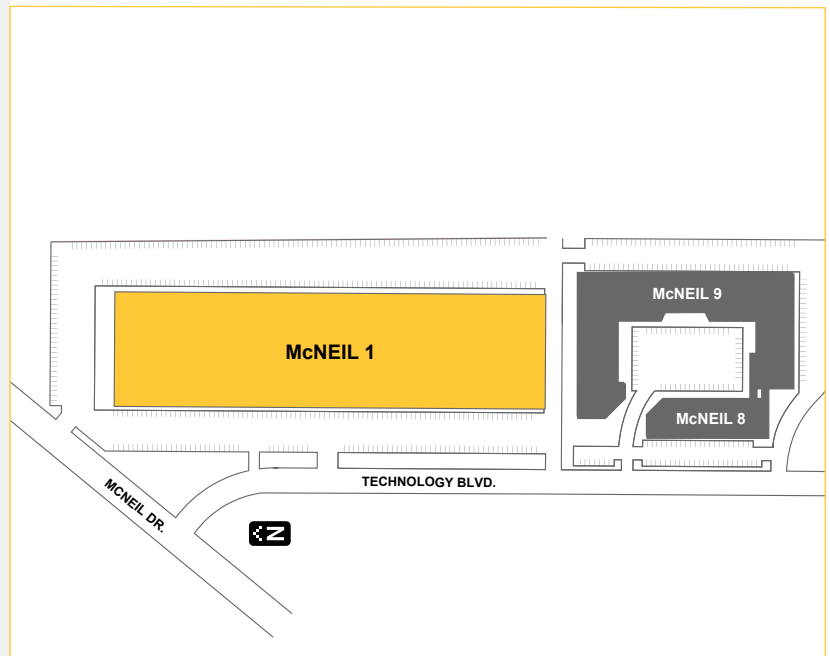
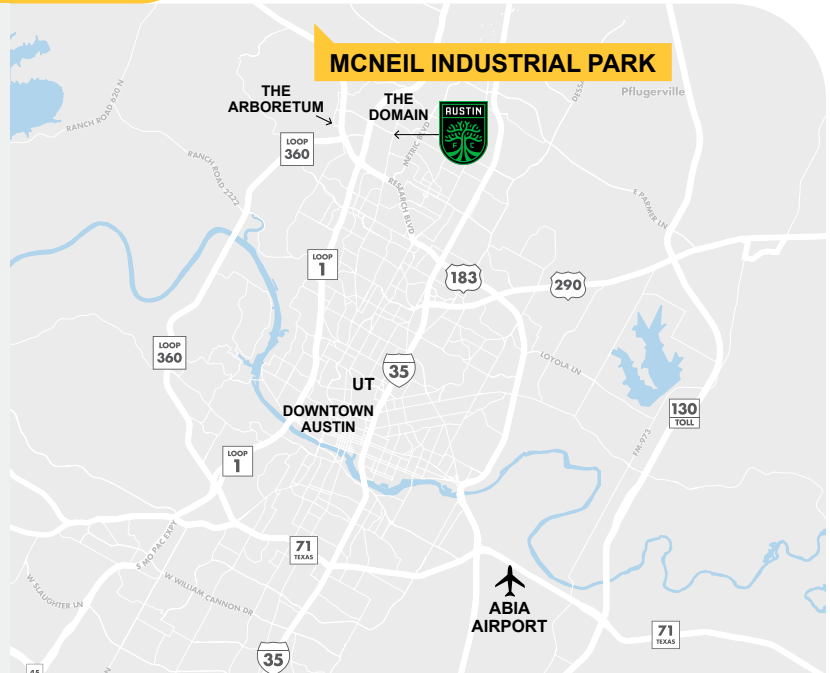
US-183	1.7 miles
Mopac (Loop 1)	1.8 miles
Loop 360	2.2 miles
IH-35	2.2 miles
US-290	6 miles
ABIA Airport	16 miles

## NEARBY ATTRACTIONS & EMPLOYERS

Q2 Stadium	1 mile
The Domain	1 mile
The Shops at Arbor Walk	3 miles
The Arboretum	3.4 miles
University of Texas (UT)	10 miles
Apple Campus	6.1 miles
National Instruments	2.7 miles
Dell	4.6 miles
Samsung	6 miles
IBM	1 mile

## MAJOR TEXAS CITIES

Downtown Austin	11 miles
Round Rock	11 miles
Georgetown	20 miles
San Marcos	45 miles
San Antonio	93 miles
Houston	162 miles
Fort Worth	182 miles
Dallas	187 miles



## CONTACT US

**Omar Nasser, SIOR** (512) 684-3721 / [nasser@aquilacommercial.com](mailto:nasser@aquilacommercial.com)  
**Blake Patterson** (512) 684-3717 / [patterson@aquilacommercial.com](mailto:patterson@aquilacommercial.com)  
**Madison Lewis** (512) 684-3720 / [lewis@aquilacommercial.com](mailto:lewis@aquilacommercial.com)

