

**FOR LEASE**

# McNeil 8 - Suite 800

12303 Technology Boulevard, Austin, TX 78729

**± 22,004 SF AVAILABLE**



**CONTACT US**

<b>Omar Nasser, SIOR</b>	(512) 684-3721 / <a href="mailto:nasser@aquilacommercial.com">nasser@aquilacommercial.com</a>
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<b>Madison Lewis</b>	(512) 684-3720 / <a href="mailto:lewis@aquilacommercial.com">lewis@aquilacommercial.com</a>
<b>Jon Moscoe, SIOR</b>	(512) 684-3828 / <a href="mailto:moscoe@aquilacommercial.com">moscoe@aquilacommercial.com</a>

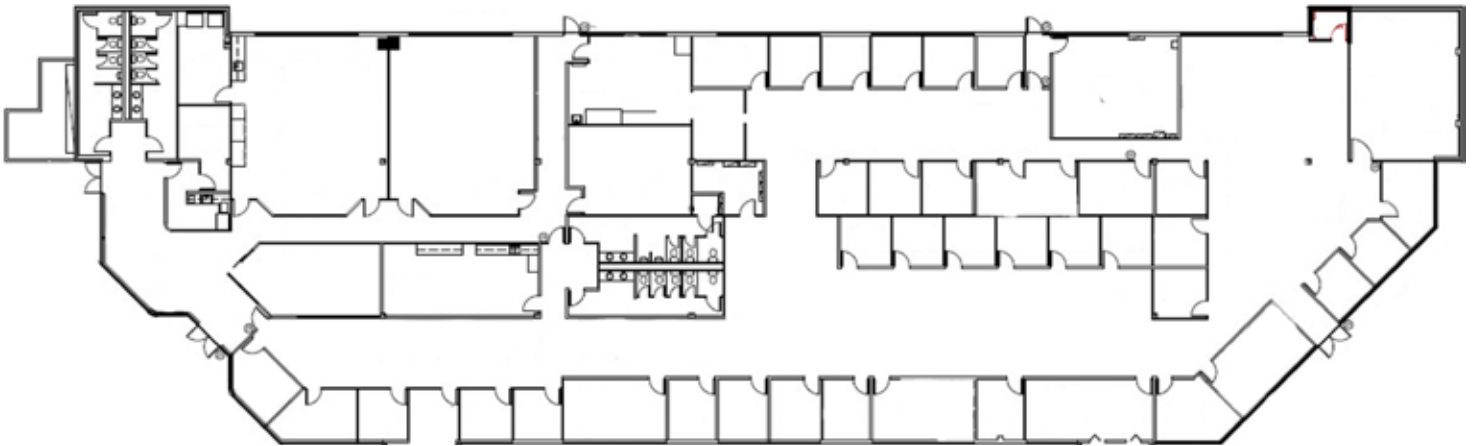


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**Total Available** 22,004 SF (entire building)  
Divisible to 10,000 SF

**Date Available** Available immediately

**Space Layout** 100% office

**Parking** 2.7:1000

**Features** Standalone opportunity  
Abundance of natural light  
Mix of private and open office  
Ample parking

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**TRANSPORTATION**

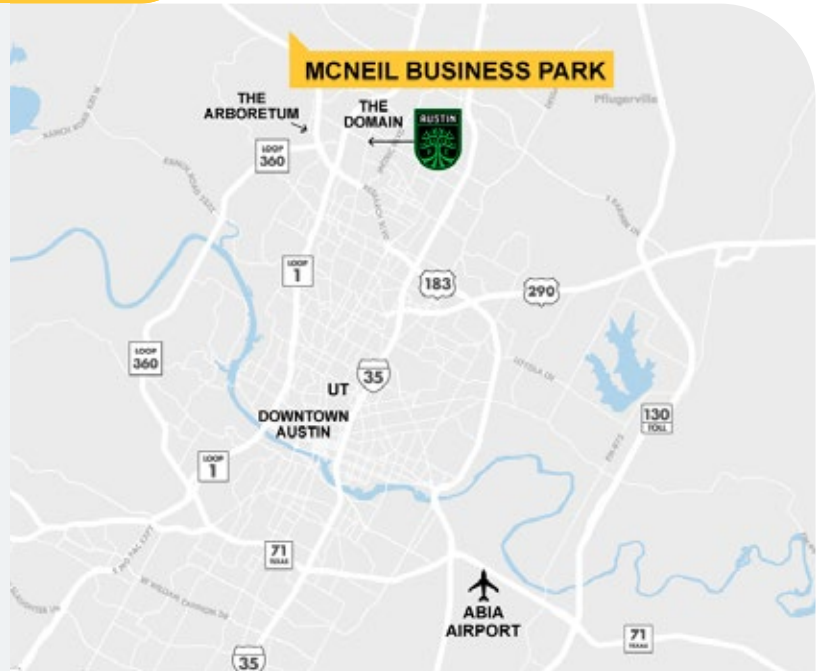
US-290/Hwy 71	0.5 mile
Loop 360	5 miles
IH-35	5.5 miles
US-183	6 miles
Mopac (Loop 1)	11 miles
ABIA Airport	21 miles

**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	93 miles
Houston	166 miles
Fort Worth	184 miles
Dallas	179 miles



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