

FOR LEASE

McNeil 9 - Suite 950A

12301 Technology Boulevard, Austin, TX 78727

± 11,548 SF AVAILABLE



CONTACT US

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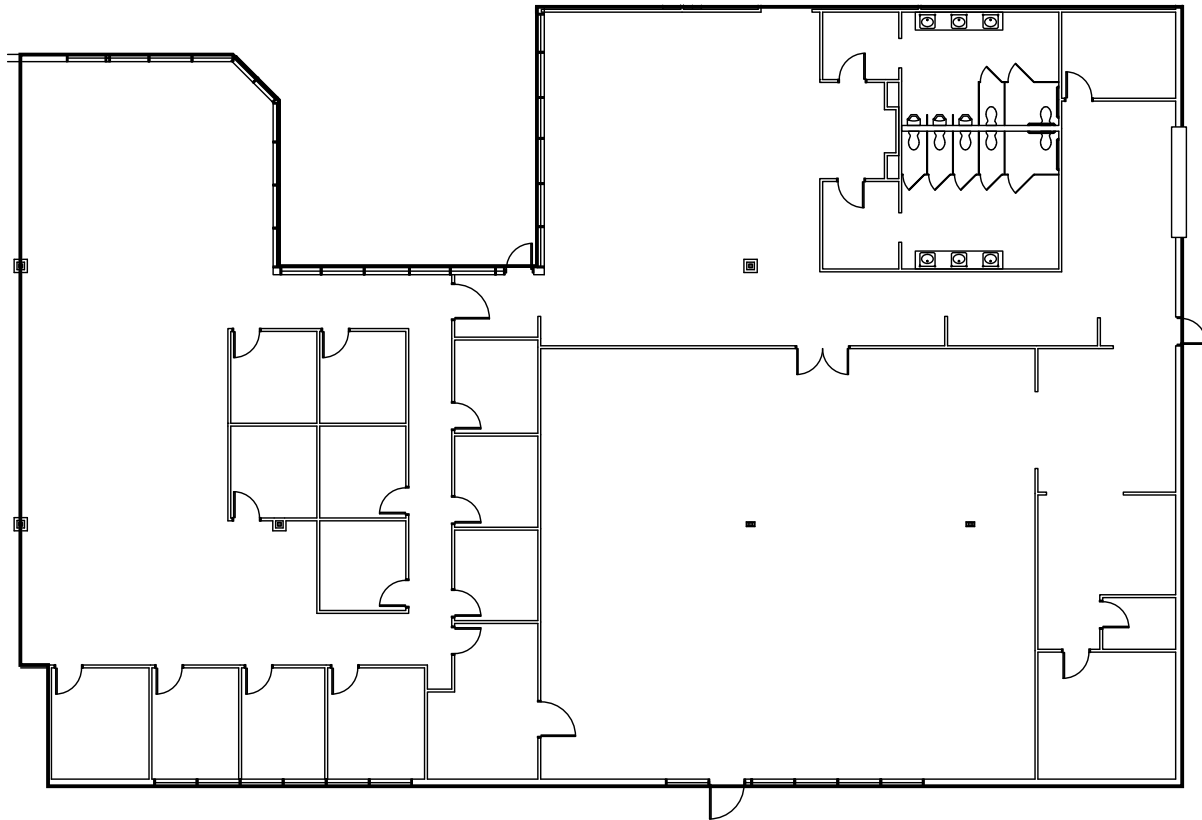


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Total Available	11,548 SF
Date Available	Available immediately
Space Layout	70% office / 30% warehouse
Clear Height	16'

HVAC	100% HVAC
Loading	2 grade-level doors
Space Layout	13 private offices

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TRANSPORTATION

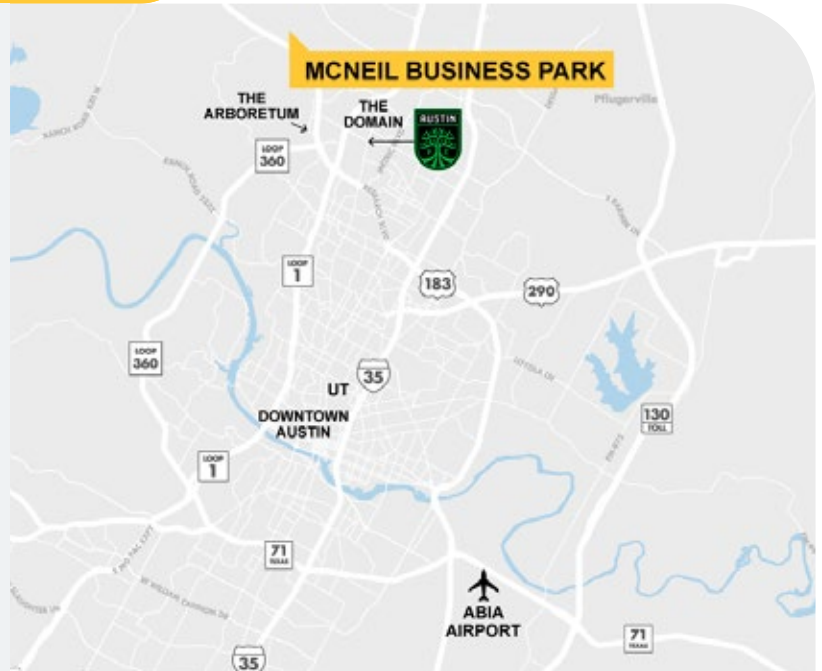
US-290/Hwy 71	0.5 mile
Loop 360	5 miles
IH-35	5.5 miles
US-183	6 miles
Mopac (Loop 1)	11 miles
ABIA Airport	21 miles

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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