



NORTHTECH BUSINESS CENTER

buildings I & II

4616 West Howard Lane
Austin, TX 78728

About NORTHTECH

NorthTech I and II are located conveniently just west of MoPac Expressway on Howard Lane in a Class A master-planned eight building commercial park built in 2000. The buildings offer great visibility and signage opportunities due to frontage on Howard Lane and their location at the entrance of the commercial park. Tenants will be pleased with the buildings' drive-up appeal, parking, truck-court capabilities and efficient floor plans. Access to SH 45, MoPac Expy, and Hwy 183 is minutes away making NorthTech one of the most strategically located flex projects in the Austin market. The property is home to notable tenants such as Amazon, and is in close proximity to many others like Oracle, Google and Apple.

Available Suites

NORTHTECH I:
Suite 110 - 5,363 SF

Building Size

NORTHTECH I: 84,292 SF
NORTHTECH II: 91,121 SF

Loading Docks

NORTHTECH I: 21 exterior
NORTHTECH II: 15 exterior

Ceiling Height

NORTHTECH I: +/- 21'
NORTHTECH II: +/- 23'

Submarket

Northwest Austin

Column Spacing

40' wide x 30' deep

**NORTHTECH
BUSINESS CENTER**

HOWARD LANE

**CAPITOL METRO
HOWARD STATION
PARK & RIDE**

AERIAL SITE PLAN OVERVIEW
4616 West Howard Lane
Austin, TX 78728

- NorthTech Business Center is located west of MoPac Expressway on Howard Lane
- Great visibility and signage opportunities
- Ample parking and truck-courts
- Close proximity to Capitol Metro Howard Station Park and Ride



EMPLOYERS IN THE AREA OVERVIEW
Northwest Austin Submarket

- NorthTech Business Center is one of the most strategically located flex projects in the Austin market
- Notable tenants in close proximity such as Oracle, Amazon, Google, and many more
- Very close to various amenities at The Domain, Arboretum, and more

Abundant Parking and Lush Landscaping



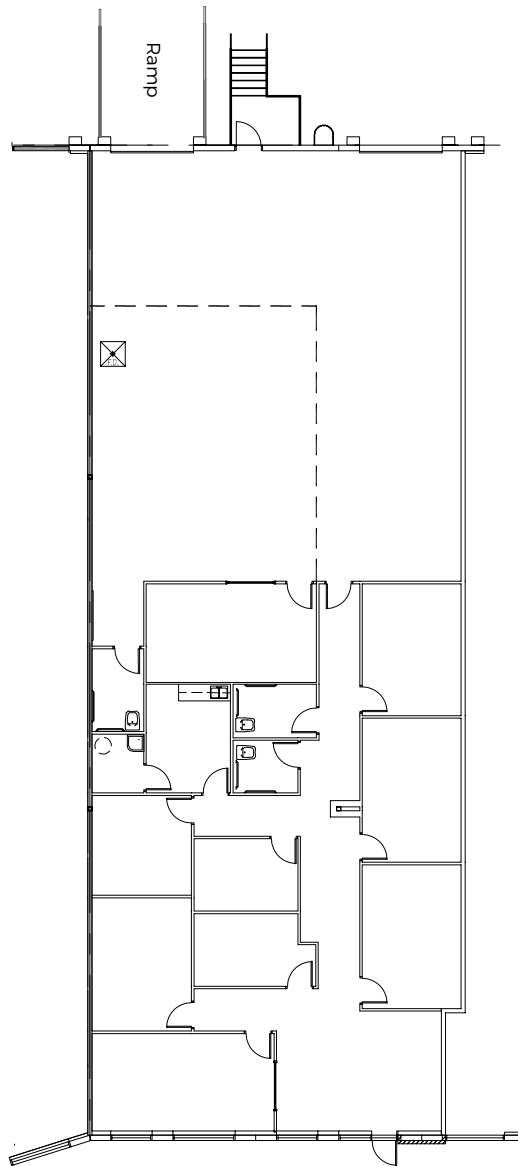
Truck Court



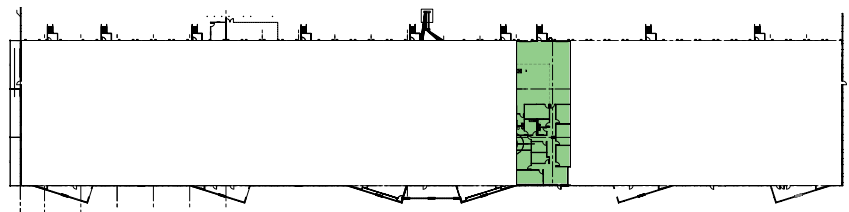


**SUITE 110
5,363 SF**

- +/- 50% Office
- +/- 50% HVAC Warehouse
- Sprinklered
- 1 Dock-high
- 1 Ramp



PREMISES 



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