

FOR LEASE

McKalla Business Park

2600 McHale Court, Suite 175, Austin, TX 78758



± 7,605 SF



SPACE HIGHLIGHTS

Office:	4,005 SF (52%)
Warehouse:	3,600 SF (48%)
Loading:	1 Semi-Dock 1 Ramp
Clear Height:	18'
Suite Features:	100% HVAC Addtl. Off-Site Parking Monument Signage Available
Occupancy:	Available Now

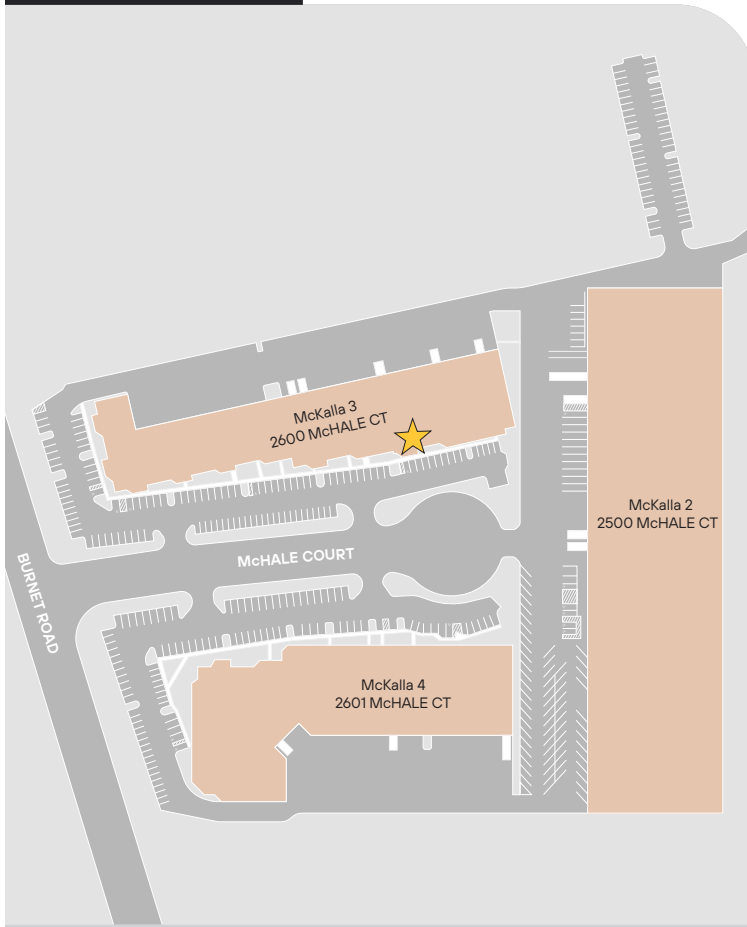
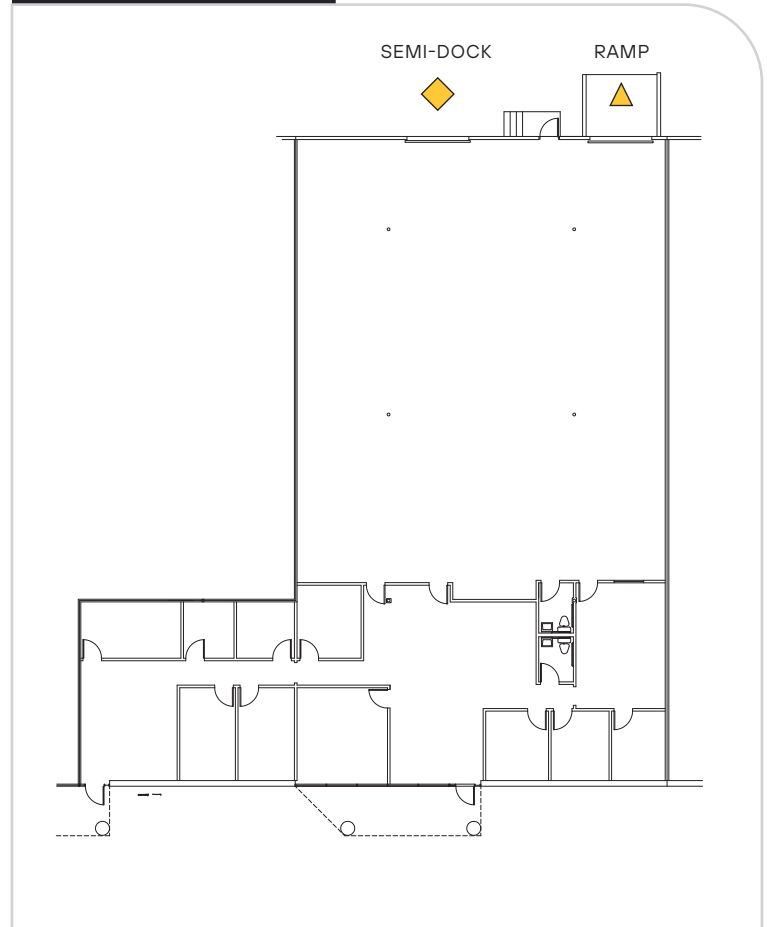


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SITE PLAN**FLOORPLAN****MCKALLA BUSINESS PARK HIGHLIGHTS**

McKalla Business Park is a three-building center featuring office, flex warehouse, and large industrial space starting at approximately 2,500 SF.

Options include air-conditioned warehouses, 100% office spaces, 24-hour access, additional off-site parking, and monument signage.

Premiere location across from the J.J. Pickle Research Campus, within walking distance of Q2 Stadium, and near shopping and dining at The Domain.

Access MoPac Expressway, TX-183, Loop 360, and Interstate 35 in under 10 minutes, streamlining commutes and transport to anywhere in Austin.

