

**FOR LEASE**

Owned and Operated by



# Longhorn Center

9416 Neils Thompson Dr – Suite 109, Austin, TX 78758

**7,440 SF**



## BUILDING SPECIFICATIONS

**Suite Size:** 7,440 SF

**Office:** 2,480 SF (33%)

**Warehouse:** 4,960 SF (67%)

**Truck Loading:** (3) Dock High

**Clear Height:** 18'

**Car Parking:** 1.14/1000 SF (8 Spaces)

**Occupancy** Available Now

**LEASING INFO & CONTACT**

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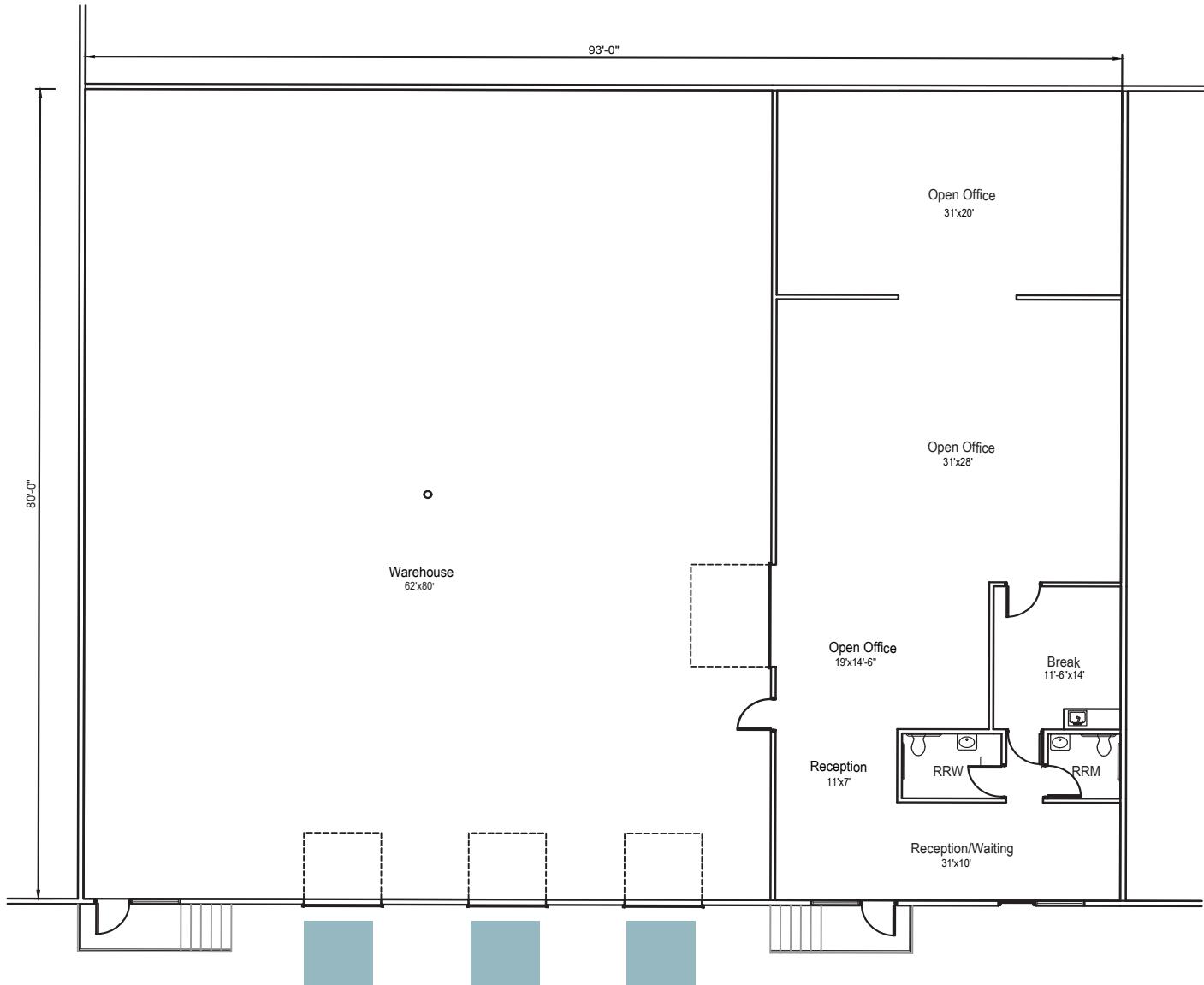
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## LEGEND

 Dock High

## TRANSIT OVERVIEW

### TRANSPORTATION

US 183	0.5 miles
MoPac	1.0 mile
Loop 360	2.0 miles
IH-35	3.5 miles
US 290	4.9 miles
Austin-Bergstrom International Airport	15.1 miles



### ATTRACTI0NS

Q2 Stadium	1.0 mile
Domain	1.0 mile
Shops at Arbor Walk	2.5 miles
Arboretum	3.5 miles
University of Texas	8.3 miles

### MAJOR CITIES

Downtown Austin	9.9 miles
Round Rock	13.1 miles
Georgetown	22.0 miles
San Marcos	39.8 miles
San Antonio	104.4 miles
Houston	160.5 miles
Dallas	189.1 miles

