

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

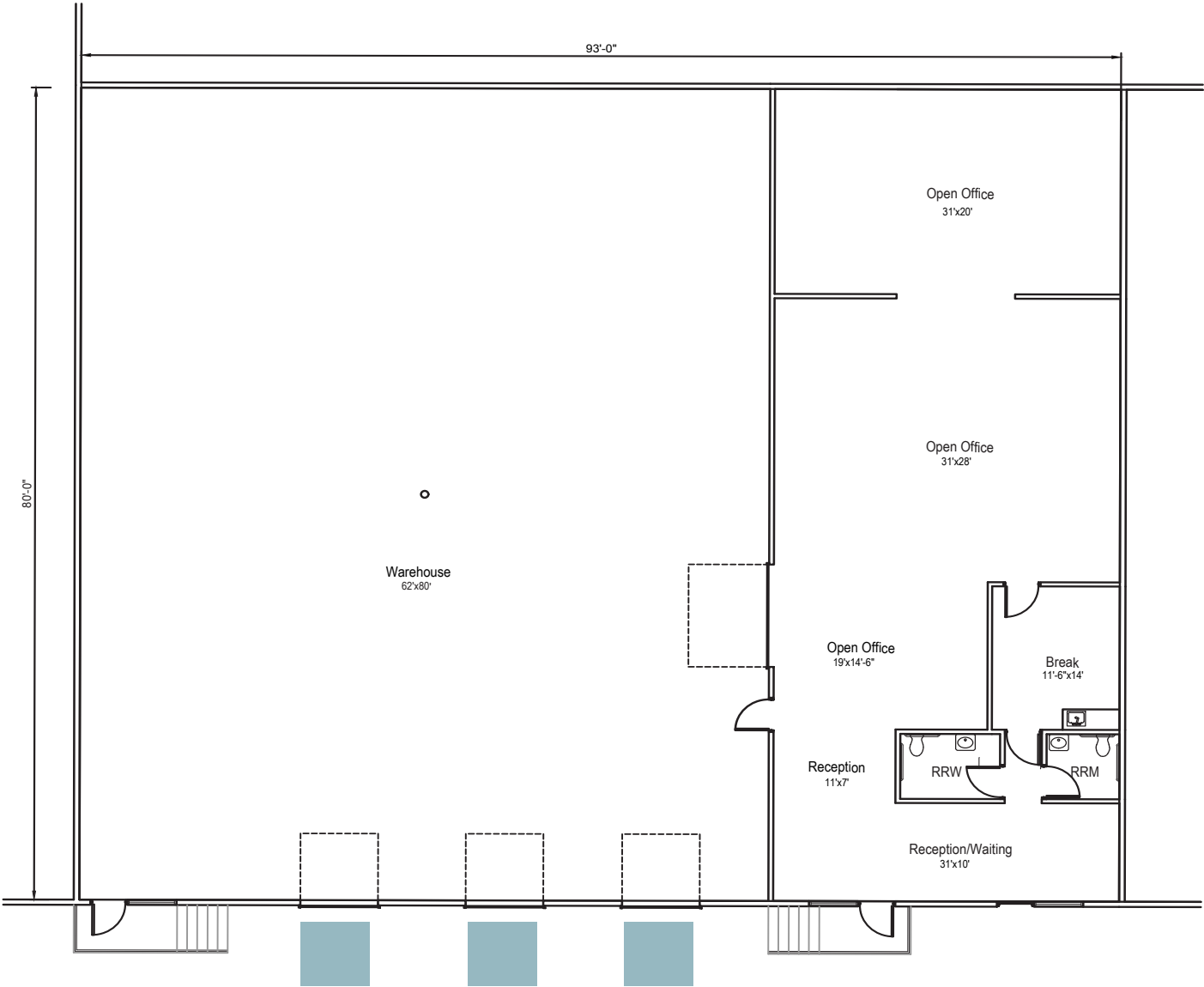
Darryl Dadon	(512) 499-4953 / darryl.dadon@cbre.com
Olivia Reed	(512) 482-5591 / olivia.reed@cbre.com
Jake Frickenschmidt	(512) 418-3238 / jake.frickenschmidt@cbre.com

CBRE

The information contained herein has been obtained from sources believed to be reliable but is not warranted. We cannot be responsible for errors, omissions, withdrawal, or prior lease or sale.

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

ATTRACTIONS

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

