

**FOR LEASE**

# McNeil Business Park

12301 Technology Boulevard, Austin, TX 78729

**54,622 SF AVAILABLE**



**CONTACT US**

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## 54,622 SF AVAILABLE




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**Total Available**    54,622 SF

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**Suite SF**            9,980 SF - 22,004 SF

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**Date Available**    Available immediately

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**Space Layout**

60% to 100% office available  
Up to 40% warehouse  
Standalone building option  
Mix of private and open office

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### TRANSPORTATION

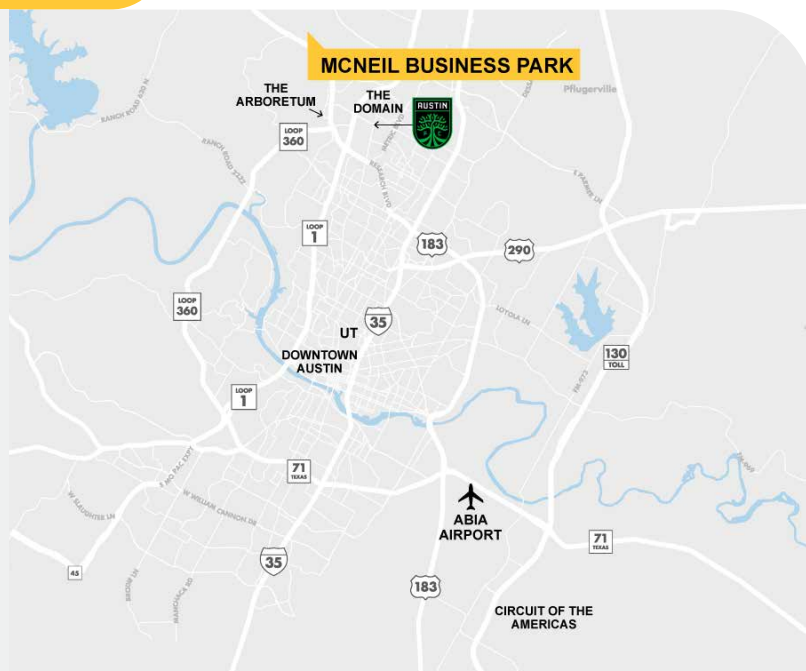
US-290/Hwy 71	0.5 mile
Loop 360	5 miles
IH-35	5.5 miles
US-183	6 miles
Mopac (Loop 1)	11 miles
ABIA Airport	21 miles

### 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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