



McNeil 7

OFFICE FOR LEASE

12012 Technology Boulevard
Austin, Texas 78727

 Transwestern

About the Building

McNeil 7

A 2-story suburban office building located at the intersection of Highway 183 and Technology Boulevard. The park-like setting and easy access to Highway 183 make it an ideal location for companies wanting to be in the heart of Northwest Austin.

BUILDING FEATURES

- 2-story suburban office building
- Tree filled, park-like setting
- 3.35/1000 surface parking
- Average WalkScore of 58%
- Direct access to Hwy 183, one block away from a lighted intersection for easy ingress and egress
- Great visibility from Hwy 183



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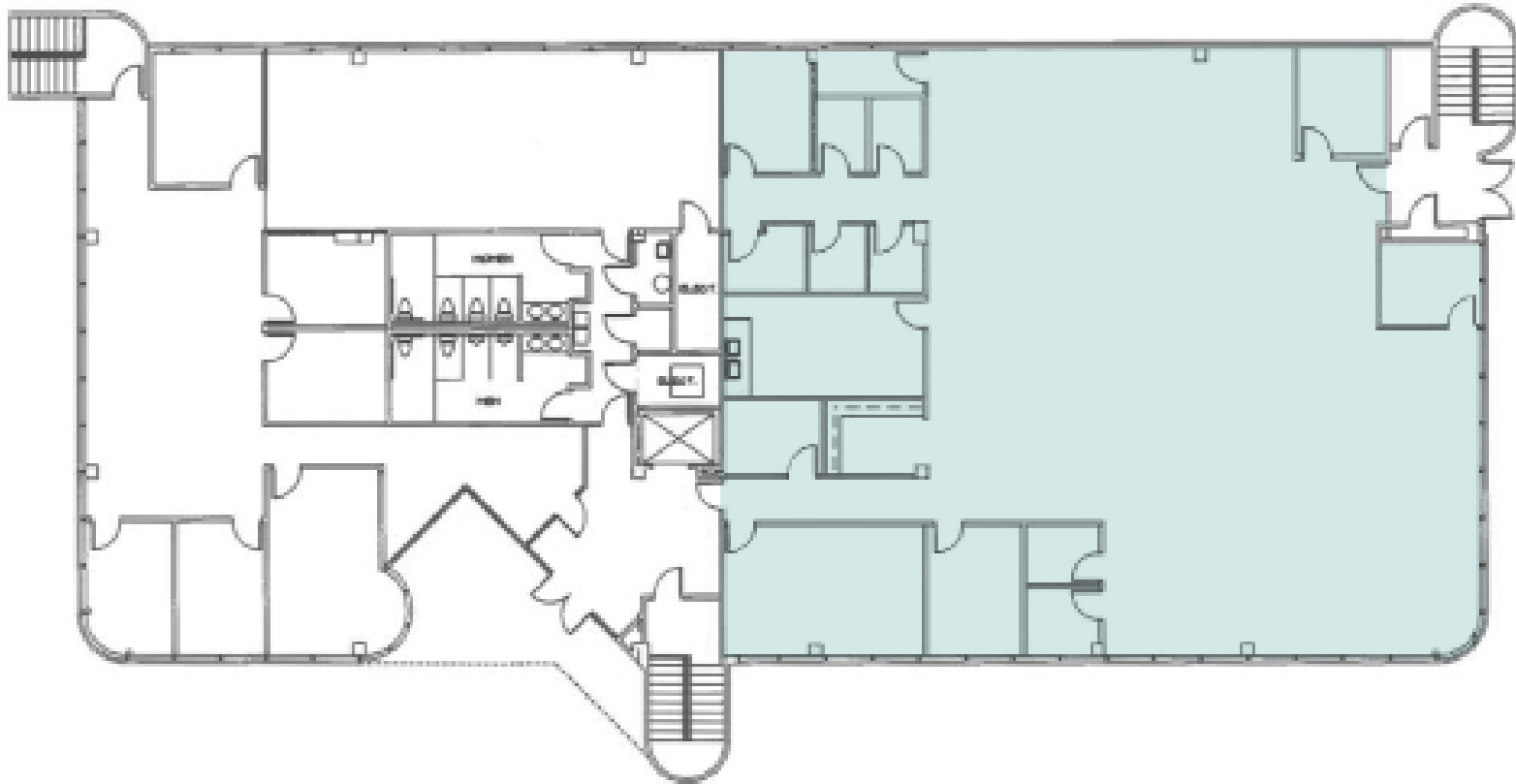
12012 Technology Boulevard
Austin, Texas 78727

Net Rental Rate: \$15.00 PSF NNN

First Floor

Estimated Operating Expenses: \$10.50 PSF

SUITE 100 • 5,796 RSF AVAILABLE



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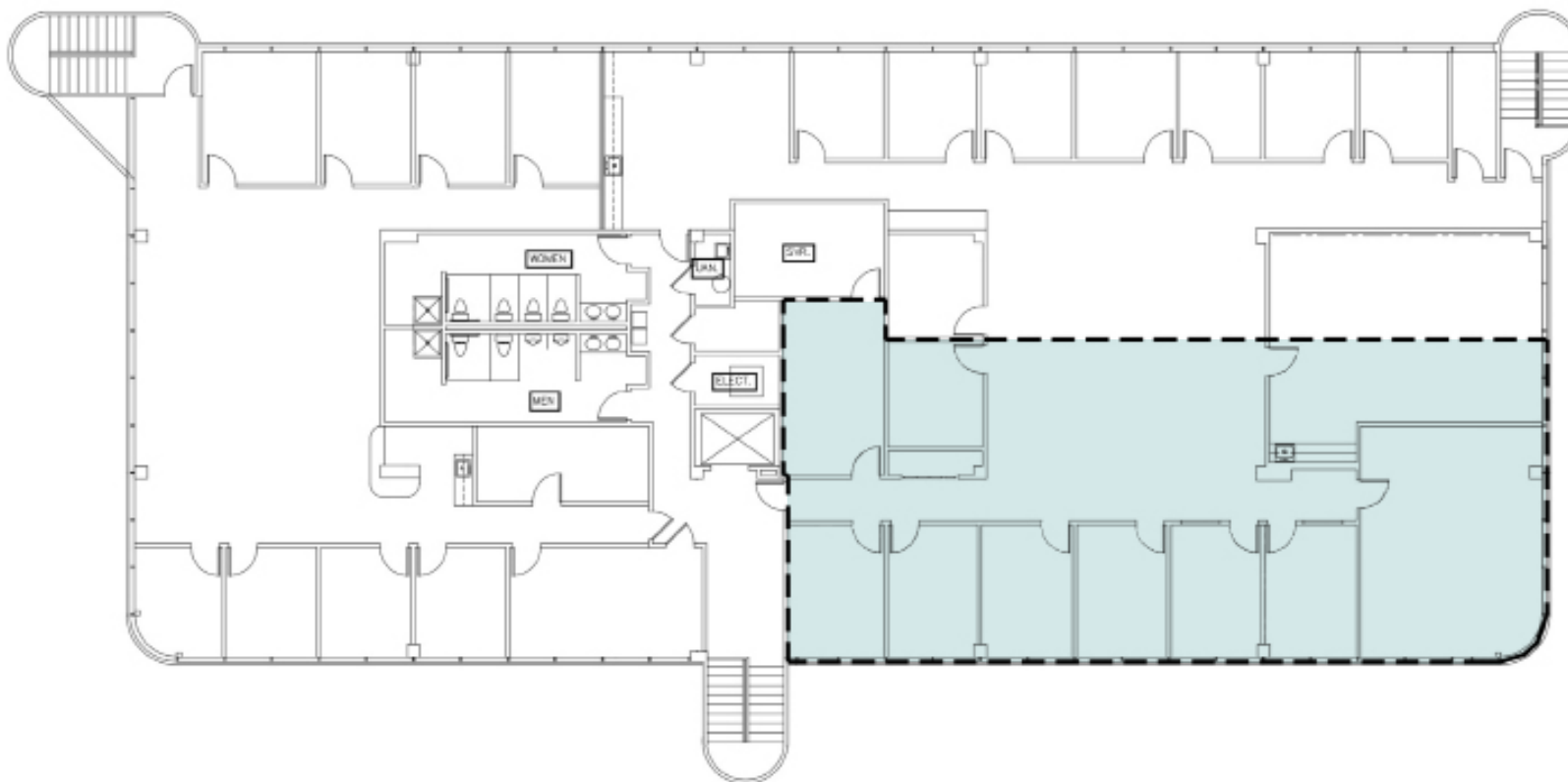
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Net Rental Rate: \$15.00 PSF NNN

Second Floor

Estimated Operating Expenses: \$10.50 PSF

SUITE 200 • 3,198 RSF AVAILABLE



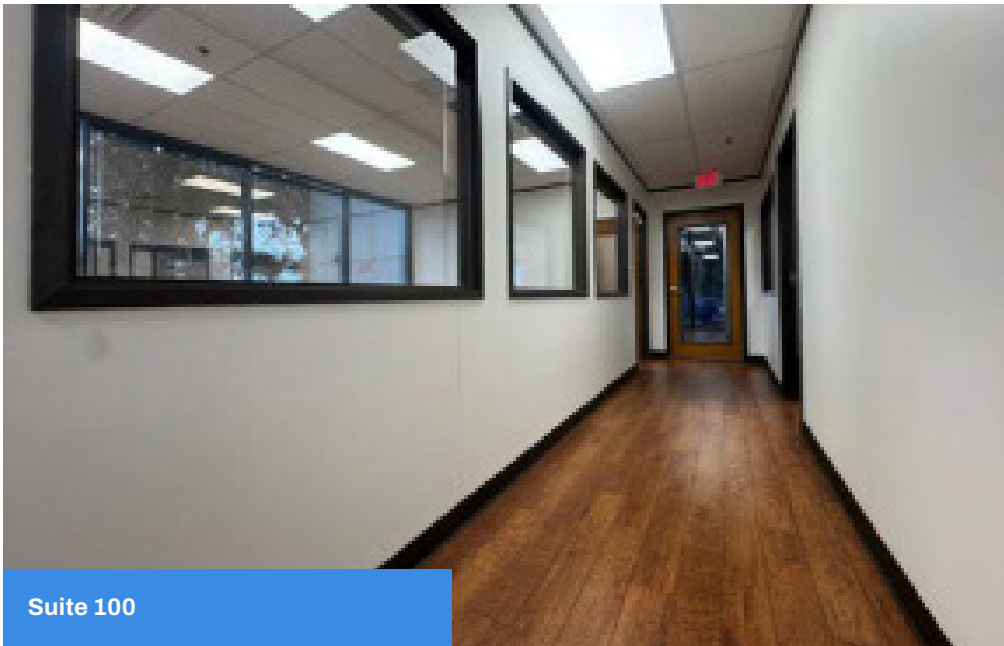
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Suite 100



Suite 100



Entrance

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Nearby Amenities

1 Anderson Arbor

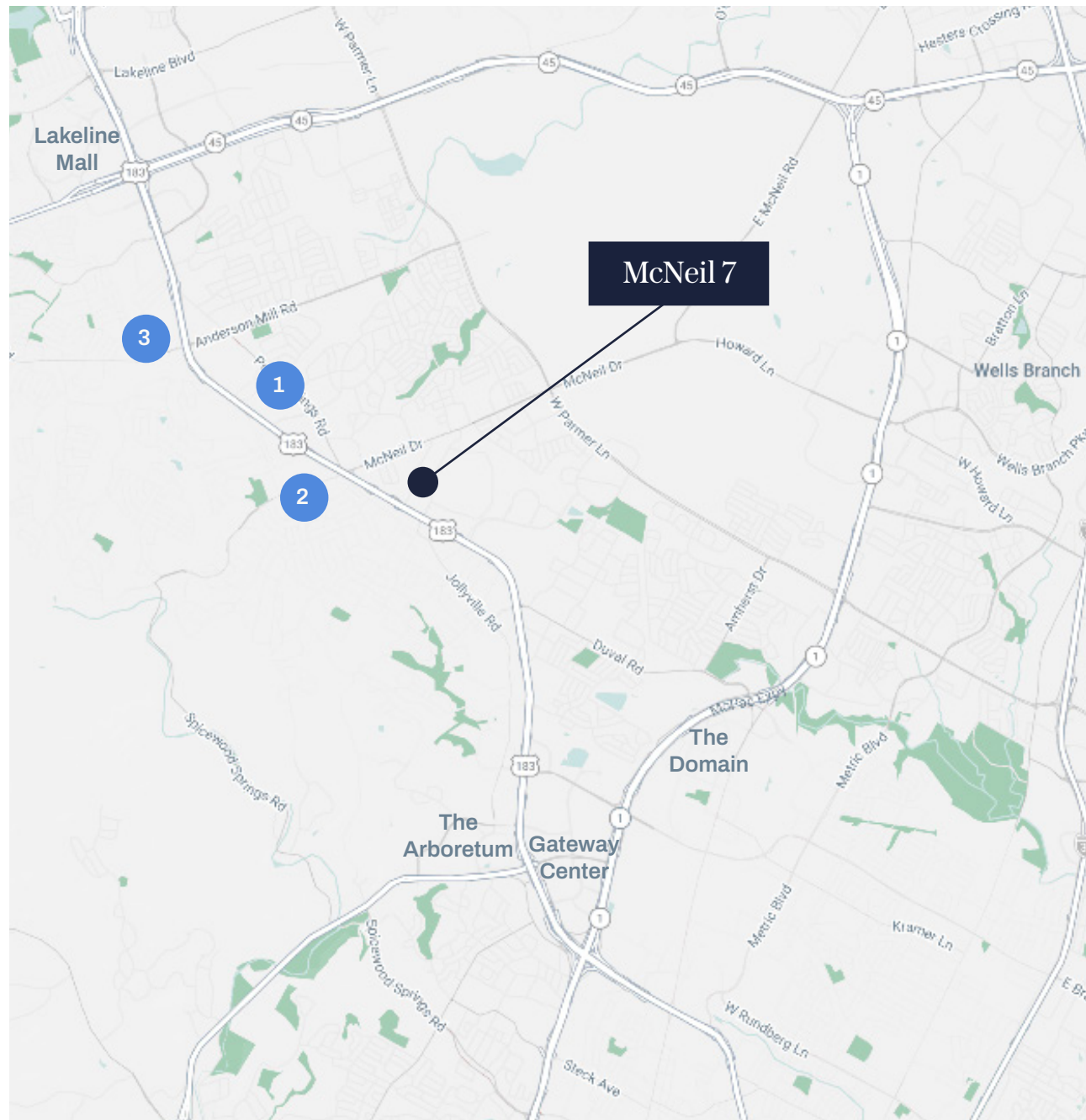
Ageless Men's Health
 American Freight Furniture
 Amish Furniture of Austin
 Anahata Yoga
 Cabo Bob's
 Cheddar's Scratch Kitchen
 Flying Threads
 Frosty Peaks Treats
 Gold's Gym
 Happy Lamb Hot Pot
 Jardin Corona
 Jimmy John's
 Kerbey Lane Café
 KFC
 Kosher Market
 McCoy Jewelfcraft
 Nanking Restaurant
 Ola Poke
 OneMain Financial
 Reids Cleaners
 Salon Republic
 Starbucks
 Texas Roadhouse
 The Melting Pot
 Which Wich
 Wingstop

2 Galleria Oaks

AAA Texas
 Balcones Country Club
 Balcones Eyecare
 Bluebonnet Spa
 Discount Tire
 Dyson
 Ebisu Japanese
 Elements Spa
 Galleria Nails
 HEB
 Impact Martial Arts
 Lampost Coffee
 Lone Star Cleaners
 Monsoon Dance
 North Austin Bingo
 Sally Beauty Supply
 Sherwin-Williams
 Texas Card House
 Tune Up Manly Salon
 WellMed

3 Plaza 183 Area

Ace Hardware
 Auto Zone
 Catch Air
 Moonies Burger House
 Pet Supplies Plus
 Reale's Italian Café
 Starbucks



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Let's Talk

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