



McNeil 7

OFFICE FOR LEASE

12012 Technology Boulevard
Austin, Texas 78727

 Transwestern

About the Building

McNeil 7

A two-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

- Two-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



Graham Trull, SIOR

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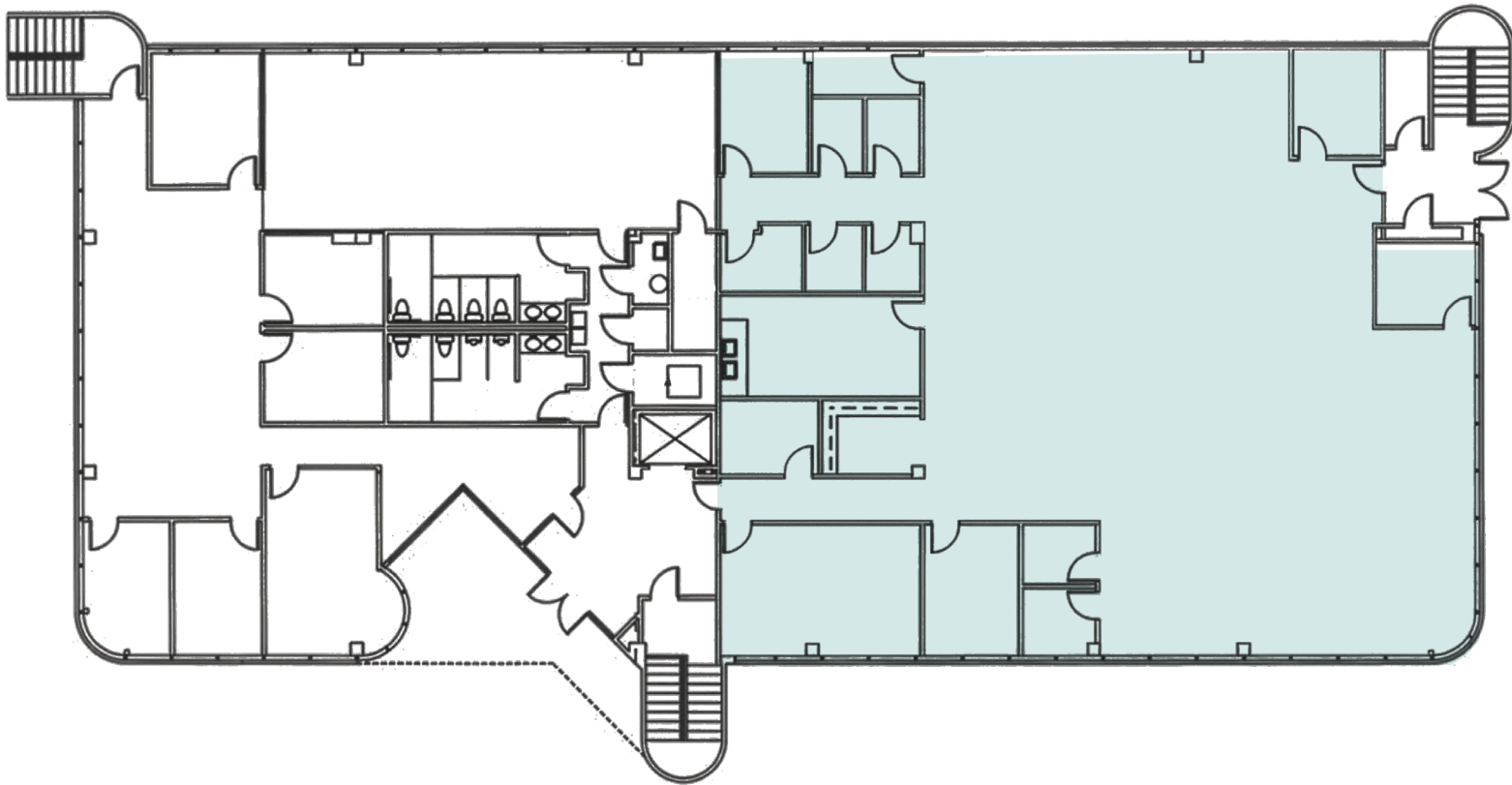
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Net Rental Rate: \$15.00 PSF NNN

Estimated Operating Expenses: \$10.50 PSF

First Floor

SUITE 100 • 5,796 RSF AVAILABLE



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Suite 100



Entrance



Suite 100



External

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Nearby Amenities

1 Anderson Arbor

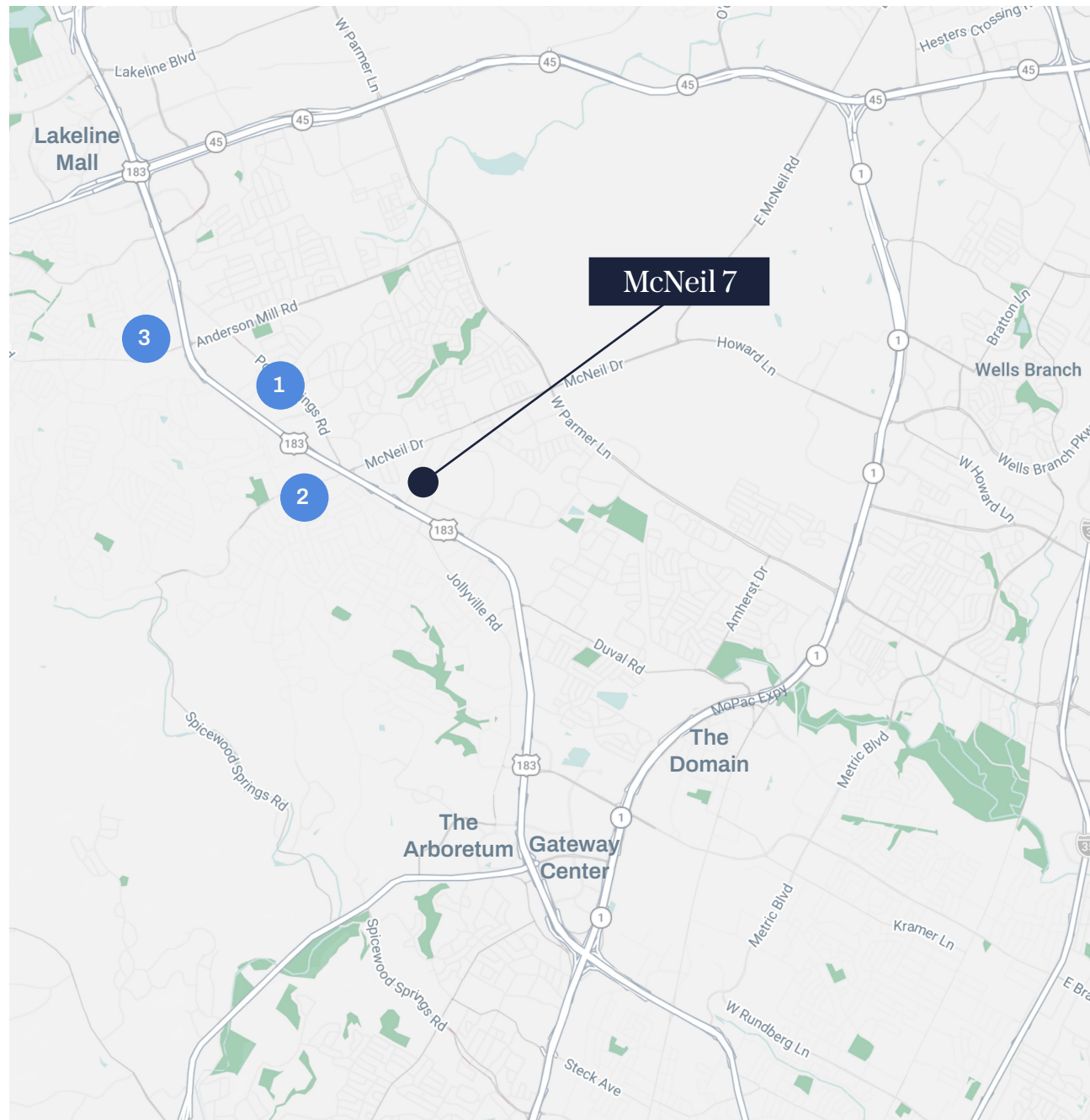
Ageless Men's Health
American Freight Furniture
Amish Furniture of Austin
Anahata Yoga
Cabo Bob's
Cheddar's Scratch Kitchen
Flying Threads
Frosty Peaks Treats
Gold's Gym
Happy Lamb Hot Pot
Jardin Corona
Jimmy John's
Kerbey Lane Café
KFC
Kosher Market
McCoy Jewelcraft
Nanking Restaurant
Ola Poke
OneMain 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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Get in touch to learn more.

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