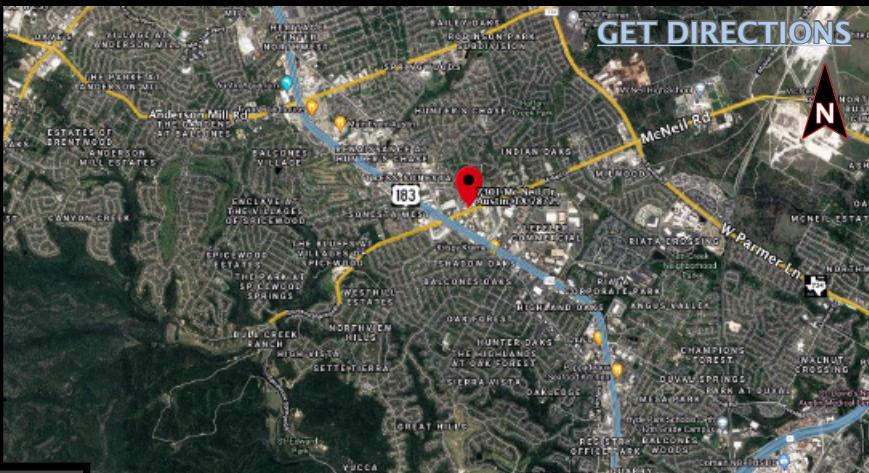


ROB STERN COMPANY

North Austin

FOR LEASE

1,300 ± SF up to 10,600 ± SF Mixed-use Flex Office/Warehouse



SITE PLAN



DESCRIPTION

Located on the major north Austin corridor connecting US HWY 183 and Parmer Ln

Just 1.5 blocks from US Hwy 183/Research Blvd

Convenient access to Spicewood Springs Rd and Anderson Mill Rd

Highly visible street frontage

Convenient ingress/egress from McNeil Dr

Suites varied with 90% air conditioning, dead storage, and grade level overhead doors

Major tenant includes ZColo

Call for rates + triple net's

MCNEIL ROAD CORPORATE OFFICE PARK
7304, 7218, 7212 McNeil Dr • Austin TX 78729

Northeast quadrant of McNeil Dr and San Felipe Blvd

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ROB STERN COMPANY

North Austin

FOR LEASE

1,300 ± SF up to 10,600 ± SF Mixed-use Flex Office/Warehouse

AVAILABLE

7304 MCNEIL RD

BLDG 1 SUITES 101-105

SUITE	TENANT	± SF
101	Leased	1,300
102	Leased	1,300
103	Leased	1,300
104	Leased	1,300
105	Leased	1,300

BLDG 2 SUITE 504

SUITE	TENANT	± SF
500	Available	2,120
501	Available	2,120
502	Available	2,120
503	Available	2,120
504	Available	2,120

7218 MCNEIL RD

BLDG 1 SUITES 100-105

SUITE	TENANT	± SF
101	Leased	1,300
102	Leased	1,300
103	Leased	1,300
104	Leased	1,300
105	Leased	1,300

BLDG 2 SUITES 200-205

SUITE	TENANT	± SF
201	Leased	1,300
202	Leased	1,300
203	Leased	551
204	Leased	1,300
205	Available	1,300
206	Leased	1,300
207/209	Leased	3,151
210	Leased	1,300

7212 MCNEIL RD

BLDG 1 SUITES 101-105

SUITE	TENANT	± SF
101	Leased	1,300
102	Leased	1,300
103	Leased	1,300
104	Leased	1,300
105	Leased	1,300

BLDG 2 SUITES 201-205

SUITE	TENANT	± SF
201	Leased	1,300
202	Leased	1,300
203	Leased	1,300
204	Leased	1,300
205	Leased	1,300

SITE PLAN



BUILDING PHOTO— 7212 MCNEIL RD



MCNEIL ROAD CORPORATE OFFICE PARK

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North Austin

FOR LEASE

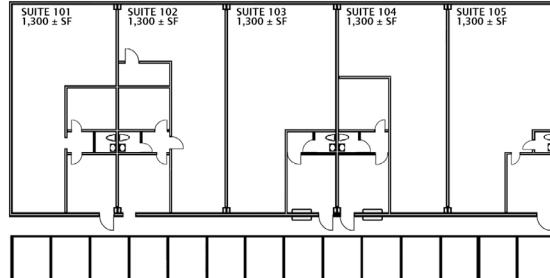
1,300 ± SF up to 10,600 ± SF Mixed-use Flex Office/Warehouse

7304 McNeil Dr

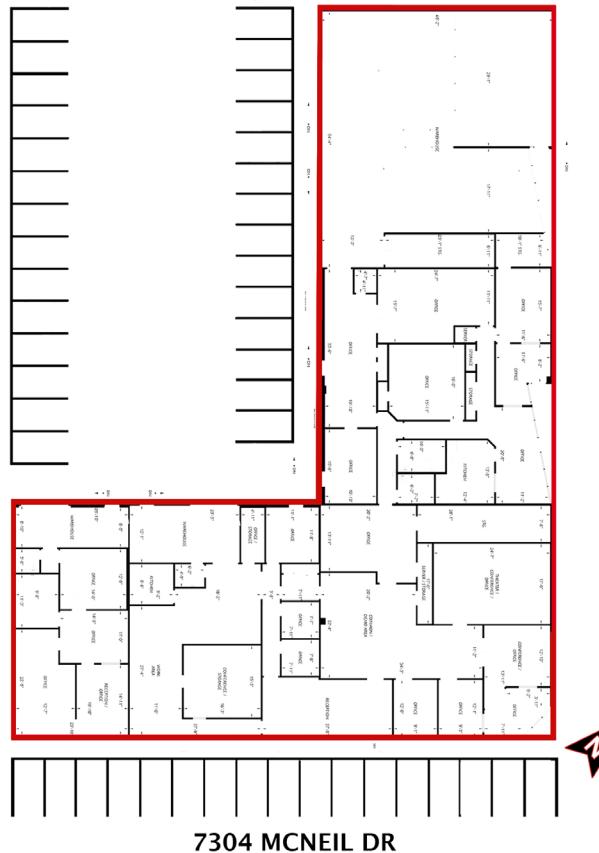
10,600 ± SF Available for Lease

FLOOR PLANS

BUILDING 1 | SUITES 101 - 105



BUILDING 2 | SUITES 500 - 504



MCNEIL ROAD CORPORATE OFFICE PARK

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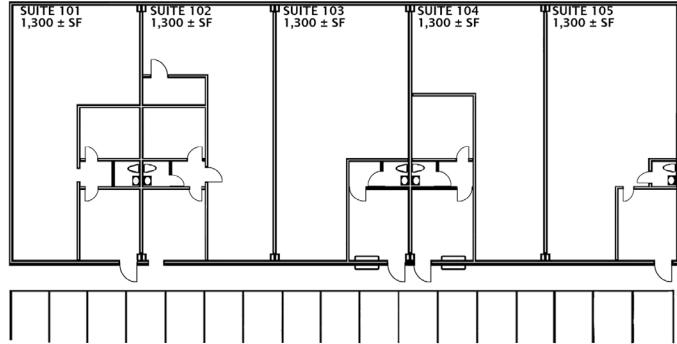
FOR LEASE

1,300 ± SF up to 10,600 ± SF Mixed-use Flex Office/Warehouse

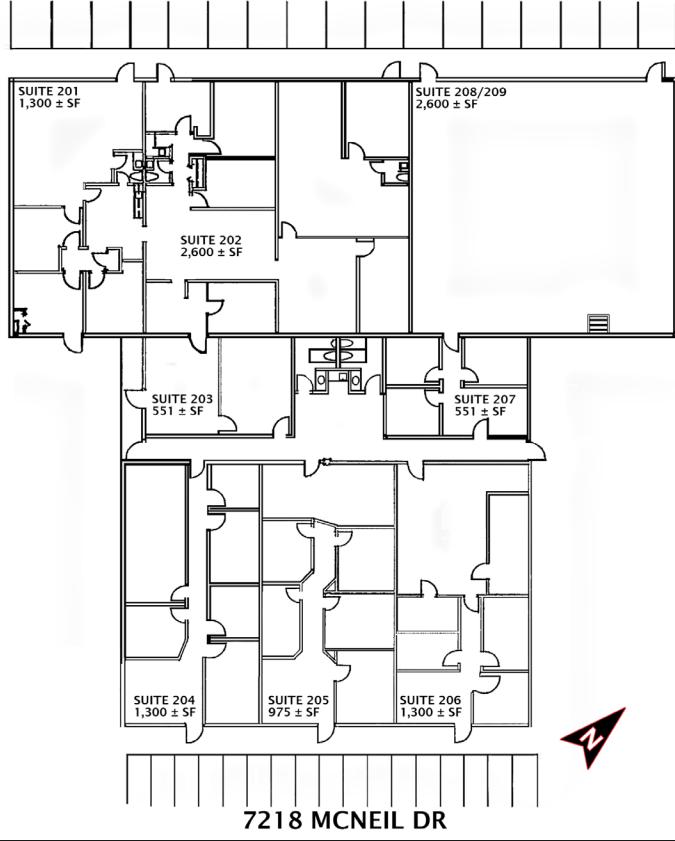
**7218 McNeil Dr
100% LEASED**

FLOOR PLANS

BUILDING 1 SUITES 101 - 105



BUILDING 2 SUITES 201 - 210



MCNEIL ROAD CORPORATE OFFICE PARK

7218 McNeil Dr • Austin TX 78729

Northeast quadrant of McNeil Rd and San Felipe Blvd

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FOR LEASE

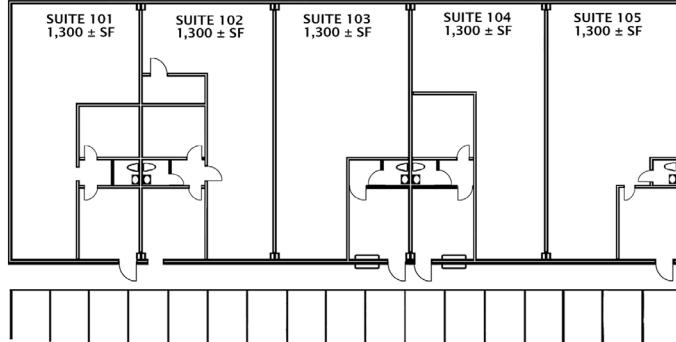
1,300 ± SF up to 10,600 ± SF Mixed-use Flex Office/Warehouse

7212 McNeil Dr

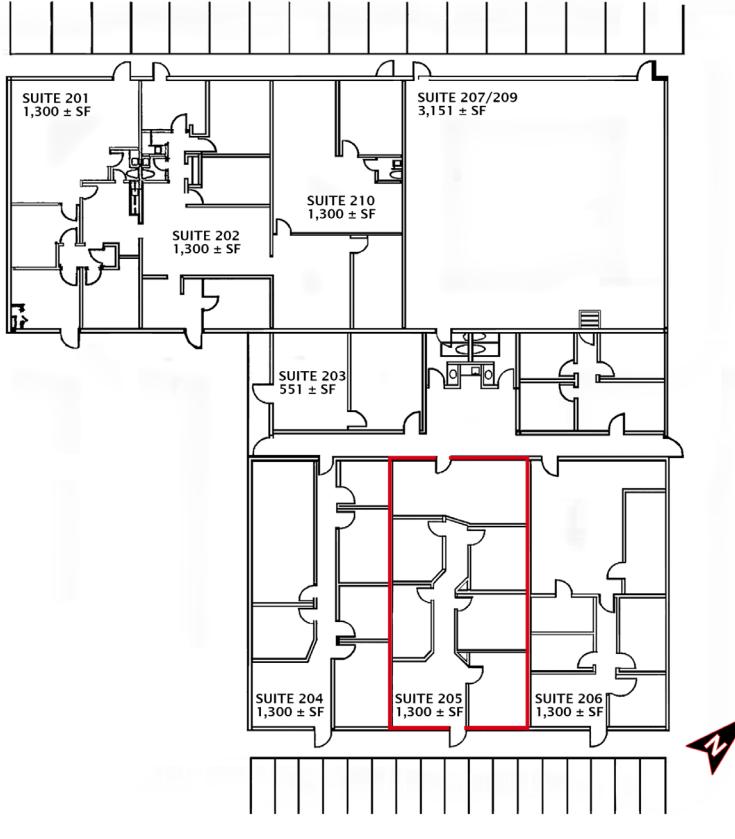
1,300 ± SF Available for Lease

FLOOR PLANS

BUILDING 1 SUITES 101 - 105



BUILDING 2 SUITES 201 - 210



7212 MC NEIL DR

MCNEIL ROAD CORPORATE OFFICE PARK

7212 McNeil Rd • Austin TX 78729

Northeast quadrant of McNeil Rd and San Felipe Blvd

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Rob Stern Company	353232	rob@robstern.net	512-502-1300
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Stern, Robert P.	353232	rob@robstern.net	512-502-1300
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	