

7304 MCNEIL DRIVE

AUSTIN, TX 78729

FLEXIBILITY ON SUBLEASE TERM

SUBLEASE

**2150 – 9400 sf
Available**



- 3.4/1000 parking
- Close proximity to Arboretum and Domain
- Flexible sf configurations
- Lease Expiration: 12/31/21
- 75% office/25% warehouse
- 2,600 sf of warehouse

Joe Novak

512 499 4913

joe.novak@cbre.com

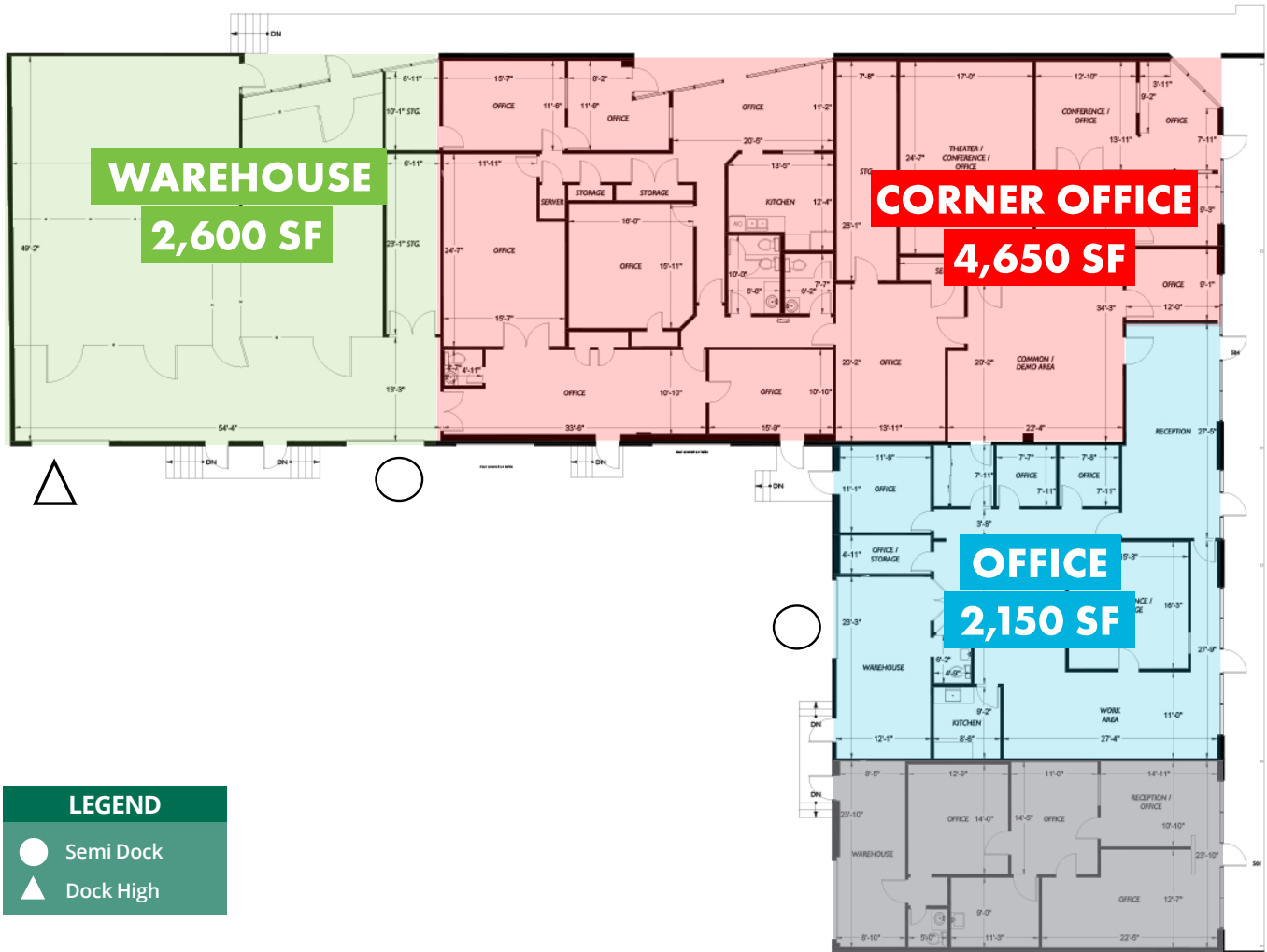
Roger Hanks

512 482 5564

roger.hanks@cbre.com

CBRE

7304 MCNEIL DR
SITE MAP



LEGEND

- Semi Dock
- ▲ Dock High

WAREHOUSE
 2,600 SF + **CORNER OFFICE**
 4,650 SF = 7,250 Total

WAREHOUSE
 2,600 SF + **CORNER OFFICE**
 4,650 SF + **OFFICE**
 2,150 SF = 9,400 Total

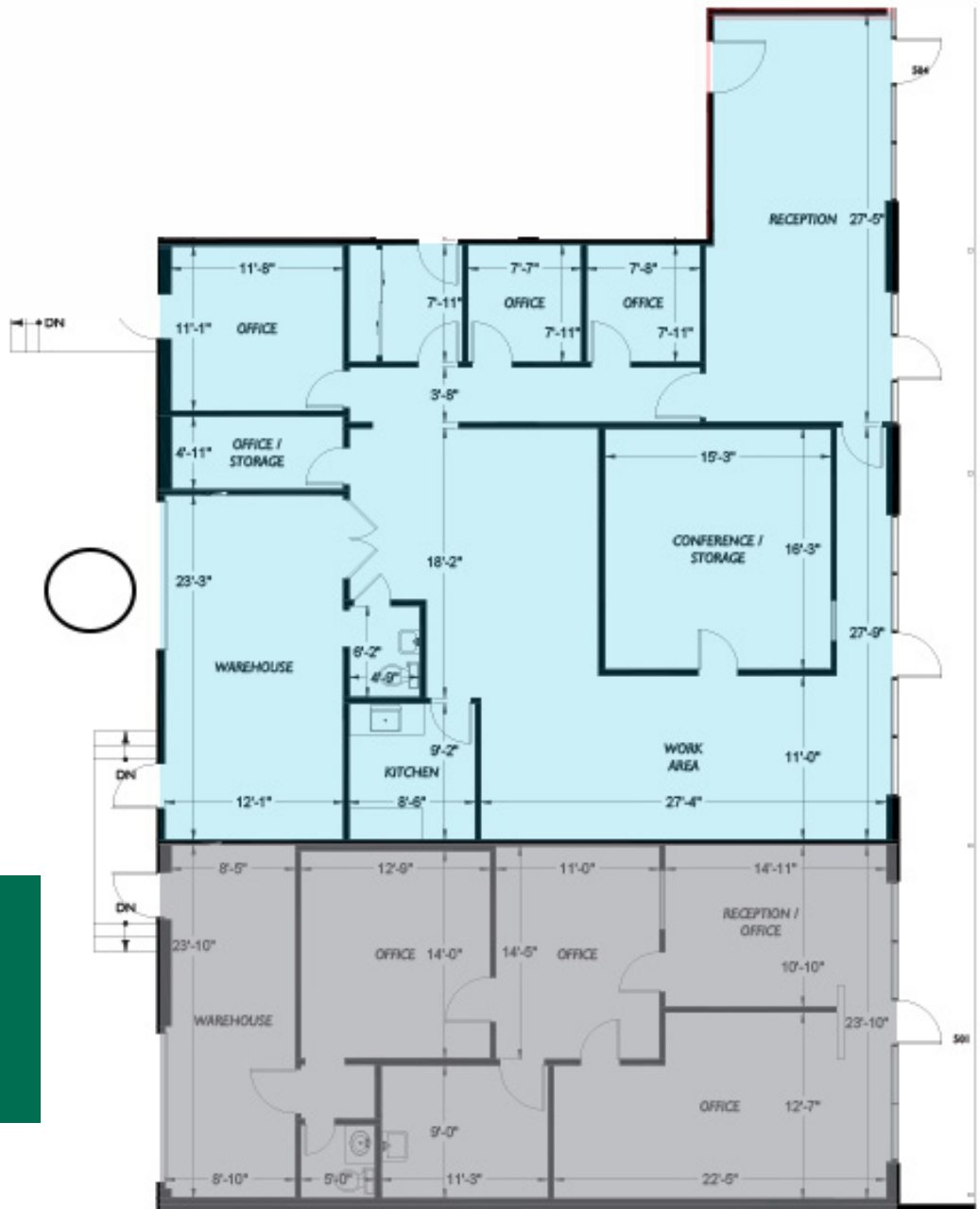
OFFICE
2,150 SF

LEGEND

- Semi Dock
- ▲ Dock High

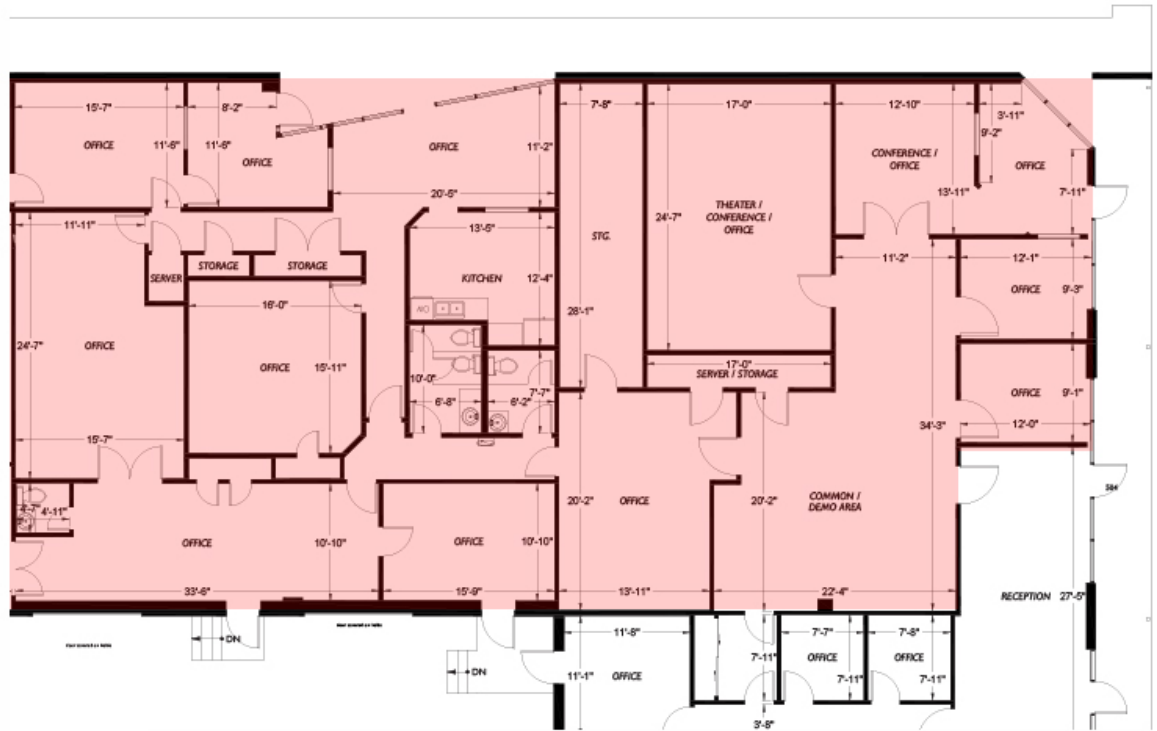
FEATURES:

- 281 sf warehouse
- 1 semi dock door
- 13' clear height

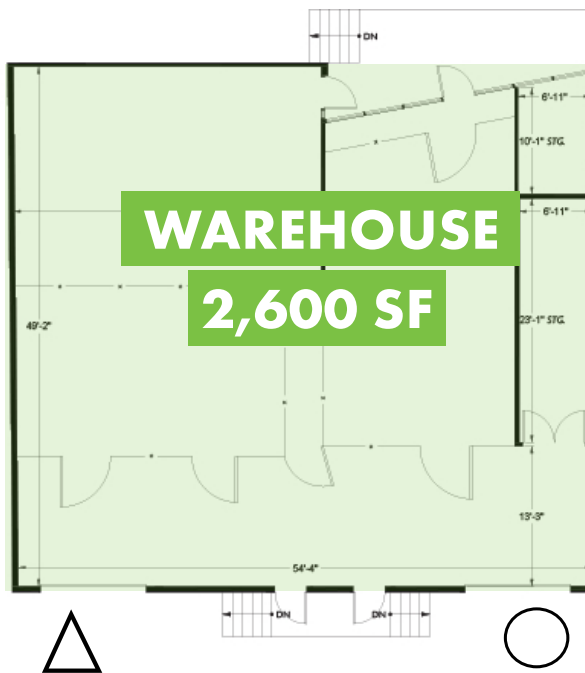


7304 MCNEIL DR
SITE MAP

CORNER OFFICE
4,650 SF



7304 MCNEIL DRIVE

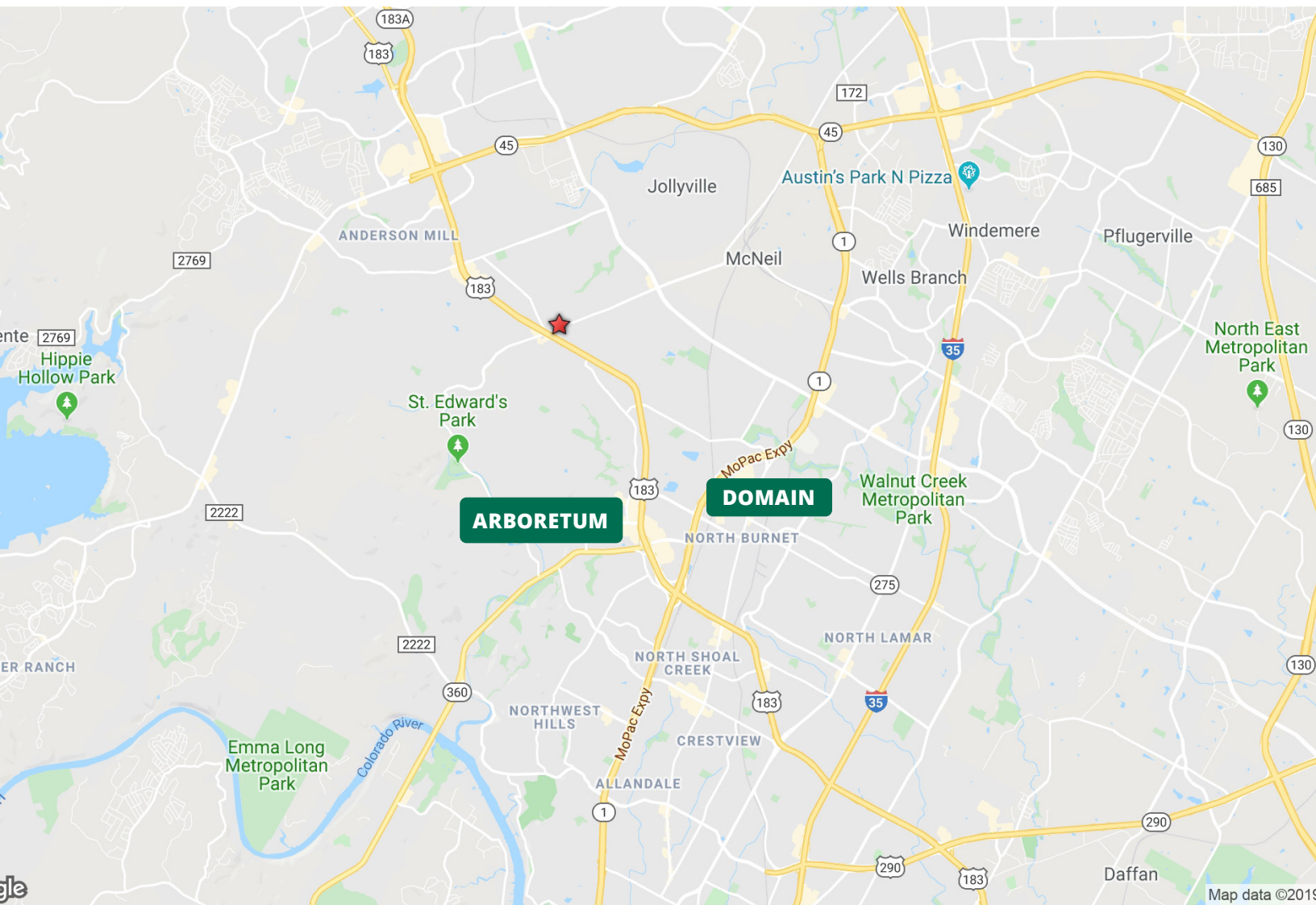


FEATURES:

- 1 dock high, 1 semi dock
- 13' clear height

7304 MCNEIL

AUSTIN, TX 78729



Joe Novek
512 499 4913
joe.novek@cbre.com

Roger Hanks
512 482 5564
roger.hanks@cbre.com

CBRE