

# OFFICE & WAREHOUSE SPACE

9514 MCNEIL

Austin | Texas | 78758

## LEASE STARTING AT \$1/SF

### PROPERTY INFO

- 10,560 TOTAL SQ. FT
- BUILT IN 1981
- 0.30 ACRES
- 27 PARKING SPACES
- 1ST FLOOR-3 WAREHOUSE SPACES WITH ROLL UP DOORS & 3 RETAIL SPACES
- 2ND FLOOR-10 OFFICE SPACES

### LEASE INFO

- CURRENTLY 72% OCCUPIED
- 1ST FLOOR FULLY LEASED
- 5 OFFICE SPACES AVAILABLE ON 2ND FLOOR
- RENT STARTS AT \$1/SF + ELECTRIC OR \$450 A MONTH + ELECTRIC



### CONTACT US

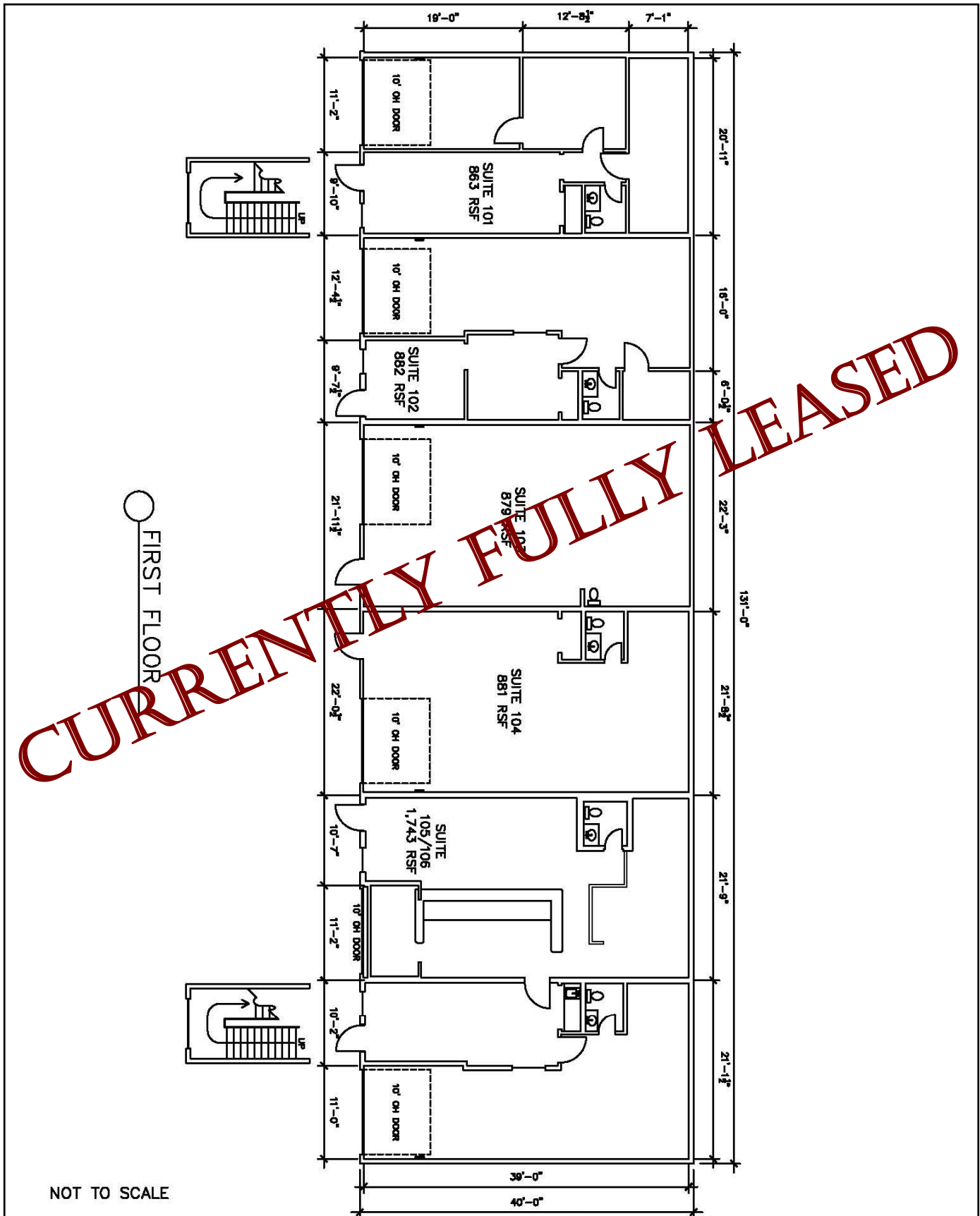
Phone: 512-320-0888

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Disclaimer: All quotes are estimations and are subject to change. Information deemed reliable but not guaranteed. Buyer to verify all information.



NOT TO SCALE

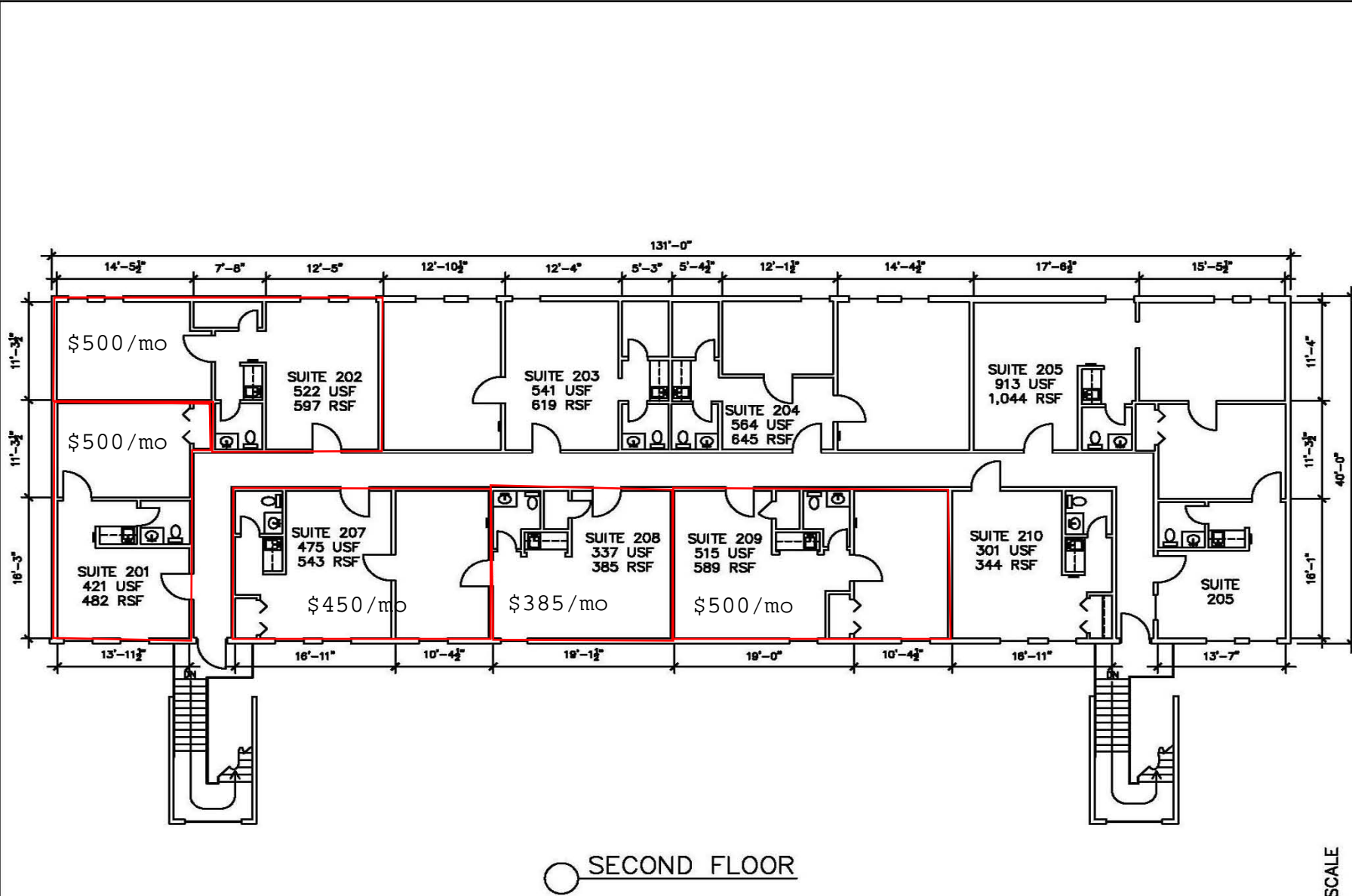
Drawing for:  
**BUTTROSS GROUP II, INC.**  
 7901 Cameron Rd., 3-100  
 Austin, Texas 78754

9514 McNeil Rd.  
 AUSTIN, TEXAS  
 RENTABLE AREA: 10,496 S.F.

THE MEASUREMENTS AND FLOOR PLANS ARE ACCURATE TO WITHIN 2% INTERIOR WALLS AND DEMISING WALLS ARE VARYING THICKNESSES.  
 Project No.: 20931.03  
 Date: November 9, 2009  
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**+DIMENSIONS+**  
**FLOOR PLANS**

Austin, Texas  
 dimensionsfloorplans.com  
 Phone: 342-0114 Fax: 342-1965



○ SECOND FLOOR

NOT TO SCALE

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**DIMENSIONS**  
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