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**STANBERRY
COMMERCIAL**

FOR LEASE

12475 Trail Driver St #C200

Austin, TX 78737

\$1.45 + NNN PSF

Now available, 1,000 SF of HVAC office space featuring an open floorplan and private restroom, ideal for a variety of professional or creative uses. Conveniently located with close proximity to both Austin and Dripping Springs, this space offers flexibility, comfort, and accessibility in the rapidly growing Fitzhugh corridor. Perfect for small businesses or satellite offices seeking a clean, efficient layout in a prime location.

