

FOR LEASE • NEW CONSTRUCTION • COMPLETION AUGUST 2026

401 Chitalpa Street

Leander, Texas 78641 • Office & Warehouse Flex Condominiums



Rajul Amin
(512) 919-6250



Building Frontage



Unit Entry



Rear Loading Elevation



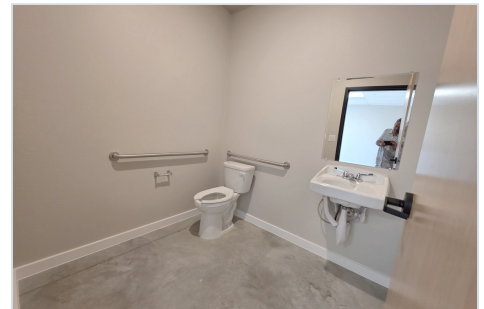
Reception Area

Air-conditioned, sealed concrete, ADA restroom



Private Executive Office

Exterior window, recessed lighting



Private ADA Restroom

Grab bars, wall-mount lavatory



Warehouse — 21 Ft Clear

Spray-foam insulated, LED high bays



Grade-Level Roll-Up Door

12 ft W x 14 ft H motorized, plus personnel door



Dedicated Warehouse A/C

5-ton system, ducted, independent of office



Video Walkthrough

Scan the code, or visit youtu.be/wd0VBbcN-aM

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401 Chitalpa St, Leander, TX 78641 • Marketed by Walzel Commercial. Photography depicts a representative unit; individual units may vary. Information from sources deemed reliable but submitted subject to errors, omissions, change of price or other conditions, prior lease, or withdrawal without notice, and to independent verification by prospective tenants.

THE OPPORTUNITY

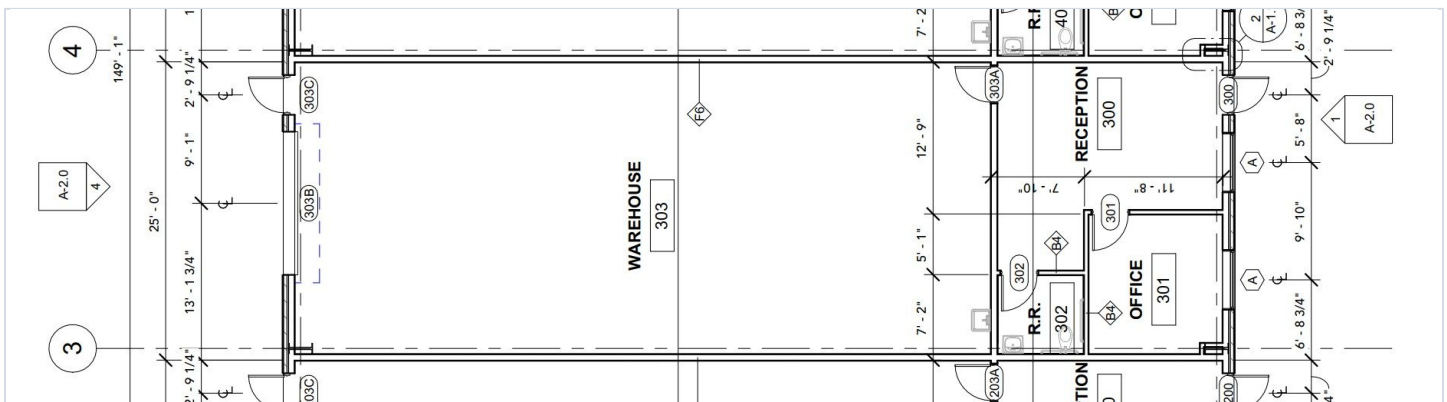
Be the very first tenant in a brand-new office and warehouse condominium, scheduled for completion in August 2026 and delivered completely built out and ready for occupancy. Each 2,000 SF unit pairs a 400 SF air-conditioned office suite — reception, private executive office and dedicated ADA-compliant restroom — with 1,600 SF of open warehouse at a full 21 ft clear ceiling height. Both are air-conditioned on independent systems — a 5-ton unit for the warehouse, a separate 3-ton unit for the office — so you control each on its own and never pay to condition space you aren't using. Adjoining units can be combined into 4,000 or 6,000 SF.

SPECIFICATIONS

Unit Size	2,000 SF	Loading	Motorized 12'W x 14'H roll-up	Construction	All-sides masonry, metal roof
Office / Warehouse	400 SF / 1,600 SF				
Combinable To	4,000 or 6,000 SF	Personnel Door	Separate, at rear	Insulation	Encapsulated spray foam
Clear Height	21 ft throughout	HVAC	5-ton warehouse + 3-ton office	Fire Protection	Wet sprinkler, fire-rated walls
Delivery	August 2026	Power	3-phase, approx. 150 amps	Restroom	Private, ADA compliant
		Floors	Sealed concrete	Parking	2 reserved + shared

Zoned GC — General Commercial (Jean Baptiste PUD-GC-3-A), City of Leander. City water and sewer. LED lighting throughout with recessed lighting in the office and emergency lighting. Energy Performance Rating A.

TYPICAL UNIT FLOOR PLAN — 2,000 SF



400 SF office suite comprising reception, one private executive office and a dedicated ADA-compliant restroom, opening to 1,600 SF of open warehouse at 21 ft clear with a grade-level roll-up door at the rear. Plan shown is representative; dimensions to be field verified.

LOCATION, ACCESS & IDEAL USES

One block from the intersection of **US-183, the 183-A Toll and San Gabriel Parkway**, between San Gabriel Parkway and Bryson Ridge Trail, with easy access to RM-2243 and Crystal Falls Parkway — direct connectivity to Leander, Cedar Park, Liberty Hill, Georgetown, Round Rock and greater Austin.

While the address is on Chitalpa Street, the park is also directly accessible from the **US-183A northbound access road by way of two separate entry points**, so trucks and customers reach you without navigating side streets. Tenants have 24-hour access.

Ideal uses: HVAC, electrical, plumbing, roofing and landscaping contractors · e-commerce fulfillment, last-mile delivery and local distribution · light manufacturing, assembly, printing, sign fabrication and millwork · equipment storage with office or showroom · climate-sensitive storage · specialty repair. Confirm specific use with the City of Leander prior to lease execution.

Schedule a Tour · Rajul Amin

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