Leander Heights

706 Leander Dr, Leander, TX 78641

Century 21 Realty Network
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Leander Heights

$12.00 - $24.00 /SF/Yr

Leander Heights is a new Industrial Park Development off Leander Drive. Leander Heights features office & warehouse space for lease.
This Industrial Park collectively contains (6) 5,000 SF office buildings and (2) 6,000 SF warehouse buildings. Shell office buildings are preliminarily divided into 1,250 SF Units and can go up to 5,000 square feet with one tenant. We also have 2 office spaces newly built out and ready for occupancy. You need space, we have it! 4 parking spaces per 1,000 square feet.
Building 7 & 8 offer warehouses with automatic grade-level doors.
Conveniently and centrally located between US-183 N and Toll 183A. The location is across from Leander Police Department and close to retail, commercial and industrial. Leander is one of the fastest-growing cities in the U.S. Leander Springs development nearby coming soon. Broker cooperation is offered....

• New office space ready for occupancy, shell space and warehouse space

Rental Rate:	$12.00 - $24.00 /SF/Yr
Total Space Available:	33,000 SF
Min. Divisible:	1,250 SF
Max. Contiguous:	6,000 SF
Property Type:	[object Object]
Center Type:	[object Object]
Gross Leasable Area:	42,000 SF
Walk Score ®:	34 (Car-Dependent)
Rental Rate Mo:	$1.00 USD/SF/Mo

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1st Floor

Space Available	6,000 SF
Rental Rate	$12.00 /SF/Yr
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Industrial
Lease Term	3 Years

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Ste 101

Space Available	1,250 SF
Rental Rate	$24.00 /SF/Yr
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

Space can be as small as 1250 SF and 5000SF

3

Ste 102

Space Available	1,250 SF
Rental Rate	$24.00 /SF/Yr
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

Space can be as small as 1250 SF and 5000SF

4

Ste 103

Space Available	1,250 SF
Rental Rate	$24.00 /SF/Yr
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

Space can be as small as 1250 SF and 5000SF

5

Ste 104

Space Available	1,250 SF
Rental Rate	$24.00 /SF/Yr
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

Space can be as small as 1250 SF and 5000SF

6

Ste 201

Space Available	1,250 SF
Rental Rate	$24.00 /SF/Yr
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

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Ste 202

Space Available	1,250 SF
Rental Rate	$24.00 /SF/Yr
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

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Ste 203

Space Available	1,250 SF
Rental Rate	$24.00 /SF/Yr
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

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Ste 204

Space Available	1,250 SF
Rental Rate	$24.00 /SF/Yr
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

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Ste 301

Space Available	1,250 SF
Rental Rate	$24.00 /SF/Yr
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

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Ste 302

Space Available	1,250 SF
Rental Rate	$24.00 /SF/Yr
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

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Ste 303

Space Available	1,250 SF
Rental Rate	$24.00 /SF/Yr
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

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Ste 304

Space Available	1,250 SF
Rental Rate	$24.00 /SF/Yr
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

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Ste 401

Space Available	1,250 SF
Rental Rate	$24.00 /SF/Yr
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

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Ste 402

Space Available	1,250 SF
Rental Rate	$24.00 /SF/Yr
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

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Ste 403/404

Space Available	1,875 - 2,500 SF
Rental Rate	$24.00 /SF/Yr
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

Come tour this completed space ready for move-in. Built out for a title company. Built out space is 1875 square feet but hallway exists to expand an additional 625 square feet. For a total of 2500 square feet.

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Ste 501

Space Available	1,250 SF
Rental Rate	$24.00 /SF/Yr
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

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Ste 502

Space Available	1,250 SF
Rental Rate	$24.00 /SF/Yr
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

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Ste 503/504

Space Available	2,500 SF
Rental Rate	$24.00 /SF/Yr
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

Spaces 503/504 total 2500 Square feet. Space is ready to move into! Please contact C21 for more information.

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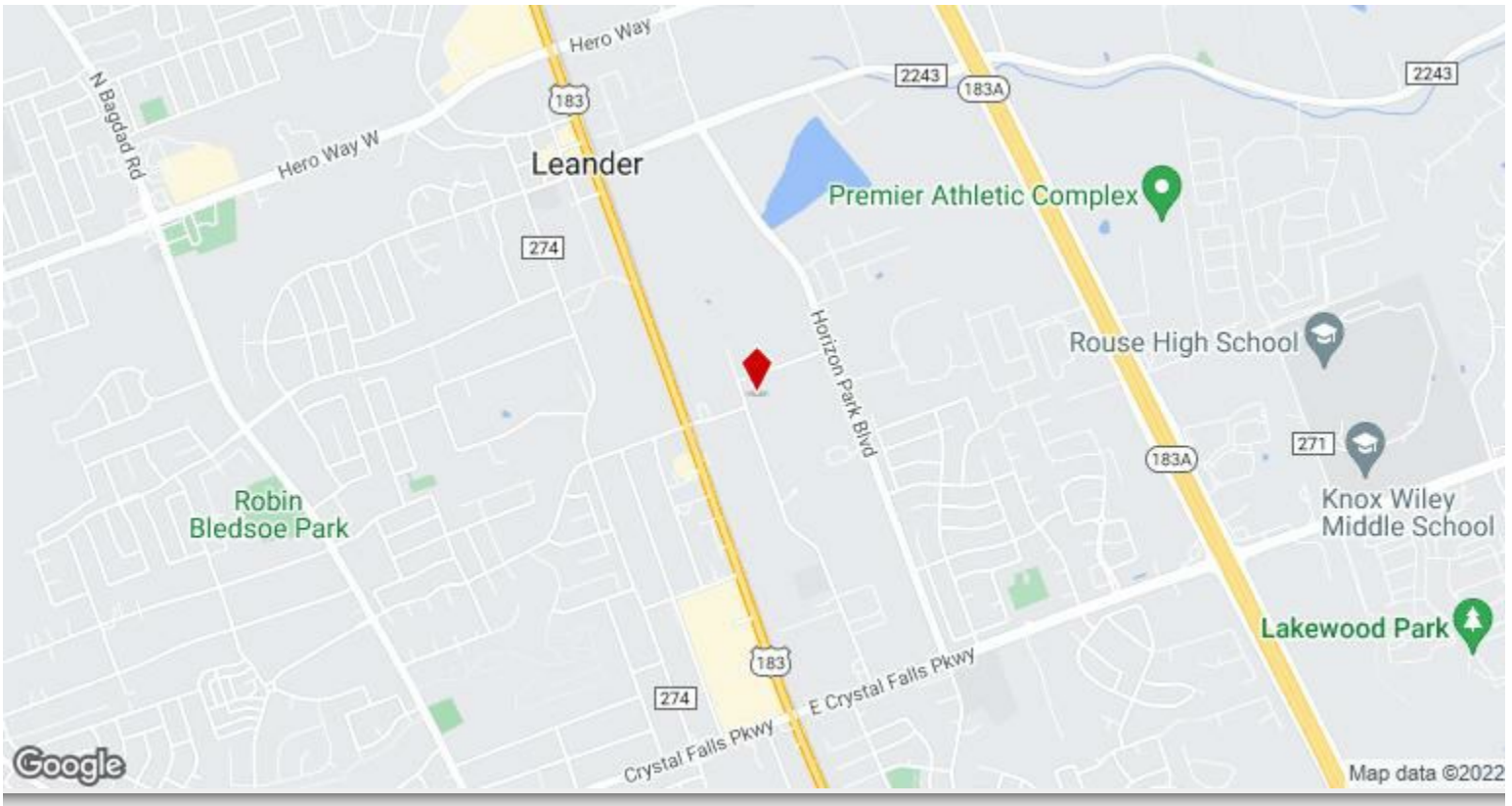
Ste 805/806

Space Available	2,000 SF
Rental Rate	$12.00 /SF/Yr
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Industrial
Lease Term	3 - 5 Years

Space can be divided and you can have 1,000 to 2,000SF. Roll-up doors with 14 foot clearance. Hot Warehouse space. Heavy Commercial Zoning.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
State Farm Suite 501	-	



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Property Photos

Building Photo

Building Photo

Property Photos

Warehouse