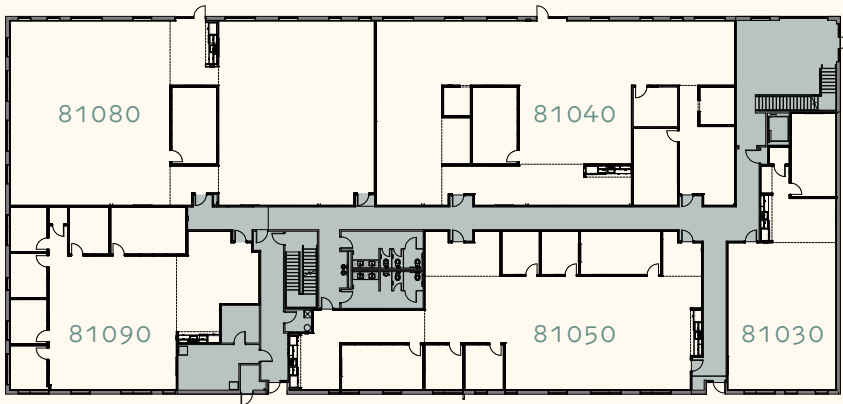


10860 CRYSTAL FALLS PKWY

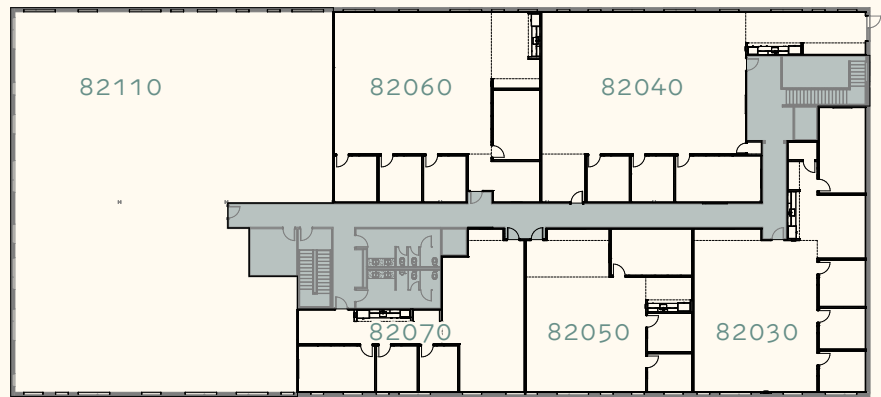
WILCO
LEANDER
UNION
TX

OFFICE SPACE FOR LEASE
CREATIVE MIXED-USE DEVELOPMENT

OFFICE SPACE



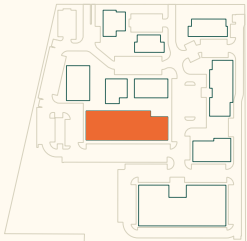
L1



L2

Building 8 L1

21,044 Total RSF



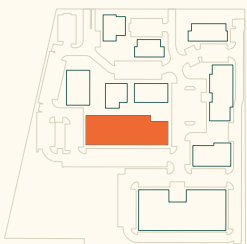
81030	2,081 RSF	Spec Office
81040	5,567 RSF	Spec Office
81050	4,516 RSF	Spec Office
81080	5,660 RSF	Spec Office
81090	3,220 RSF	Spec Office



Virtually Tour
Office Space 1

Building 8 L2

22,739 Total RSF



82030	2,887 RSF	Spec Office
82040	3,867 RSF	Spec Office
82050	2,148 RSF	Spec Office
82060	3,105 RSF	Spec Office
82070	1,943 RSF	Spec Office
82110	8,788 RSF	Office Shell

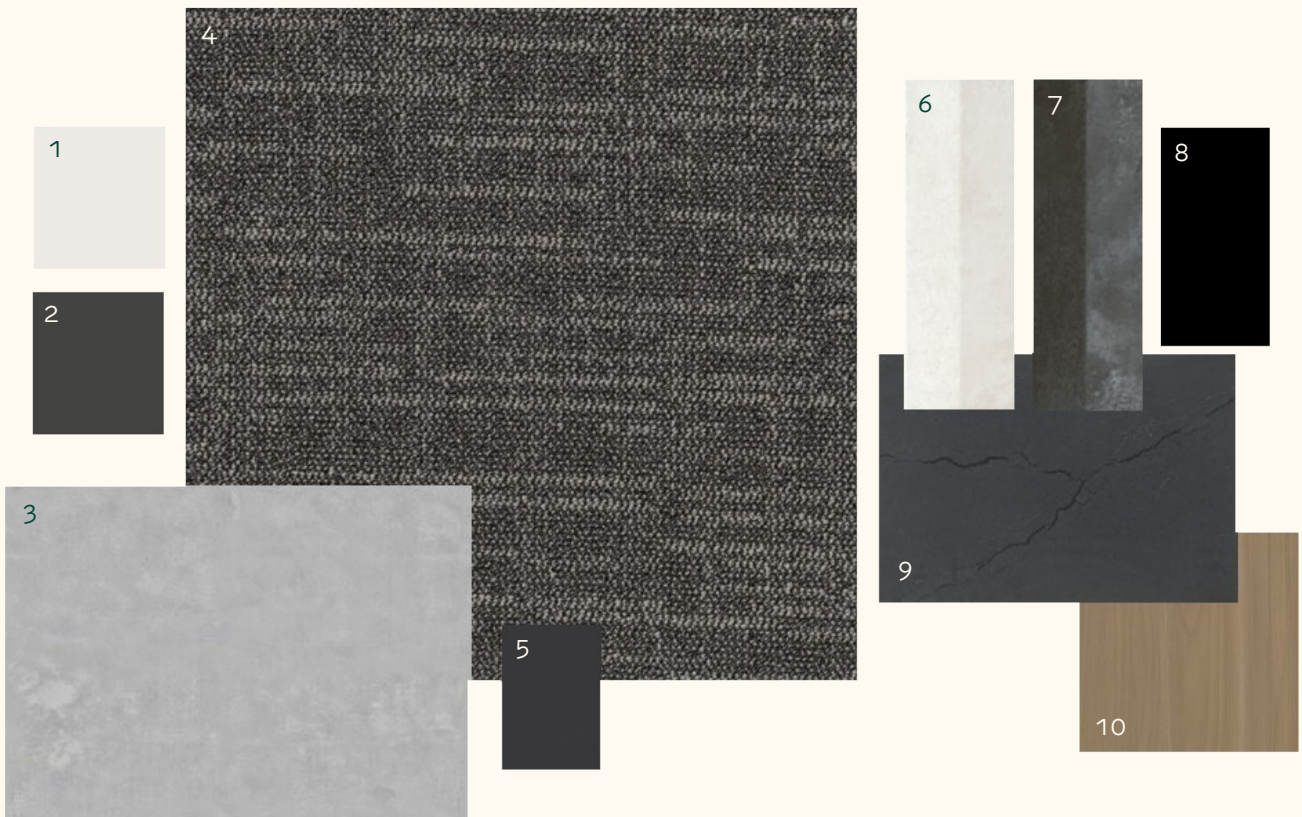


Virtually Tour
Office Space 2

Spec Office Finishes

Finish Legend

- 1 Overall Paint Color
- 2 Accent Paint Color
- 3 Polished Concrete
- 4 Carpet Tile
- 5 Rubber Base
- 6 Tile Backsplash, Option 1
- 7 Tile Backsplash, Option 2
- 8 Millwork Laminate
- 9 Quartz Countertop
- 10 Millwork Laminate + Doors











Building 8 Lobby

The Property

Experience a new kind of workplace at Leander Union, one of Leander's newest creative mixed-use developments. Thoughtfully designed by Michael Hsu Office of Architecture, the project blends modern design with natural surroundings—heritage trees, open-air walkways,

and community-driven spaces that inspire connection and creativity. Spanning 13.8 acres and 154,820 SF, Leander Union combines approximately 50,000 SF of office space with over 100,000 SF of curated retail, dining, and lifestyle amenities, creating a true live-work-play destination.



Crystal Falls Parkway



- Office
- ▨ Office or Retail
- Food & Beverage
- ▨ Food & Beverage or Retail
- Retail

Office Leasing Opportunities

Interested in leasing office space at Leander Union?

Get in touch with our team below to learn more about availability, rates, and how to make this vibrant new development your company's home.



Seth Stuart
512-684-3817
stuart@aquilacommercial.com



Cody Schneider
512-684-3835
schneider@aquilacommercial.com



Developer



Topo Development Group

**Design Architect
& Interior**



Michael Hsu
Office of Architecture

Project Architect



McFarland Architecture

Office Leasing

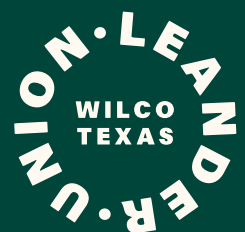


AQUILA Commercial

Retail Leasing



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