

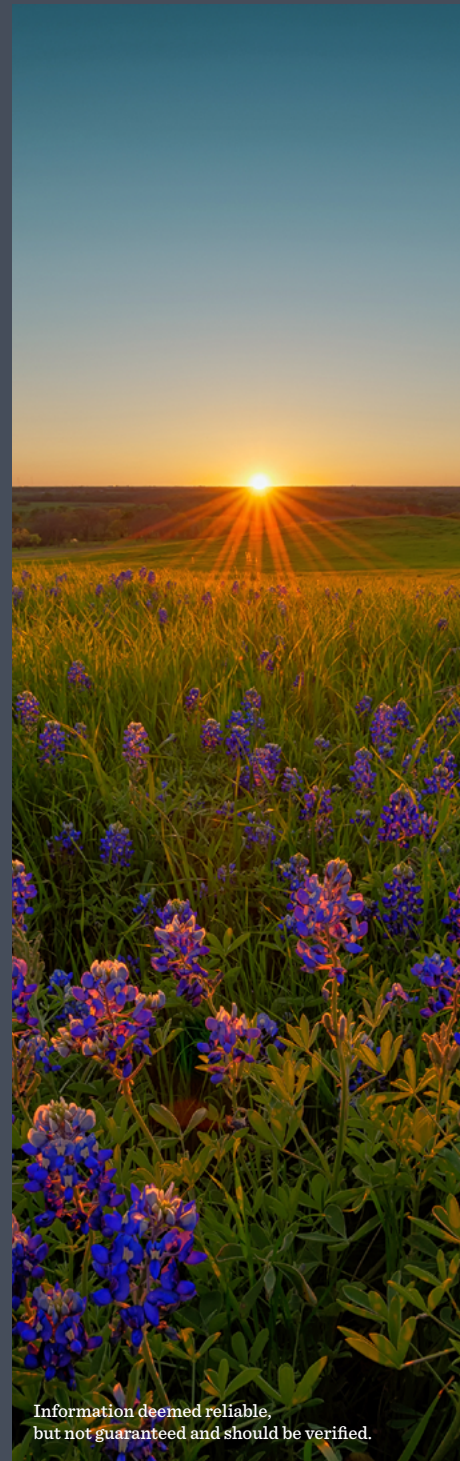
FITZHUGH PARK

14510 FITZHUGH ROAD
AUSTIN, TEXAS 78736



**HILL COUNTRY
CLASS A
FLEX SPACE
FOR SALE**

MIKE RHODES
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Information deemed reliable,
but not guaranteed and should be verified.

FITZHUGHPARK.COM

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- **Luxury retail and storefront in rapidly-developing business and entertainment corridor**
- **Warehouse units available from 2,000sf to 10,000sf**
- **Quality architecture, versatile building shell—adaptable to many floor plans**
- **Fully insulated with air conditioned storage or office depending on plan type**

Nestled in the thriving and eclectic hill country, Fitzhugh Road is a rapidly developing, high density area surrounded by newly built communities and neighborhoods, minutes from numerous attractions.

This thoughtful development intentionally provides for the preservation of hundreds of heritage Live Oak trees that blend seamlessly with the buildings. Fitzhugh Park has substantial parking, underground utilities, high speed Internet and low maintenance exteriors. The high quality design and construction give way to endless possibilities: retail, warehouse, office, distillery, contractor services, fitness studios, packaging, light manufacturing, etc.

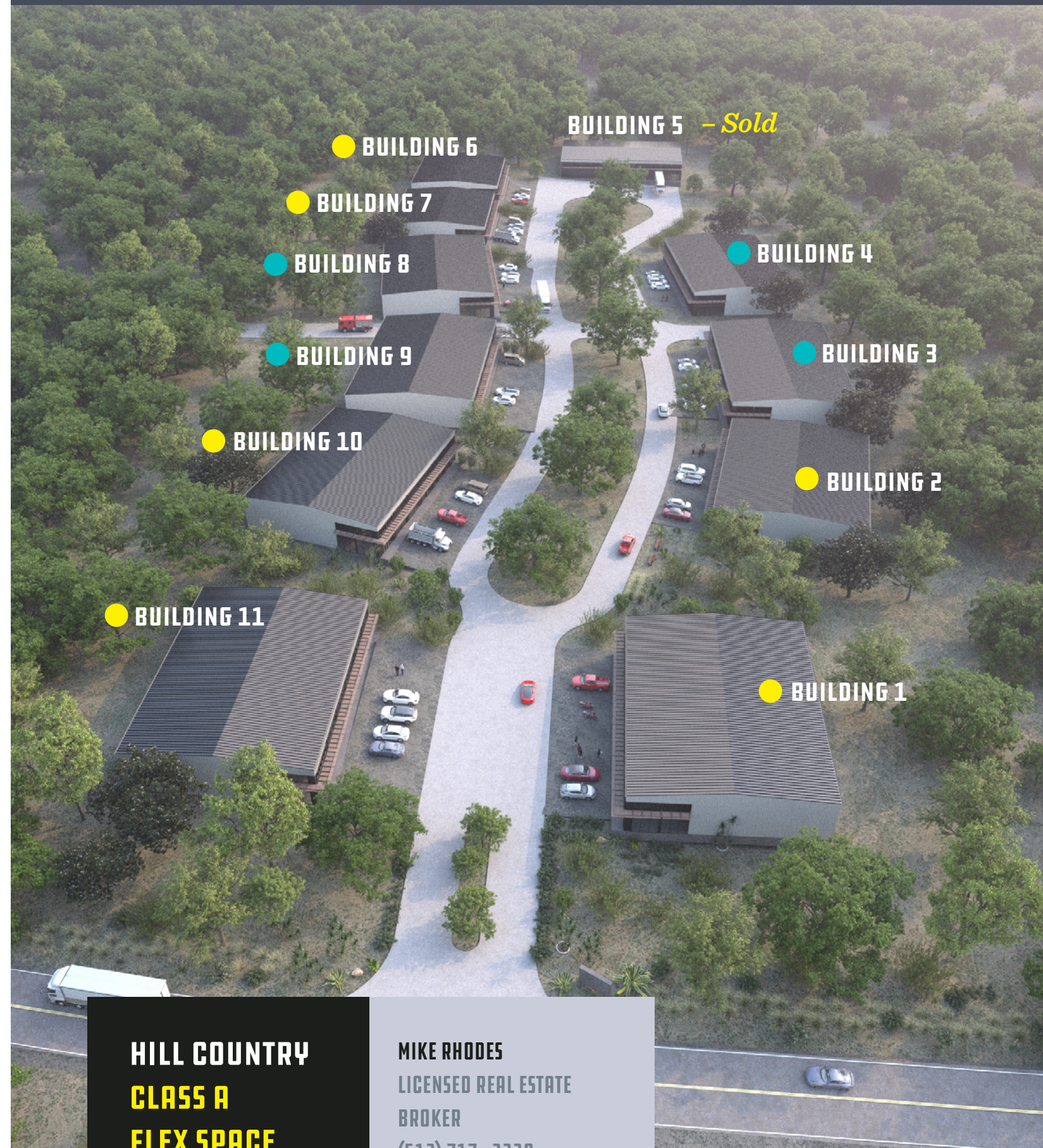
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BUILDING TYPE 1—100' X 80'
1 TO 4 UNITS

BUILDING TYPE 2—120' X 80'
1 TO 5 UNITS



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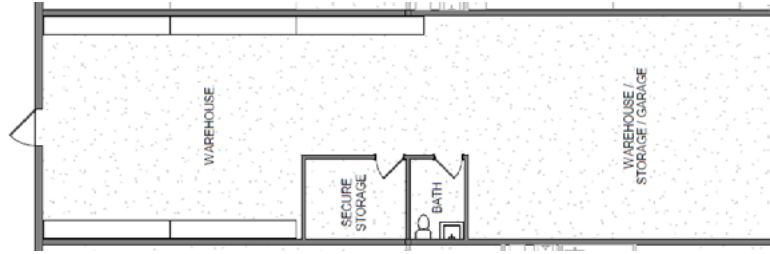
FLOOR PLANS

OPTION 1
Flex
Warehouse and
Office Space
2,033 RSF



The standard ready to work plan consists of a lobby/conference room, break room, bath and office. Add a mezzanine or customize to your needs.

OPTION 2
Secure Storage
and Flex
Warehouse
2,033 RSF



The standard open plan provides maximum access with two roll up doors and a wide open shell. Unit comes complete with air conditioned bath and secure storage room.

Tasting Room
and Flex
Warehouse
Concept
2,122 RSF



This concept provides for a tasting room, warehouse or storage space, mezzanine offices and room for up to four bathrooms.

Office Space
and Flex
Warehouse
Concept
2,033 RSF



This concept for an office space allows for one or two floors of office, up to 4 bathrooms and a flexible warehouse or storage space.

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