

10860 CRYSTAL FALLS PKWY

WILCO
LEANDER
UNION
TX

OFFICE SPACE FOR LEASE
CREATIVE MIXED-USE DEVELOPMENT





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LEANDER UNION



Entrance

Experience a new kind of workplace.

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. With convenient access to US-183, ample parking (3.02/1,000 SF), and a location just 25 minutes from Austin, businesses here benefit from the perfect balance of accessibility and authenticity. Positioned within one of the fastest-growing cities in the U.S., Leander Union offers a dynamic backdrop for companies ready to grow alongside a thriving community.

The Property

Site Details

Land Area

13.8 acres (601,000 sf)

Type

Creative Commercial Development

Rentable SF

154,217

Parking

468 Spaces | 3.02 per 1,000 SF

Intended Use

1	Food & Beverage	5,664 RSF
2	Food & Beverage Retail	5,628
3	Food & Beverage Retail	7,684
4	Food & Beverage Retail Office	9,570
5	Food & Beverage Retail	5,816
6	Retail	7,372
7	Retail	14,240
8	Retail Office	48,612
9	Retail Office	9,895
10	Northpoint Church	39,738

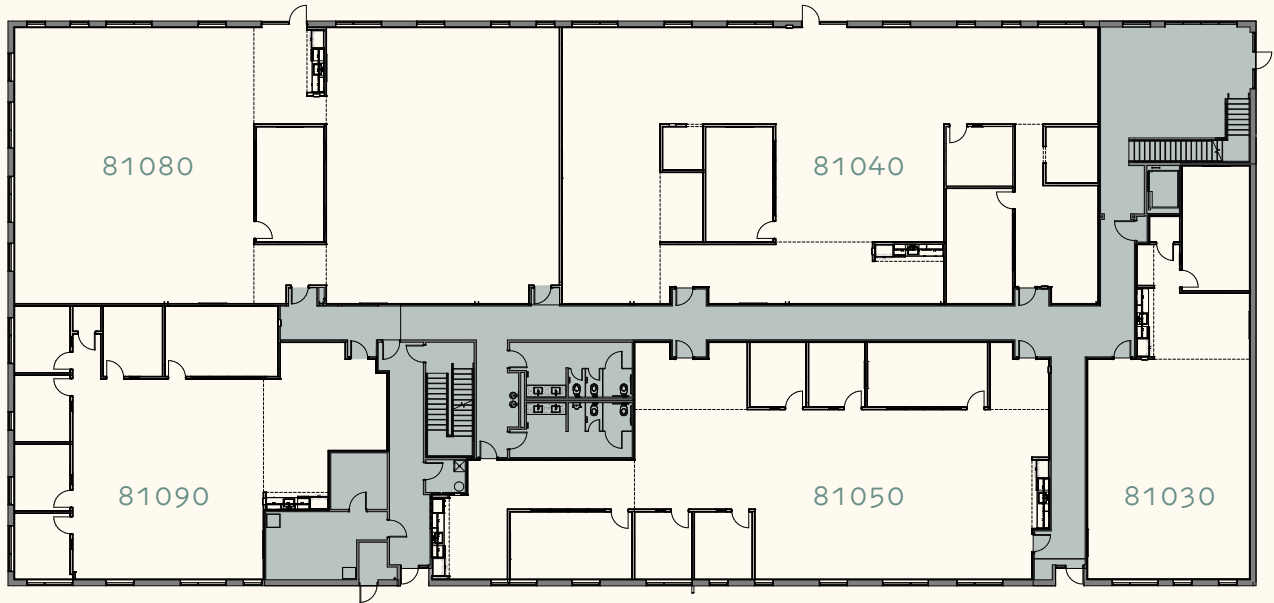
Crystal Falls Parkway



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



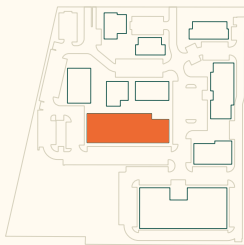




L1

Building 8 L1

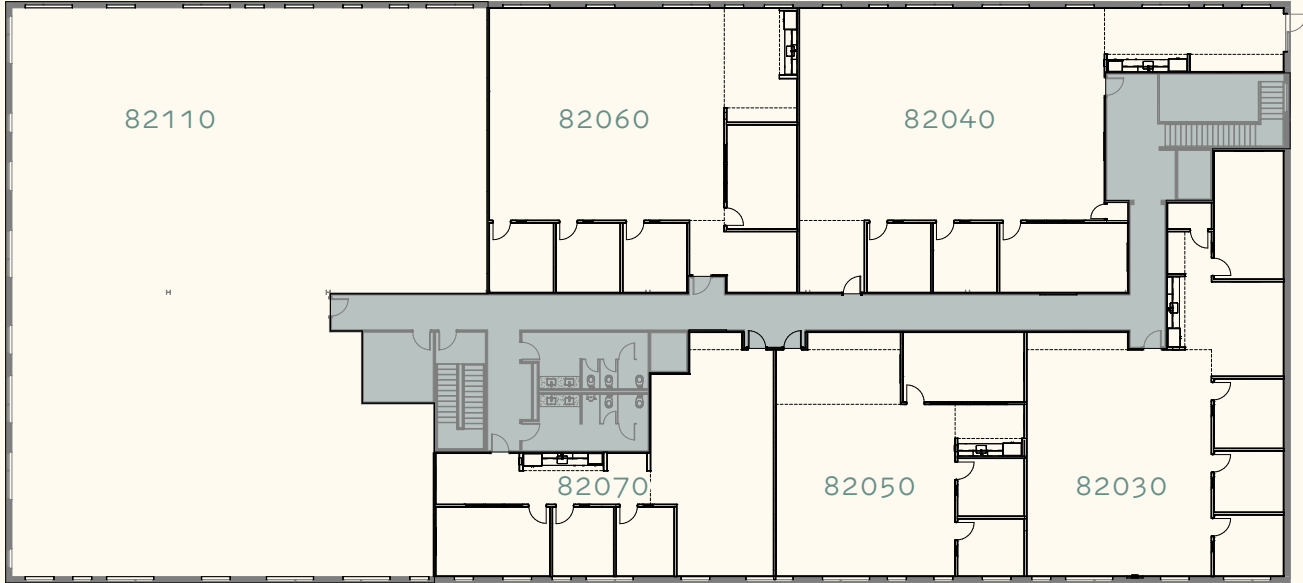
25,873 Total RSF



81010	2,415 RSF	Retail Office
81020	2,415 RSF	Retail Office
81030	2,081 RSF	Office
81040	5,567 RSF	Office
81050	4,516 RSF	Office
81080	5,660 RSF	Office
81090	3,220 RSF	Office



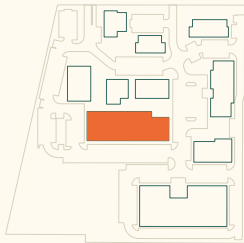
Virtually Tour
Office Space 1



L2

Building 8 L2

22,739 Total RSF



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



Virtually Tour
Office Space 2





Building 8 Lobby

The Leander Community

In 2019, Leander was named the fastest-growing large city in the US.

22 miles/25 min drive from Austin.

Ranked the best school district in Williamson County by Niche.com.

Leander School District serves 42,000 students.

94.6% of the population is 25 years of age or older and has at least a high school diploma.

Home to ACC San Gabriel Campus serving 12,000 students.

Leander Population

74,375

Williamson County Population

671,418

	3 mile	5 mile	8 mile
Population	51,260	165,854	343,586
Median Age	37	35.5	36.3
Households	18,021	57,332	123,016
Avg. Household Size	2.81	2.88	2.78
Avg. Household Income	\$106,463	\$113,525	\$113,831



LEANDER



29

Georgetown

79

Hutto

Round Rock

Cedar Park

45

Pflugerville

183

35

620

LAKE TRAVIS

360

290

1

AUSTIN

71

Buildings 1 & 2





For 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

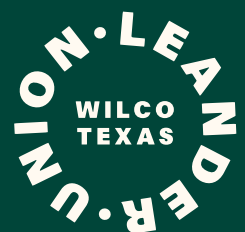


McFarland Architecture

Retail Leasing



Endeavor Real Estate Group



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