



Leander Heights

706 Leander Dr, Leander, TX 78641

INTEGRA
COMMERCIAL
REAL ESTATE



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Leander Heights

\$12.00 /SF/YR

Flexible lease terms available.

706 Leander Drive is part of an established eight-building business park designed for companies needing a blend of professional office/retail frontage and functional warehouse space. This property offers multiple options including full shell suites, fully built-out office configurations, and open warehouse units suitable for a wide range of commercial uses.

Businesses can operate with a glass storefront for customer-facing needs while having immediate access to warehouse areas ideal for light manufacturing, assembly, fabrication, distribution, or storage. Tenants also have the option to lease showroom space in one building and warehouse space in another, allowing clean separation of operations.

Located...

- Flexible lease options with full shell, built-out office, and warehouse suites available
- Professional glass storefronts with optional separate showroom and warehouse spaces
- Prime Leander location near Hwy 183 & 183-A, one mile north of Crystal Falls



Rental Rate:	\$12.00 /SF/YR
Total Space Available:	21,772 SF
Min. Divisible:	772 SF
Max. Contiguous:	5,000 SF
Property Type:	[object Object]
Center Type:	[object Object]
Gross Leasable Area:	42,000 SF
Walk Score ®:	39 (Car-Dependent)
Rental Rate Mo:	Upon Request

1st Floor

1

Space Available	1,250 - 5,000 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable

Space 2

2

Space Available	1,250 - 5,000 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable

Space 3

3

Space Available	772 - 3,272 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable

Space 4

4

Space Available	1,000 - 2,000 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable

Space 5

5

Space Available	1,250 - 2,500 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Ste 801-802

6

Space Available	1,000 - 2,000 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	TBD
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

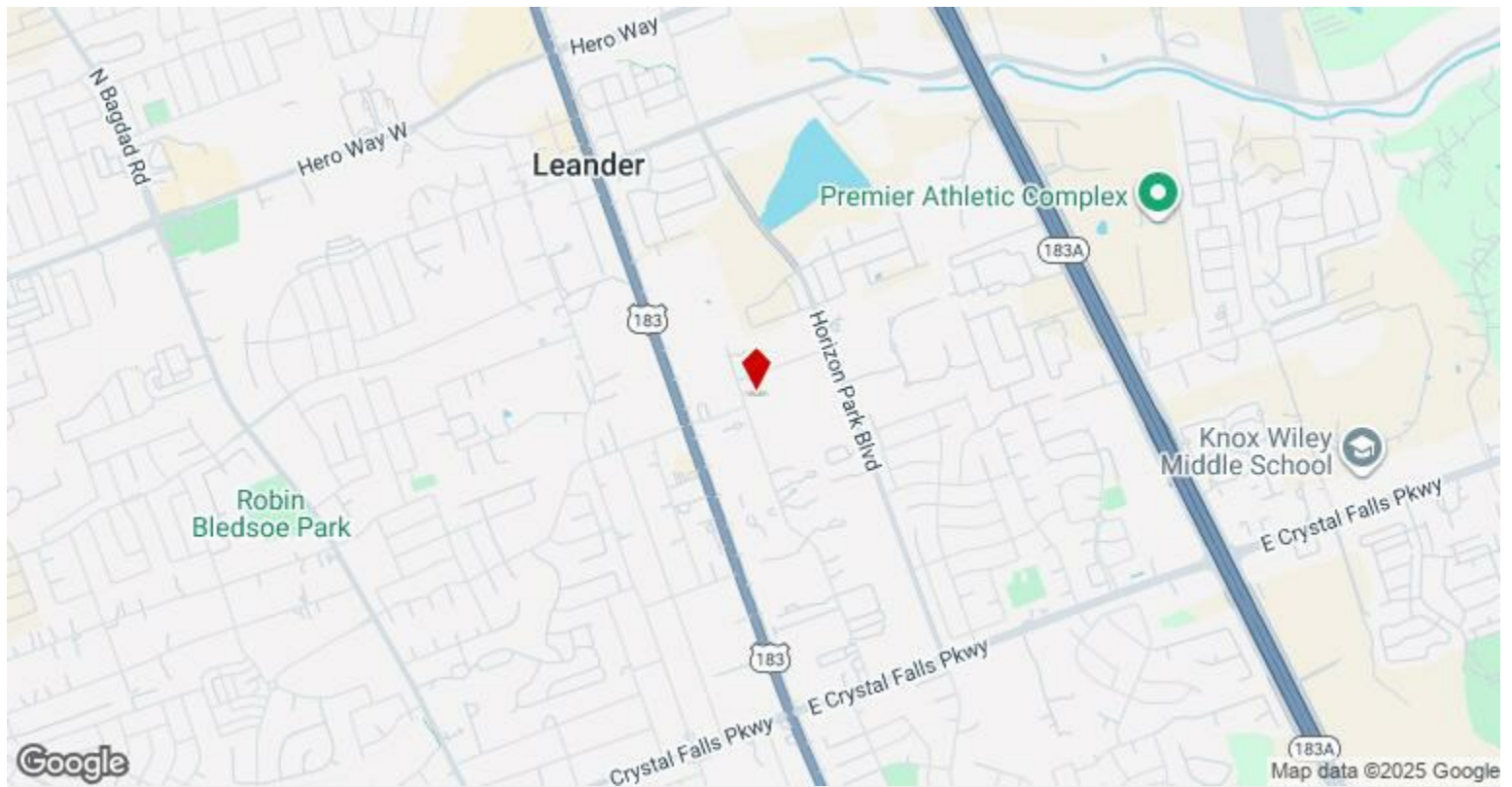
Ste 803-804

7

Space Available	2,000 SF
Rental Rate	\$12.00 /SF/YR
Date Available	December 01, 2025
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Bright Spot	-	
Soccer Pups	-	
Submergence Group LLC	-	



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Businesses can operate with a glass storefront for customer-facing needs while having immediate access to warehouse areas ideal for light manufacturing, assembly, fabrication, distribution, or storage. Tenants also have the option to lease showroom space in one building and warehouse space in another, allowing clean separation of operations.

Located approximately one mile north of Crystal Falls Parkway, the property sits between Highway 183 and Toll Road 183-A, providing quick regional connectivity throughout Leander, Cedar Park, Liberty Hill, and Austin. The business park benefits from strong traffic, growing residential density, and the rapid commercial expansion of the Leander market.

Key Features:

Flexible lease terms

Professional glass storefront options

Full shell, built-out, and warehouse spaces available

Roll-up doors and efficient warehouse layouts

Ideal for office/retail, showroom, light industrial, assembly, e-commerce, or contractor uses

Option to separate office/showroom and warehouse in different buildings

Easy access to Hwy 183 & 183-A Toll

Property Photos



Property Photos



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706 Leander dr site overview

Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



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