



*Friedman Real Estate*

CREATING REAL VALUE IN PROPERTY AND PLACES.

# FOR LEASE

**14510 FITZHUGH RD  
AUSTIN, TX 78736**



## ABOUT THIS PROPERTY

AN EXCEPTIONAL OPPORTUNITY TO OPERATE YOUR BUSINESS IN THE CLASSIEST FLEX PARK WEST OF I-35—FITZHUGH PARK. EXPANSIVE GLASS LINES INVITE IN AN ABUNDANCE OF NATURAL LIGHT AND FRAME SERENE VIEWS OF MAJESTIC HERITAGE LIVE OAK TREES, BLENDING MODERN DESIGN WITH TIMELESS HILL COUNTRY BEAUTY. THIS CAREFULLY PLANNED DEVELOPMENT WAS INTENTIONALLY CRAFTED TO PRESERVE HUNDREDS OF THESE TREES, CREATING A ONE-OF-A-KIND ENVIRONMENT WHERE NATURE AND ARCHITECTURE COEXIST SEAMLESSLY. WITH CUSTOMIZABLE STOREFRONTS AND ACCESS DOORS, THIS SPACE CAN BE TAILORED FOR AN IMPRESSIVE VARIETY OF USES—WHETHER RETAIL, OFFICE, WAREHOUSE, FITNESS STUDIO, PACKAGING, LIGHT MANUFACTURING, TASTING ROOM, ART STUDIO, CAR STORAGE, OR BEYOND—MAKING IT A TRUE BLANK CANVAS. PRACTICALITY MEETS PRESTIGE WITH AMPLE PARKING, UNDERGROUND UTILITIES, HIGH-SPEED FIBER INTERNET, AND LOW-MAINTENANCE EXTERIORS. POSITIONED ON FITZHUGH ROAD—ONE OF THE HILL COUNTRY'S MOST ECLECTIC AND RAPIDLY DEVELOPING CORRIDORS—FITZHUGH PARK PLACES YOU AT THE CENTER OF GROWTH AND OPPORTUNITY. SURROUNDED BY THRIVING NEW COMMUNITIES, VIBRANT NEIGHBORHOODS, AND JUST MINUTES FROM COUNTLESS ATTRACTIONS, IT'S THE PERFECT BACKDROP FOR BUSINESSES THAT WANT TO CONNECT WITH THE ENERGY OF THIS BOOMING REGION. ADDITIONALLY, ONCE ROAD CONSTRUCTION AT THE Y IN OAK HILL (290/71) IS COMPLETE, THE PROPERTY WILL BE JUST A 15-MINUTE DRIVE FROM BOTH DOWNTOWN AUSTIN AND THE AUSTIN AIRPORT—with ONLY TWO STOPLIGHTS ALONG THE WAY. WITH ITS CLASS A DESIGN AND THOUGHTFULLY CRAFTED STOREFRONTS, FITZHUGH PARK OFFERS MORE THAN A BUILDING—it PROVIDES A SPACE WHERE CONVENIENCE, FLEXIBILITY, AND ENDLESS POSSIBILITIES COME TOGETHER TO BRING YOUR VISION TO LIFE.

## AVAILABILITY

**BUILDING 1: TO BE BUILT**

**BUILDING 2: TO BE BUILT**

**BUILDING 3: TO BE BUILT**

**BUILDING 10 – 1002/1003:  
AVAILABLE NOW**

## CONTACT DETAILS

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