



Friedman Real Estate

# 13617 FITZHUGH RD

COMMERCIAL PROPERTY FOR LEASE  
\$12.71 SF/YR



## prime location & sublease opportunity

An exceptional opportunity for a turnkey school, daycare or therapy practice in a highly desirable area. This well-maintained property on acreage in the fast growing area between Austin and Dripping Springs includes multiple classrooms, administrative offices, restrooms, storage, and an outdoor play area. Flexible floor plan, updated restrooms, full kitchen. Ideal for established operators looking to expand or new owners entering the market.

## Feature House

- ✓ 5556 SF
- ✓ 4+ acres
- ✓ close to Austin, Dripping Springs, Bee Cave
- ✓ multiple classrooms, bathrooms, kitchen
- ✓ outdoor space w/ play area, garden
- ✓ storage & office space

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CREATING VALUE IN PROPERTY AND PLACES

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