



Leander Tech Park

Texas Highway 29 at Kauffman Loop
Leander, TX 78641



SJPI.COM/AUSTIN | 512.907.0400

About Leander Tech Park

Leander Tech Park is located at the southwest intersection of Texas Highway 29 and Kauffman Loop in Leander, Texas. The business community provides easy access to surrounding areas with immediate access to Highway 29. The project is located at the connection of Liberty Hill, Georgetown and Leander.

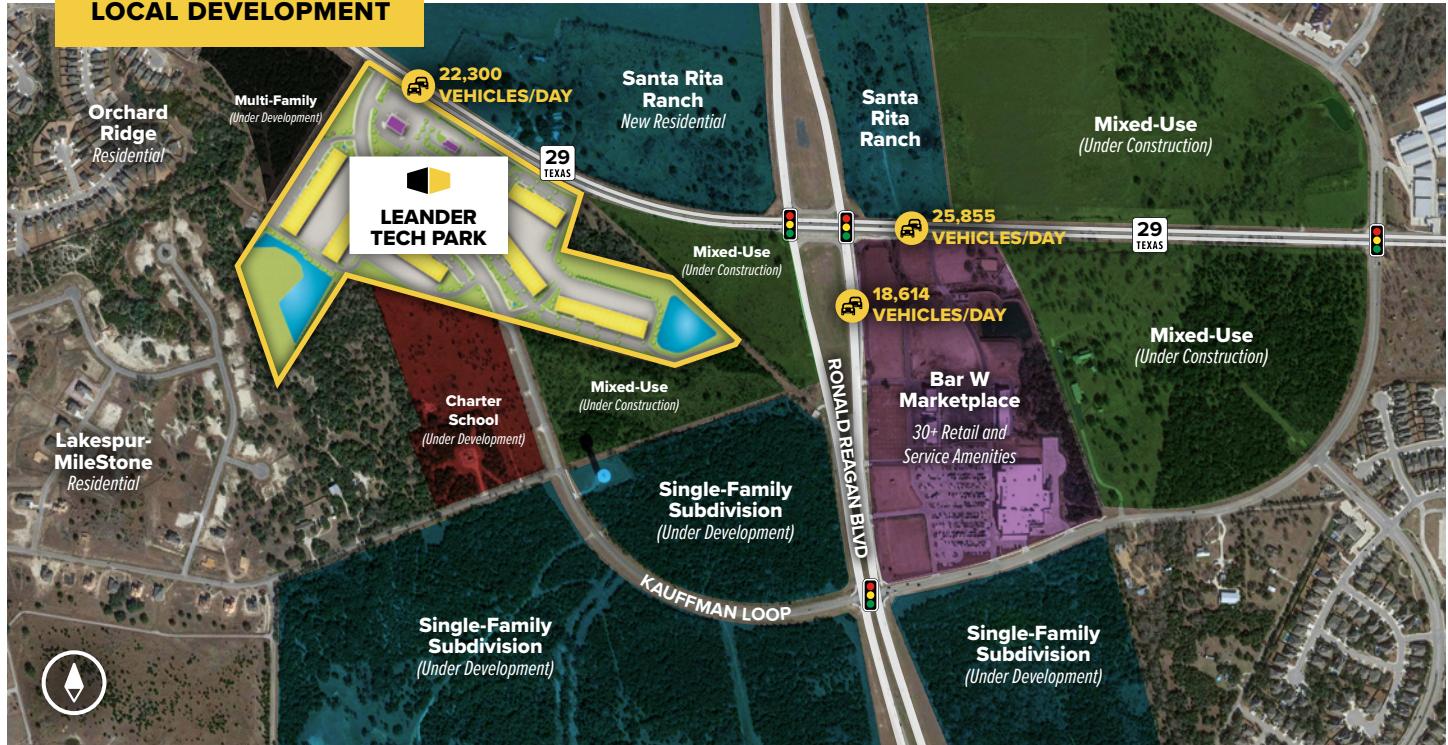
Upon completion, the 50-acre community will contain over 253,000 square feet of flex/R&D space and 18,850 square feet of inline retail space. Development plans also include up to 5.64 acres of land for pad site use.

For more information on Leander Tech Park, visit: sjpi.com/leandertech

Demographics

	3 Miles	5 Miles	7 Miles
Population	37,527	78,259	141,464
Avg. Household Income	\$173,746	\$177,733	\$178,753

LOCAL DEVELOPMENT



Flex/R&D Buildings

Building A	51,120 SF	LEED DESIGNED
Building B	38,120 SF	LEED DESIGNED
Building C	40,080 SF	LEED DESIGNED
Building D	42,120 SF	LEED DESIGNED
Building E	31,560 SF	LEED DESIGNED
Building F	50,120 SF	LEED DESIGNED

Flex/R&D Specifications

LEED	Designed
Suite Sizes	Up to 50,120 SF
Ceiling Height	18 ft. clear minimum
Parking	4 spaces per 1,000 SF
Construction	Masonry with limestone facade
Loading	Dock and drive-in

Retail Buildings

Building H	8,125 SF
Building I	10,725 SF

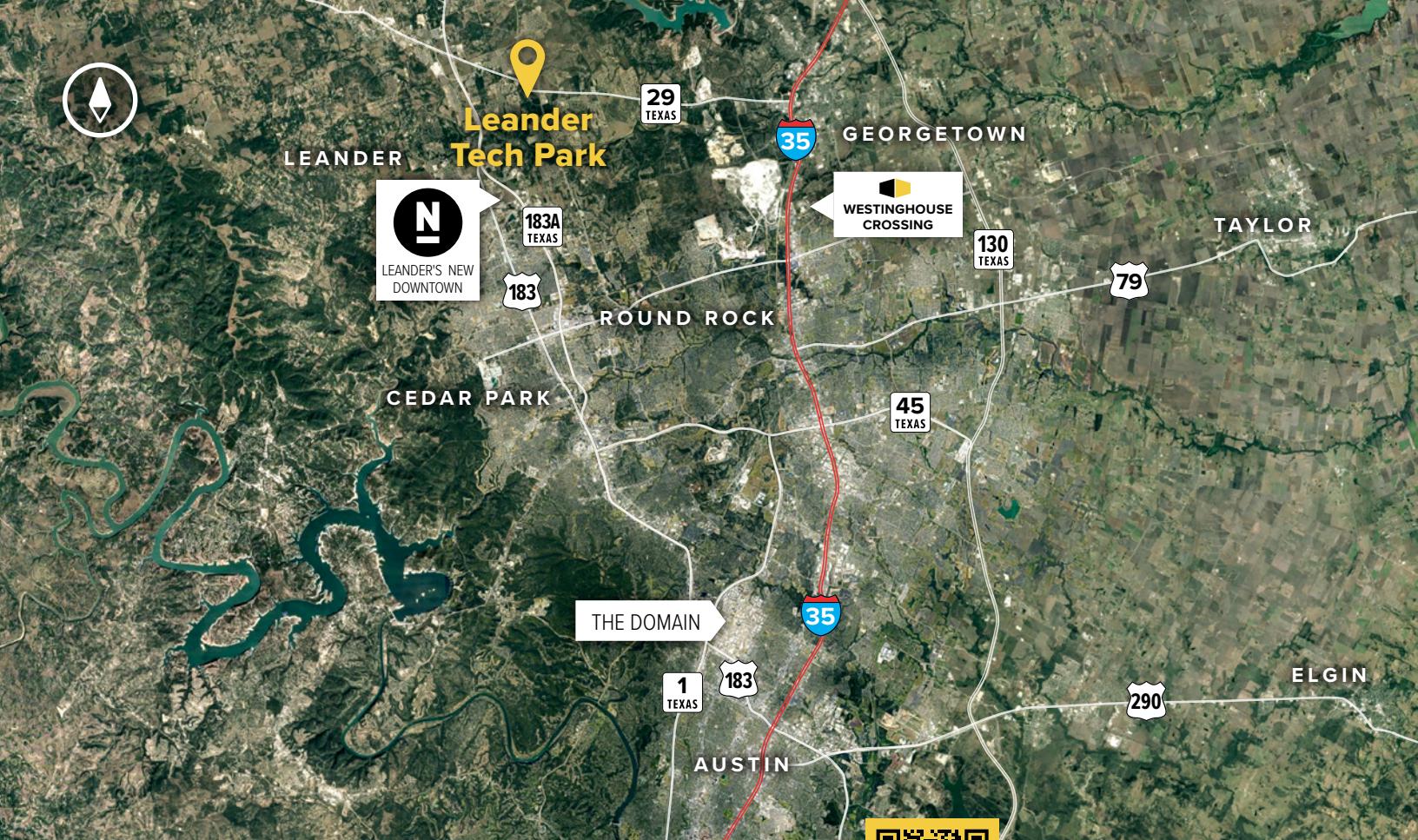
Pad Sites

Pad A	2.73 AC	Convenience Store
Pad B	1.42 AC	Fast Food Restaurant
Pad C	1.49 AC	Fast Food Restaurant



Leander Tech Park | Site Plan





Distances to:

US Route 183	4 miles
Interstate 35	8 miles
Georgetown, TX (Downtown)	9 miles
Austin, TX (Downtown)	34 miles
Austin-Bergstrom International Airport	40 miles
San Antonio, TX (Downtown)	113 miles
Dallas, TX (Downtown)	176 miles
Houston, TX (Downtown)	195 miles



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Contact Us

For additional leasing information or to schedule a tour, contact:

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