

FOR LEASE

Southpark Business Park

4150 Freidrich Lane, Austin, TX 78744

40,508 SF AVAILABLE



CONTACT US

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Total Available	40,508 SF
Suite SF	2,912 SF - 9,705 SF
Clear Height	14' - 15'
Loading	Semi-dock loading available Drive-in ramps available

HVAC	100% HVAC options available
Features	Flex suites available Drop ceiling options available Mix of private and open office Ample parking

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TRANSPORTATION

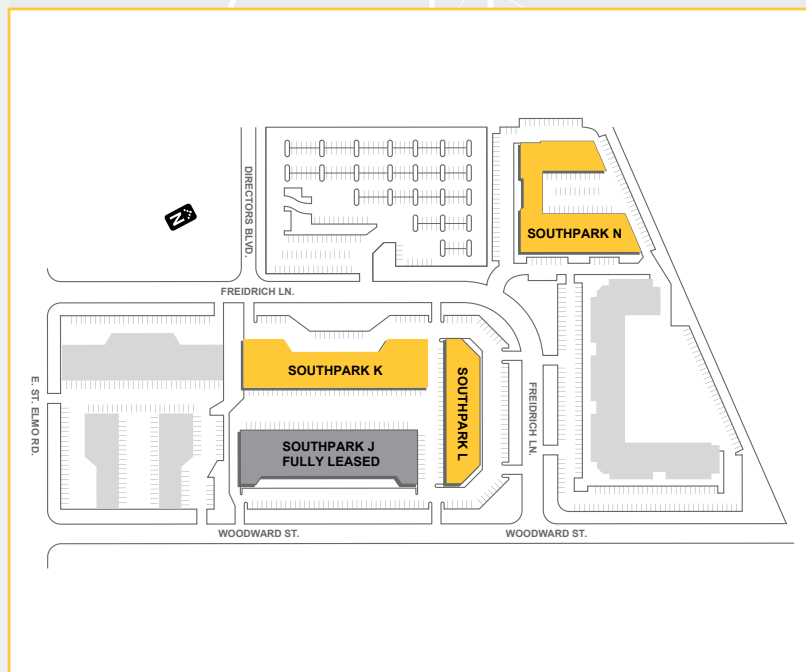
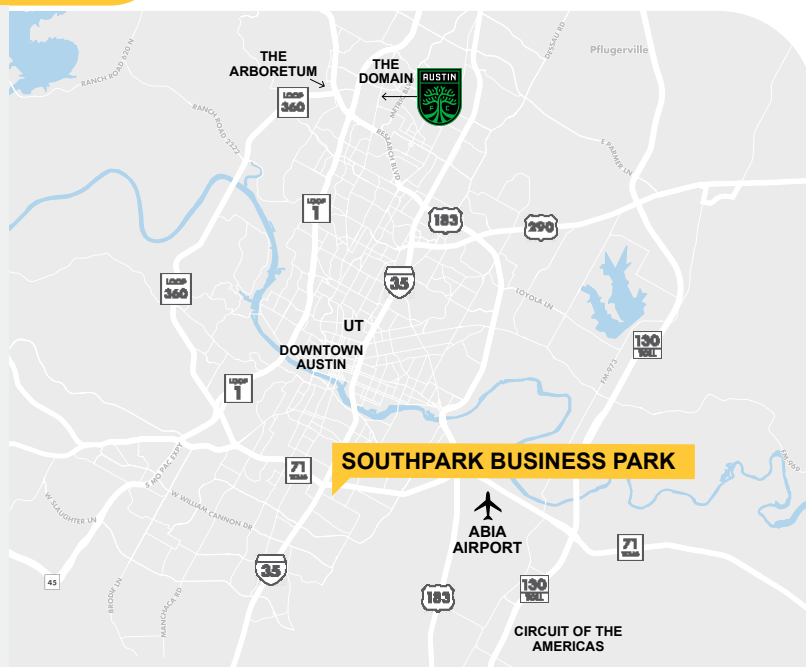
US-290/SH-71	0.5 mile
IH-35	1 mile
Loop 360	4 miles
US-183	4.4 miles
Mopac (Loop 1)	5.6 miles
ABIA Airport	6 miles

NEARBY ATTRACTIONS & EMPLOYERS

University of Texas (UT)	5.5 miles
Circuit of the Americas	9.2 miles
Q2 Stadium	13.7 miles
The Domain	14 miles
The Arboretum	14 miles
Tesla Gigafactory	10 miles
Infineon Technologies	3.5 miles
Amazon	3.3 miles
Tokyo Electron	3.1 miles

MAJOR TEXAS CITIES

Downtown Austin	4.5 miles
Round Rock	27 miles
Georgetown	36 miles
San Marcos	27 miles
San Antonio	76 miles
Houston	160 miles
Fort Worth	200 miles
Dallas	193 miles



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