

FOR LEASE

Southpark N - Suite A-1

4150 Freidrich Lane, Austin, TX 78744

±3,283 SF AVAILABLE



CONTACT US

Omar Nasser, SIOR (512) 684-3721 / nasser@aquilacommercial.com
Blake Patterson (512) 684-3717 / patterson@aquilacommercial.com
Madison Lewis (512) 684-3720 / lewis@aquilacommercial.com

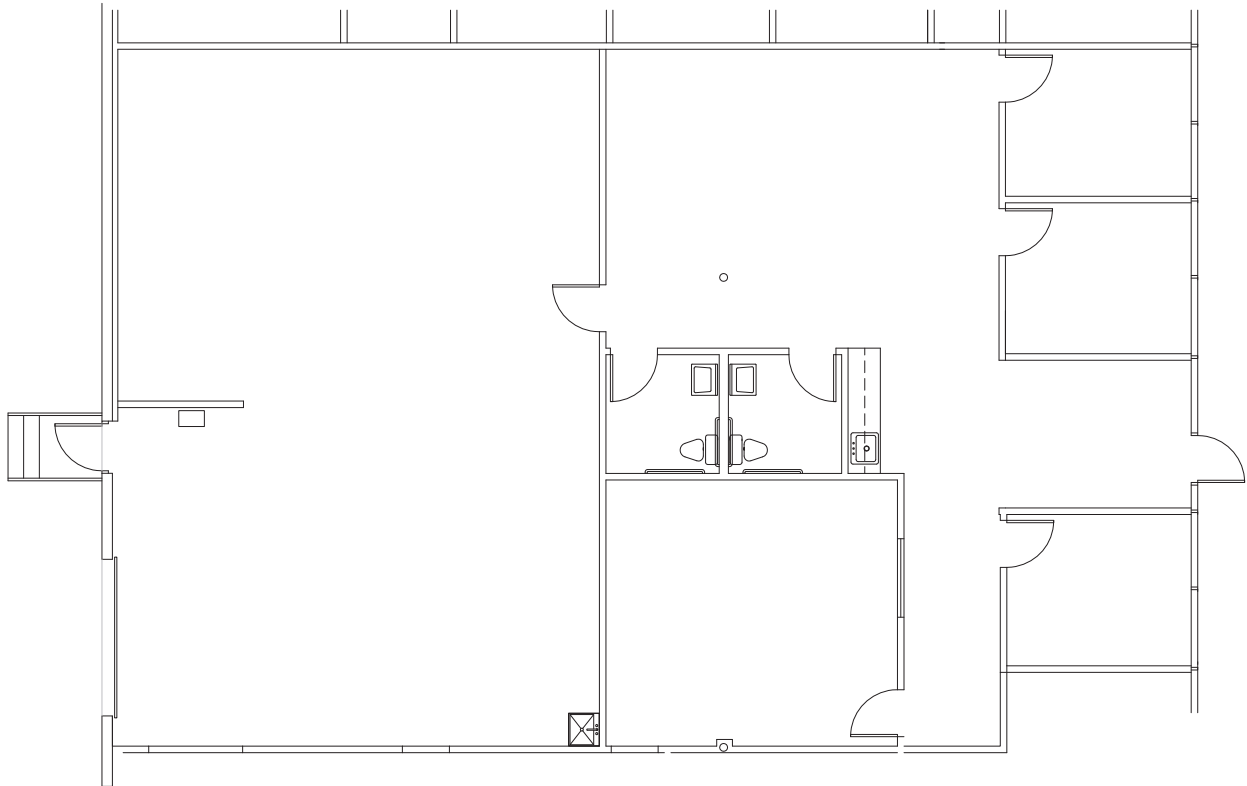
AQUILA 

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Total Available	3,283 SF
Date Available	Available immediately
HVAC	100% HVAC

Space Layout	50% office / 50% warehouse
Clear Height	14'
Loading	Semi dock-high door

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TRANSPORTATION

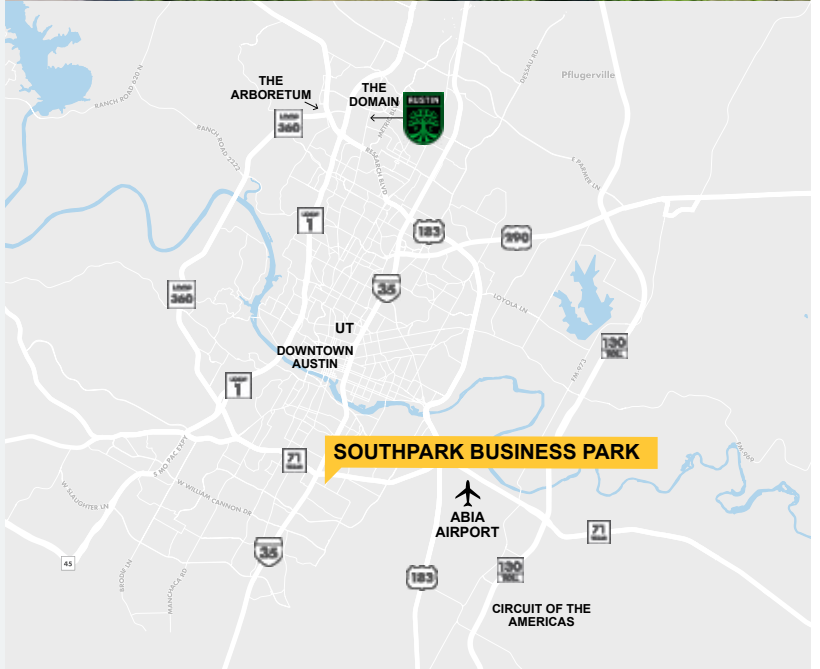
US-290/SH-71	0.5 mile
IH-35	1 mile
Loop 360	4 miles
US-183	4.4 miles
Mopac (Loop 1)	5.6 miles
ABIA Airport	6 miles

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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