

# SUITE 200 FOR SUBLEASE

9,153 SF OF FURNISHED, MOVE-IN READY OFFICE SPACE



## SOUTHPARK M

4120 FREIDRICH LN, AUSTIN, TX 78744

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# SUITE 200 OVERVIEW



Size: 9,153 SF



Rate: Contact Broker  
2026 Opex: \$8.72/SF



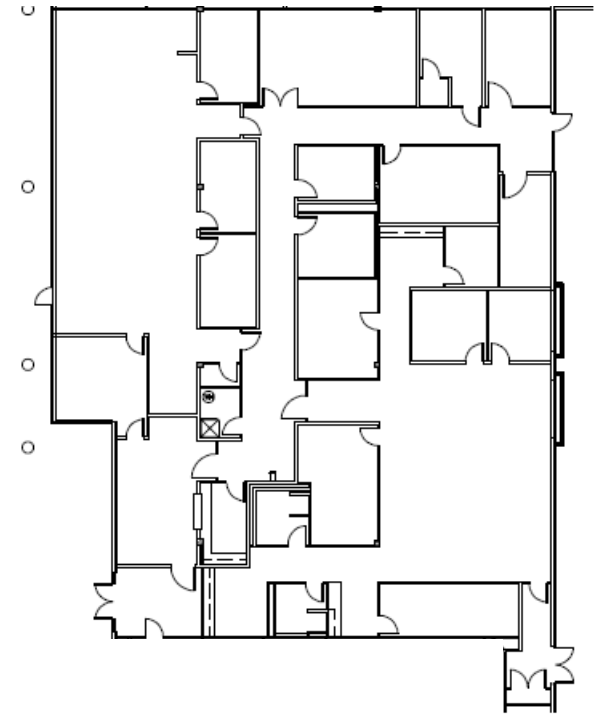
Available in 30 days



Expiration: September 30, 2028



Parking: 4.2/1,000 SF



# SUITE 200 OVERVIEW

## FEATURES:

- 100% Office layout
- 13 private offices
- 2 conference rooms
- 2 bullpen open work areas
- Multiple restrooms, including two (2) with a shower
- Multiple storage closets
- Furniture available



## RECEPTION AREA



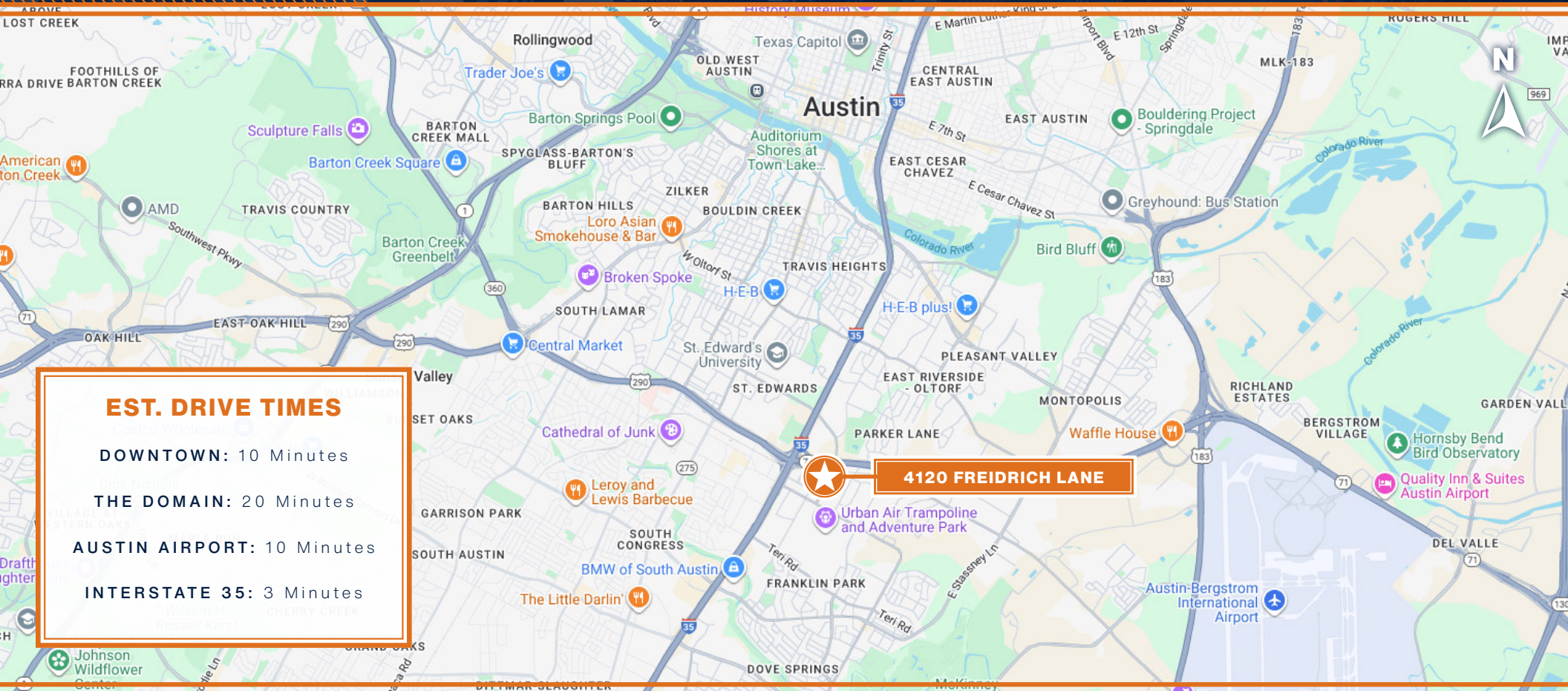
## TENANT BREAK AREA



# FULLY FURNISHED, MOVE-IN READY OFFICE SPACE



# PRIME LOCATION IN SE AUSTIN



**HPI**  
TENANT ADVISORS

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■ PARTNER ■ EXPERT ■ NETWORK ■ GLOBAL ■

**HPI**  
TENANT ADVISORS