

FOR LEASE

SOUTHPARK CORPORATE CENTER 6

4009 COMMERCIAL CENTER DR | AUSTIN, TX 78744



ADAM GREEN, SIOR

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WILL SALLIS

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512.289.9277

±24,800 SF

LIGHT INDUSTRIAL / FLEX



AVAILABLE FOR LEASE

Building 6
24,800 SF

Suite 650: 24,800 SF

Available 7/1/2026

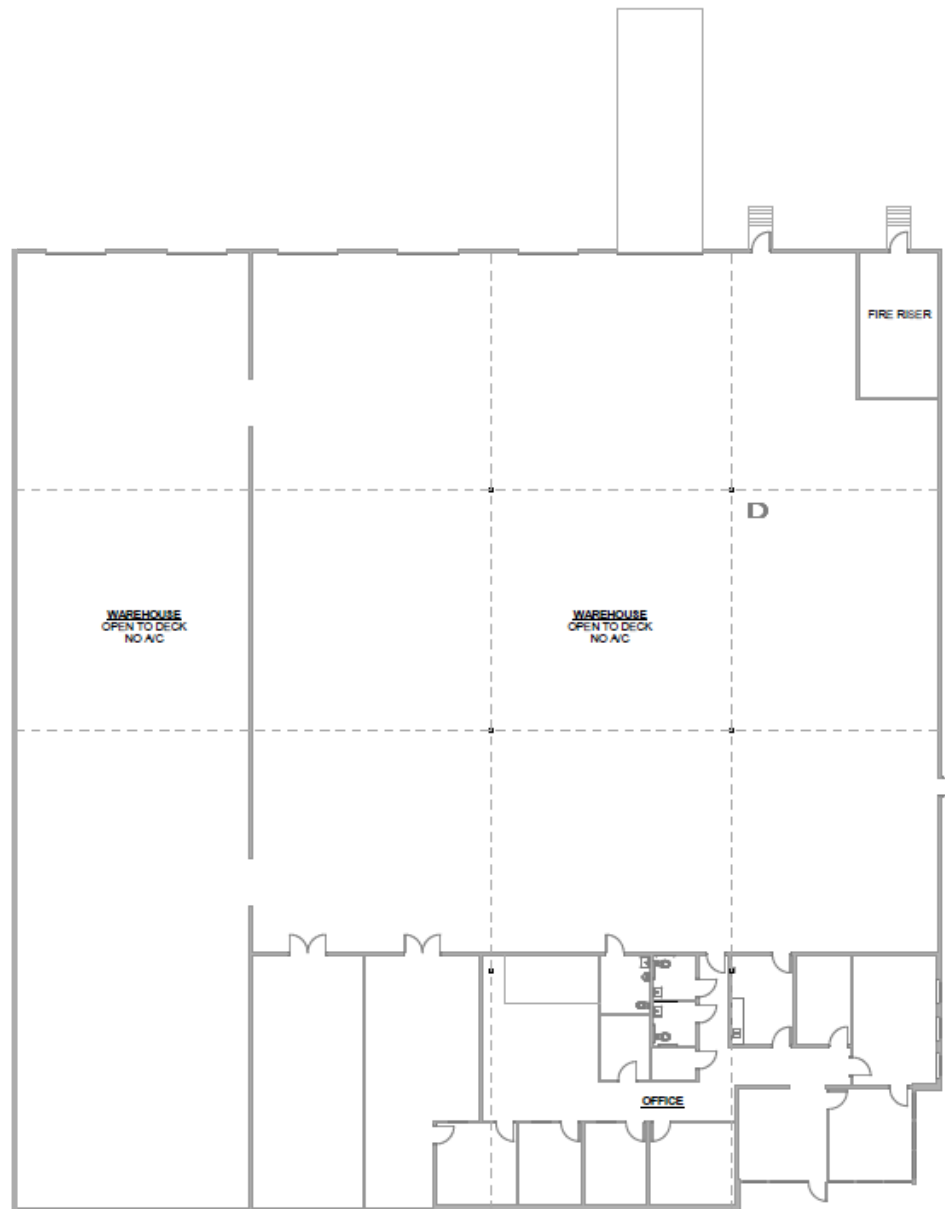
4,685 SF Office

±24' Clear Height

5 Dock-High Doors

1 Ramp

ESFR Sprinklers



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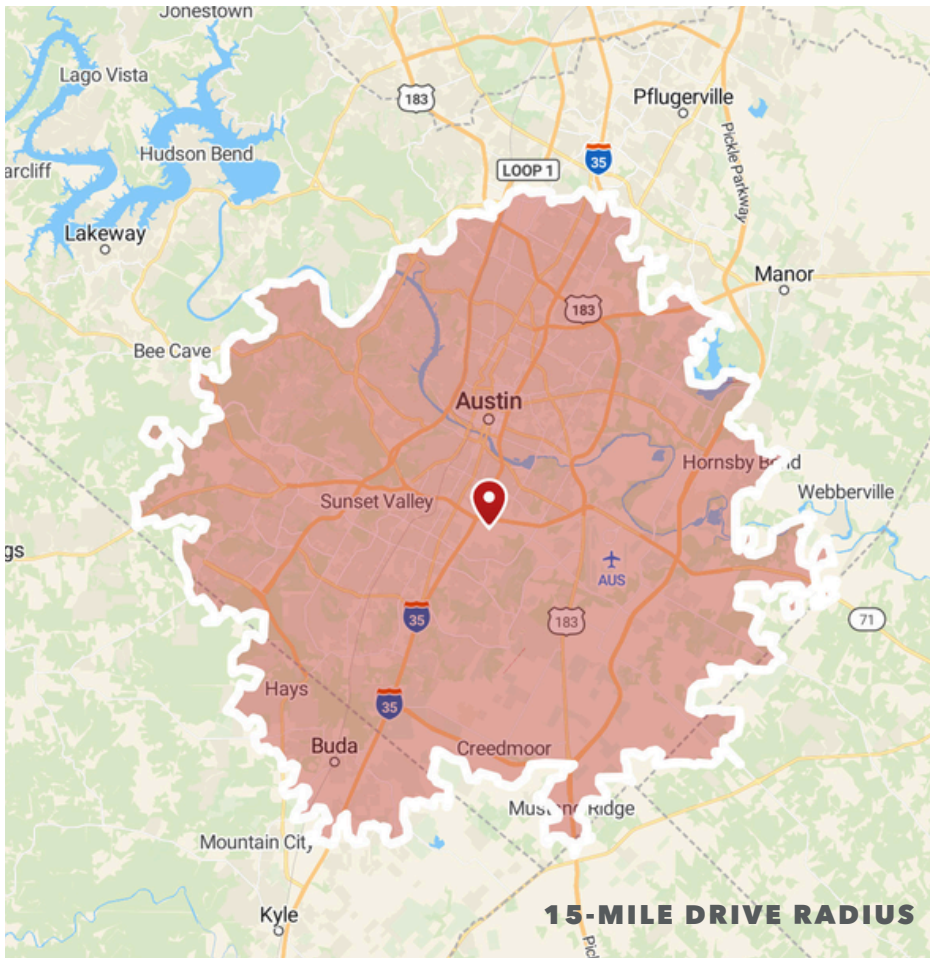
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

EASTGROUP
PROPERTIES

SUITE 650



AUSTIN, TEXAS LABOR PROFILE

WORKFORCE STATISTICS

Population (15-mi radius)	2,400,000+
Labor Force	1,260,000+
Median Age	35.9 years
Median Household Income	\$110,000

KEY INDUSTRIES & EMPLOYERS

- Technology
- Manufacturing
- Distribution
- Healthcare
- Government
- Toyota
- Lockheed Martin
- General Electric
- McKesson
- ExxonMobil
- Oracle

KEY INSIGHTS

- Strong employment growth with over 1.5M workforce participants
- Diverse industry mix with technology, healthcare, and professional services
- Low unemployment rate of 3.5%, indicating robust job market
- Strong professional/business services sector with 286,200 employees
- Education and healthcare sector showing consistent growth (+3.3% YoY)
- Financial services expansion with +3.1% annual growth
- Construction/development momentum with +5.9% growth

EDUCATION ATTAINMENT



HIGH SCHOOL GRADUATE
OR HIGHER

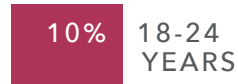


BACHELOR'S DEGREE
OR HIGHER

AGE DISTRIBUTION



0-17
YEARS



18-24
YEARS



25-44
YEARS



45-64
YEARS



65+
YEARS



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**SCAN FOR MORE
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