



SOUTHPARK A, B, C

3,632 - 11,252 SF AVAILABLE

2020 E ST ELMO RD | BUILDING A | AUSTIN, TX 78744
2201 WOODWARD ST | BUILDING B | AUSTIN, TX 78744
4221 FREIDRICH LN | BUILDING C | AUSTIN, TX 78744
LOCATED IN SOUTHEAST AUSTIN



FOR MORE INFORMATION, CONTACT STREAM:

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ABOUT SOUTHPARK A,B,C

Southpark A, B, C is located in the heart of the Southeast Austin submarket just minutes from Austin Bergstrom International Airport, major thoroughfares IH-35, Hwy 290, Hwy 71, and Hwy 183 offering unmatched connectivity. Southpark A,B,C is a great Flex Space / Value Office / Warehouse opportunity.

PROPERTY FEATURES

Building A: 17,933 total SF

Building B: 18,063 total SF

Building C: 42,300 total SF



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BUILDING OVERVIEW

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SITE PLAN

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SQUARE FOOTAGE AVAILABLE

BLDG. A, SUITE 2024	4,484 SF
BLDG. B, SUITE 2209	7,325 SF
BLDG. C, SUITE 130	3,632 SF
BLDG. C, SUITE 190*	5,659 SF
BLDG. C, SUITE 195*	5,593 SF

*Suites can be combined for a total of 11,252 SF



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BLDG. A, SUITE 2024

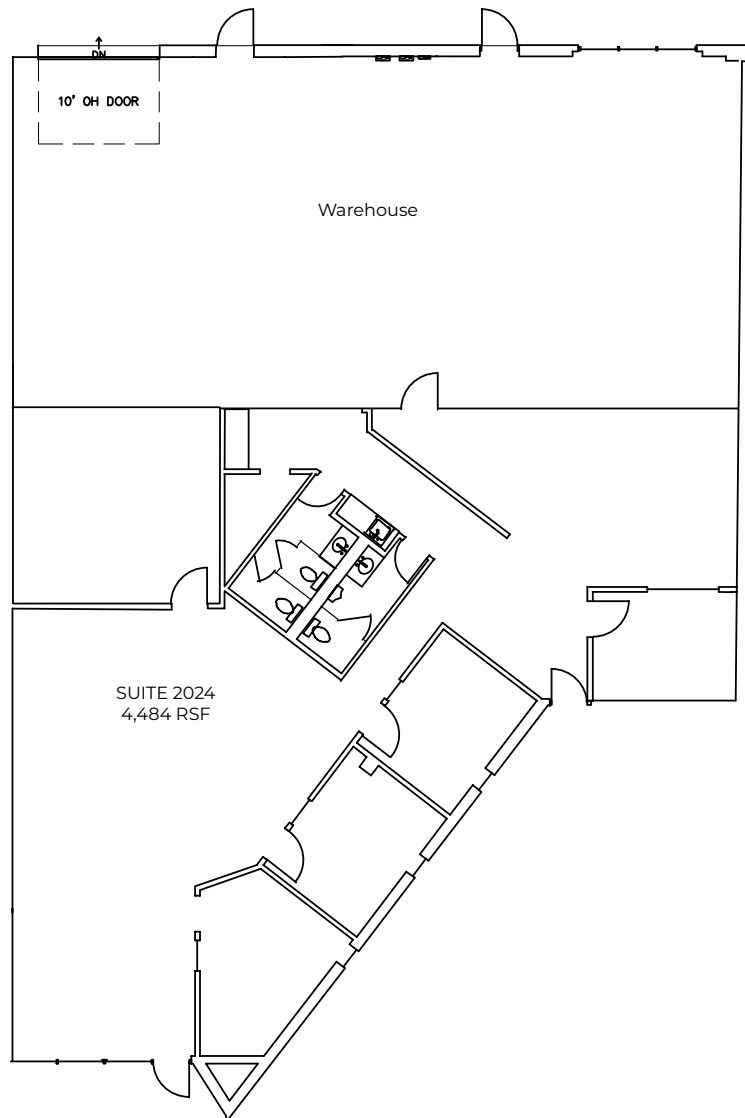
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4221 FREIDRICH LN | BUILDING C | AUSTIN, TX 78744

Square Feet	4,484 SF
HVAC	100%
Loading	Semi Dock
Office/Warehouse	85% Office 15% Warehouse



[Click to View 360 Tour](#)



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BLDG. B, SUITE 2209

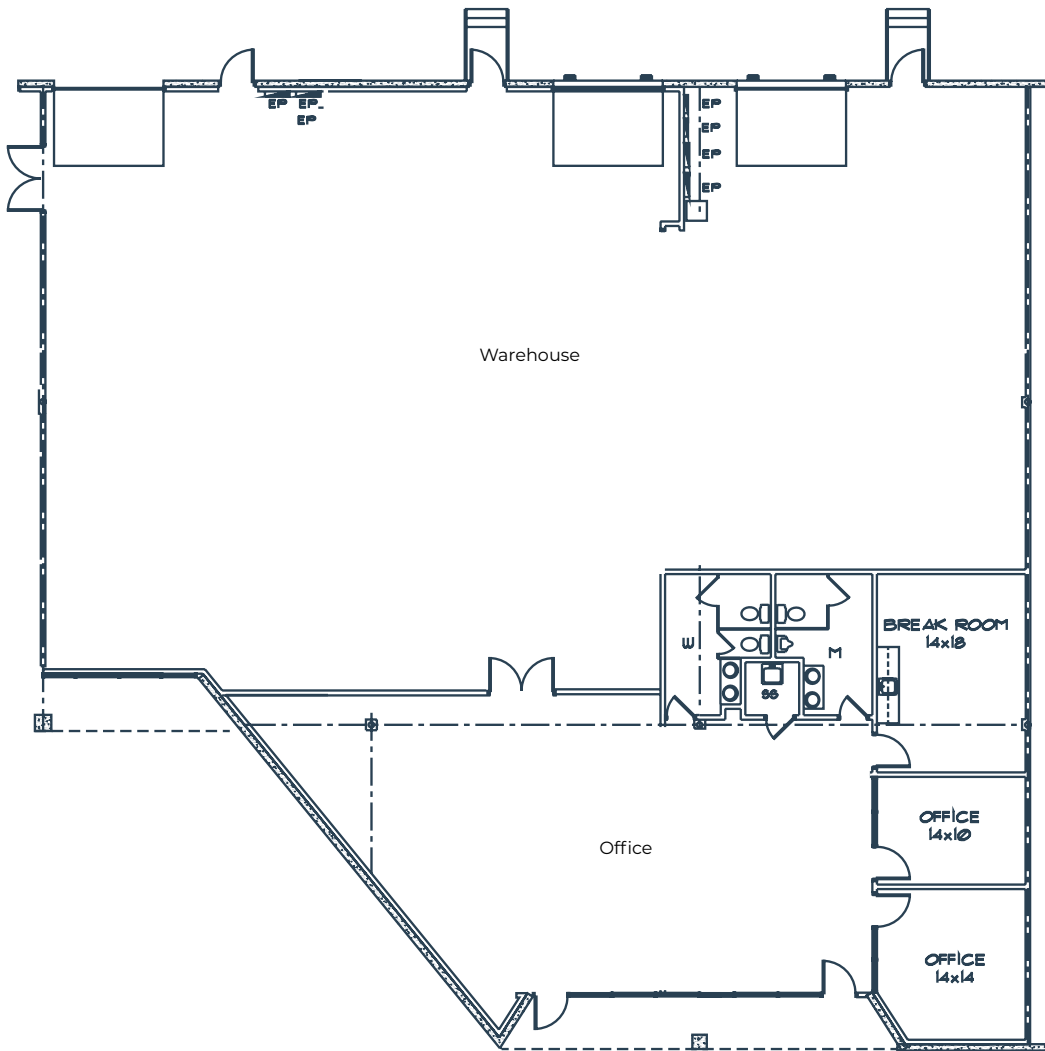
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4221 FREIDRICH LN | BUILDING C | AUSTIN, TX 78744

Square Feet	7,235 SF
Loading	2 Semi-Dock, 1 Grade Level
Clear Height	+/-16'
HVAC	100%



[Click to View 360 Tour](#)



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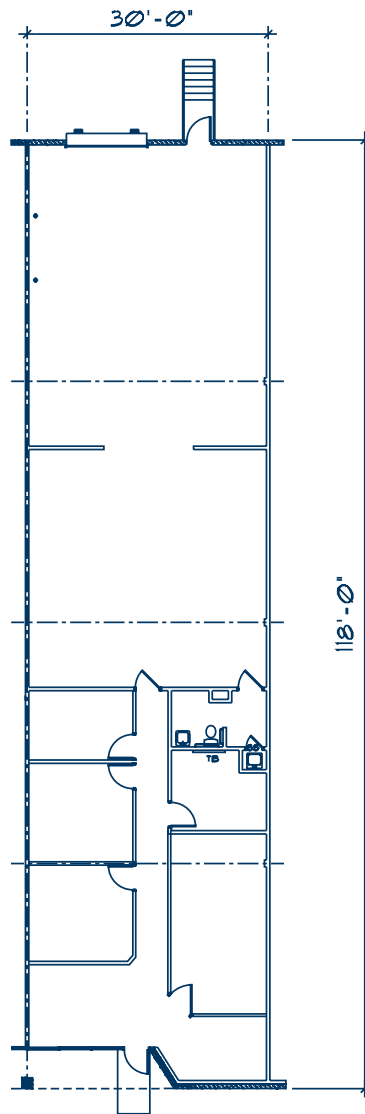
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BLDG. C, SUITE 130

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4221 FREIDRICH LN | BUILDING C | AUSTIN, TX 78744

Square Feet	3,632 SF
Loading	1 Ramp
Office/Warehouse	40% Office 60% Warehouse
Clear Height	+/-18'
HVAC	100%



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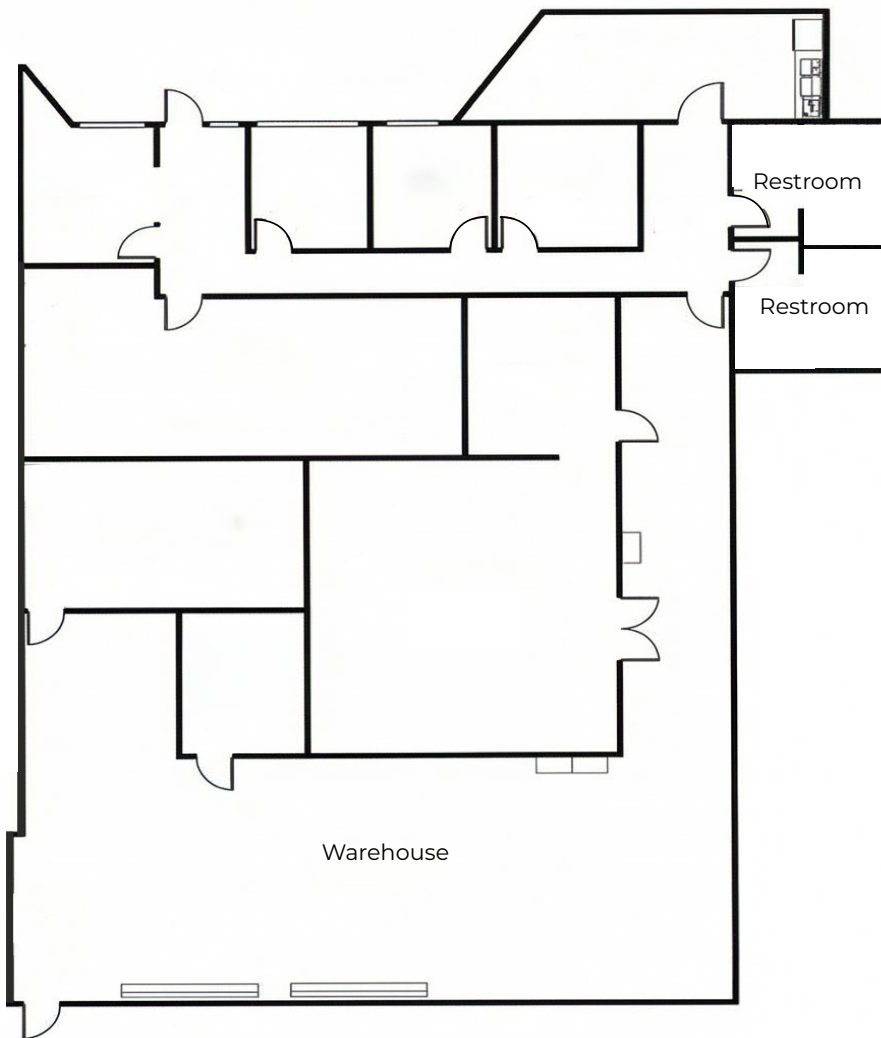
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BLDG. C, SUITE 190

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Square Feet	5,659 SF
Loading	1 Semi-Dock, 1 Ramp
Office/Warehouse	70% Office 30% Warehouse
Clear Height	+/-18'



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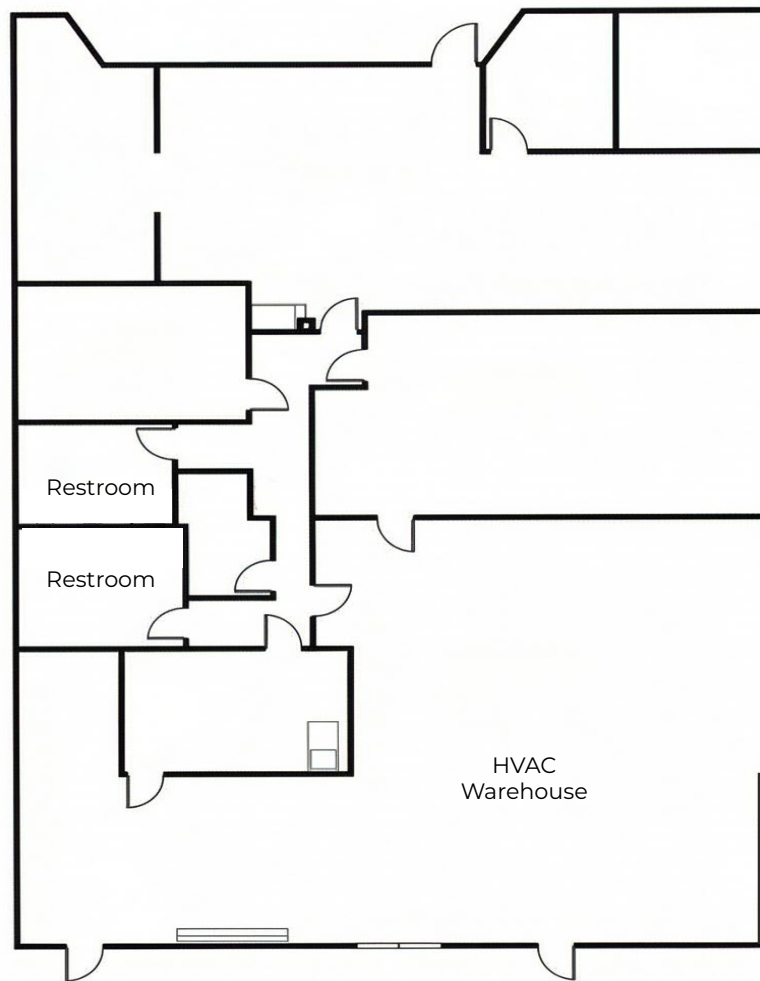
MILLER LUHAN | 512.481.3053
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BLDG. C, SUITE 195

SOUTHPARK A, B, C

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4221 FREIDRICH LN | BUILDING C | AUSTIN, TX 78744

Square Feet	5,593 SF
Loading	1 Semi-Dock
Office/Warehouse	60% Office 40% Warehouse
Clear Height	+/-18'
HVAC	100%



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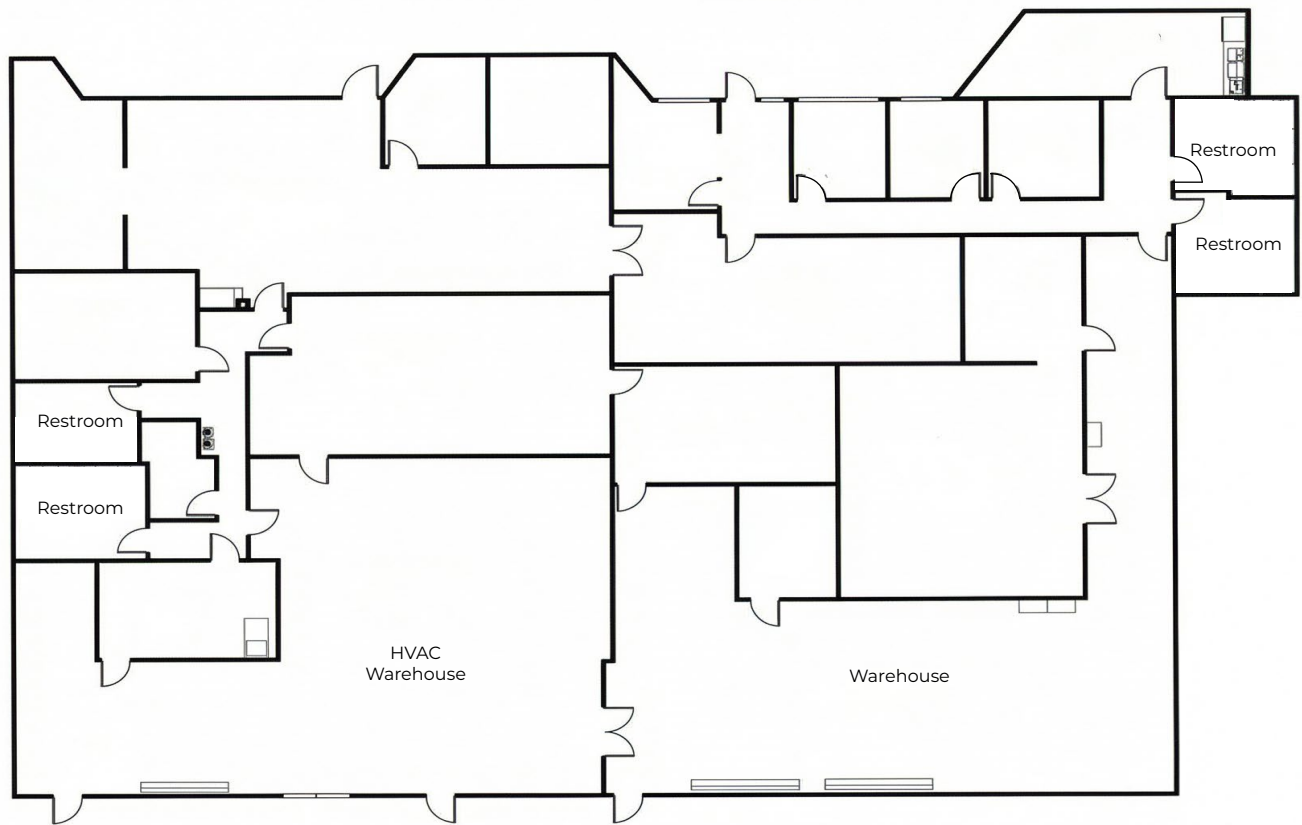
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BLDG. C, SUITE 190 & 195

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Square Feet	11,252 SF
Loading	2 Semi-Dock, 1 Ramp
Office/Warehouse	65% Office 35% Warehouse
Clear Height	+/-18'



SUITE 195

SUITE 190



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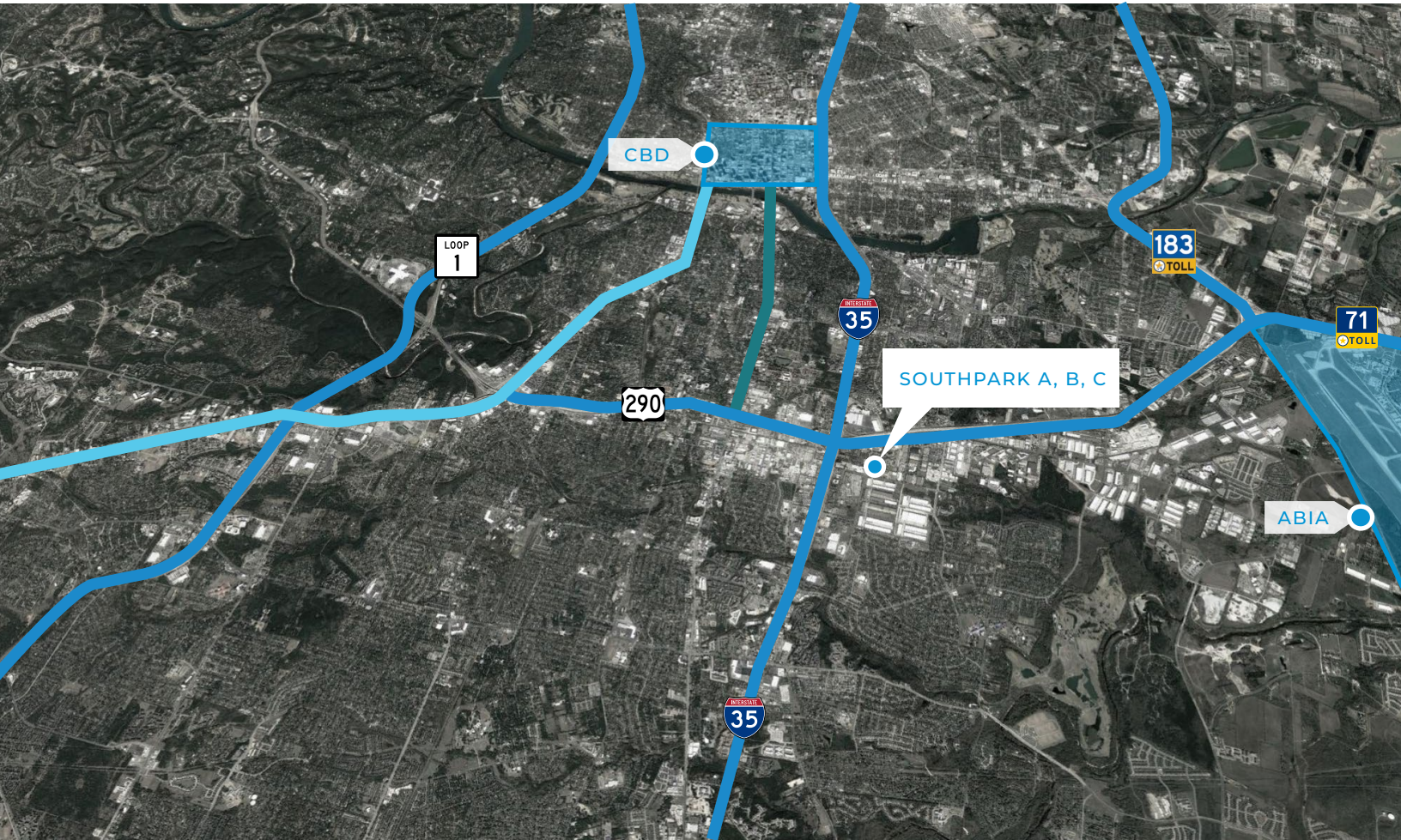
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LOCATION & DRIVE TIMES

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 SOUTH CONGRESS AVE.
 SOUTH LAMAR BLVD.

DRIVE TIMES

Austin-Bergstrom International Airport	5 Minutes
South Congress	6 Minutes
Downtown Austin	11 Minutes

South Lamar	7 Minutes
Domain	20 Minutes
San Antonio	1 Hour 10 Minutes



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