

SOUTHPARK COMMERCE CENTER III

AUSTIN
SOUTHEAST SUBMARKET

4801 Freidrich Ln
Austin, TX 78744



BUILDING 1

FOR LEASE

Available Size

9,350-19,040 SF

Loading

Rear-Load

Building Size

71,469 SF

Clear Height

+/- 24'

Office

Ste. 108: +/- 3,975 SF

Ste. 109: +/- 4,000 SF

HVAC

Ste. 109: 100% HVAC

Dock Doors

Ste. 108: 2 (+1 Ramp)

Ste. 109: 4

Sprinkler System

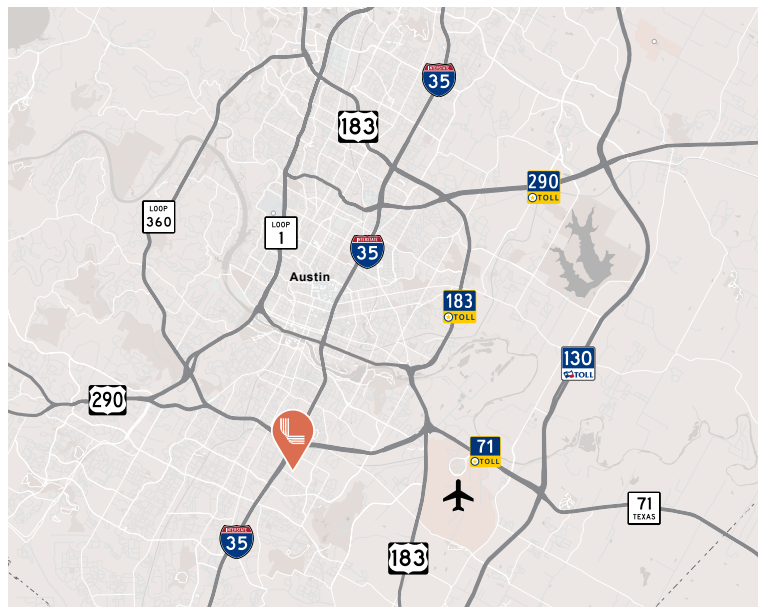
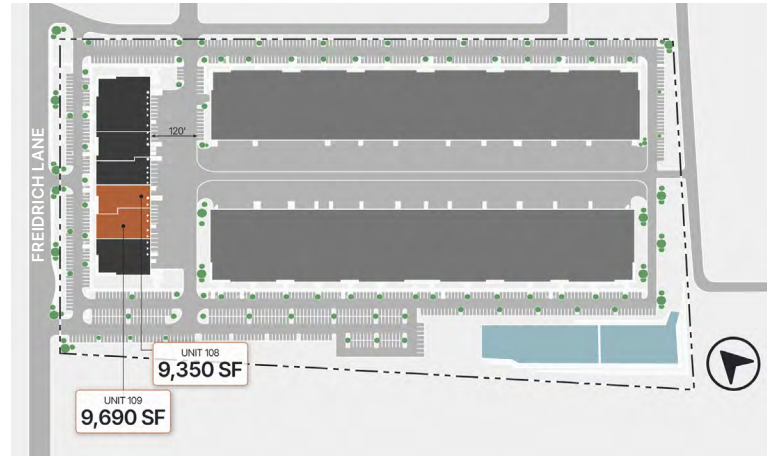
ESFR

Building Class

A

Parking Ratio

3.34: 1,000 SF



Additional Information

- Immediate access to I-35, SH-71, US-183, US-290
- Located just seven minutes from downtown Austin

Sam Owen

sowen@streamrealty.com
(512) 481-3030

Luke Watson

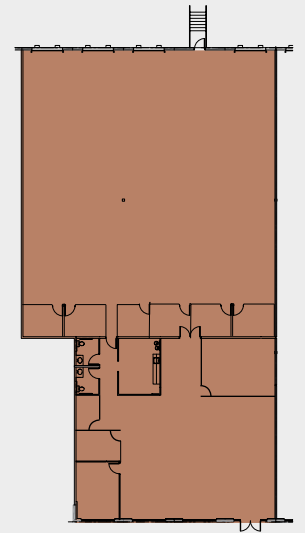
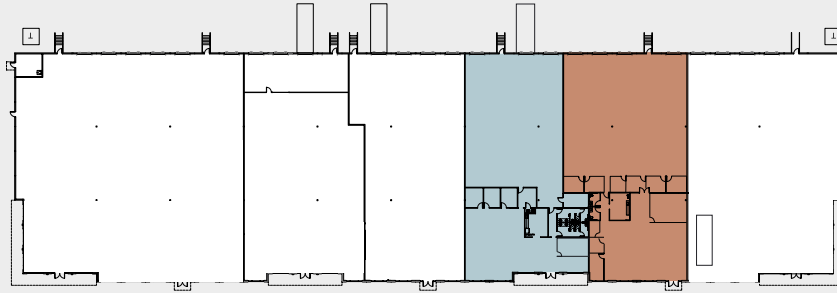
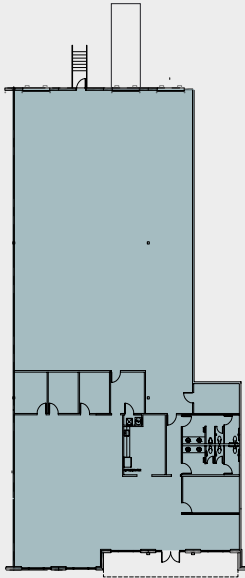
luke.watson@streamrealty.com
(512) 481-3056



LEASED BY



BUILDING 1: 9,350 - 19,040 SF



Suite 108:

- 9,350 SF
- +/- 3,975 SF Office
- 2 Dock High Doors
- 1 Ramp

Suite 109:

- 9,690 SF
- +/- 4,000 SF Office
- 4 Dock High Doors
- 100% HVAC

