

FOR LEASE

THE FITZ BUSINESS PARK

12440 TRAIL DRIVER
AUSTIN, TX



THE FITZ

Located off Fitzugh Road
Accessible to Hwy 290, RR
12, Dripping Springs, Oak
Hill, Bee Cave & Lakeway
Markets

AVAILABLE

- Suite 308 1250 SF – Climate Controlled
- Suite 206/207 2500 SF
Offices/Showroom + Warehouse,
100% HVAC

Tawney Stedman
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\$14-16 PSF NNN
(nets \$4.01 psf)

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Suite 308 | 1250 SF | Approx 300 SF HVAC Office Space with Restroom. Office has wood flooring and glass pedestrian door.

Remainder of the space is insulated climate controlled warehouse. Space was previously used for a coffee roaster.

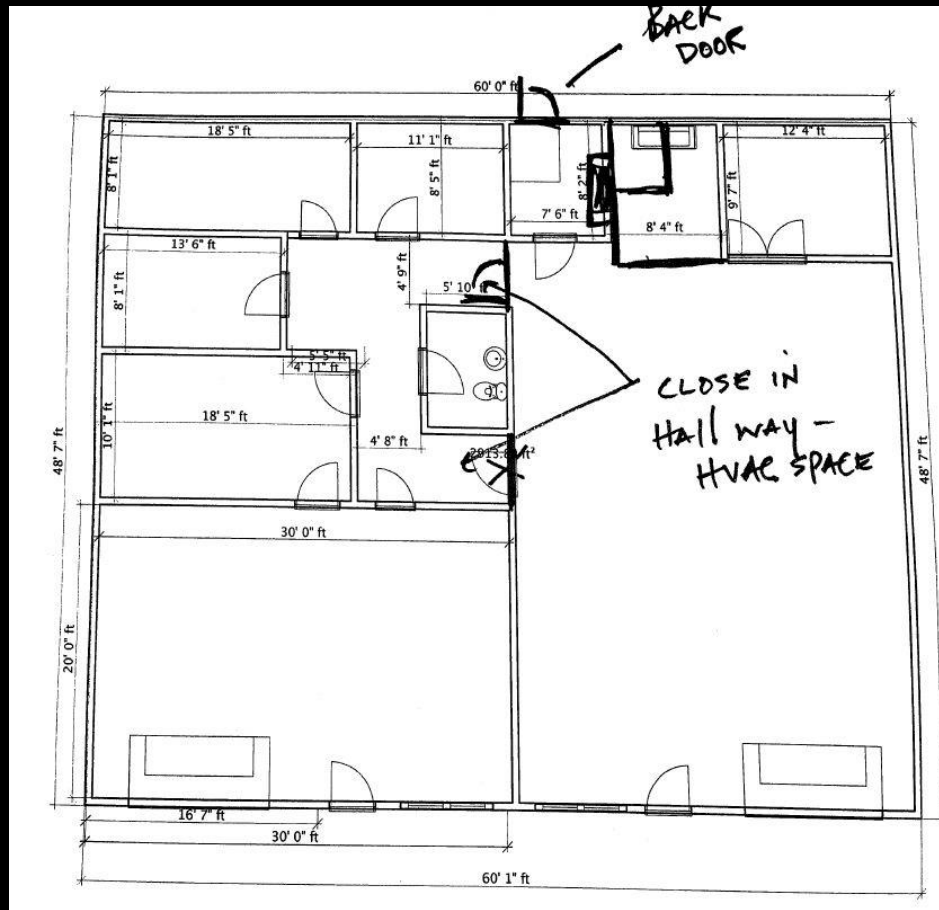
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Suite 206/207 | 2500 SF | HVAC Office Space with Restroom. Office has wood flooring and glass pedestrian door. Warehouse is climate controlled with overhead door.

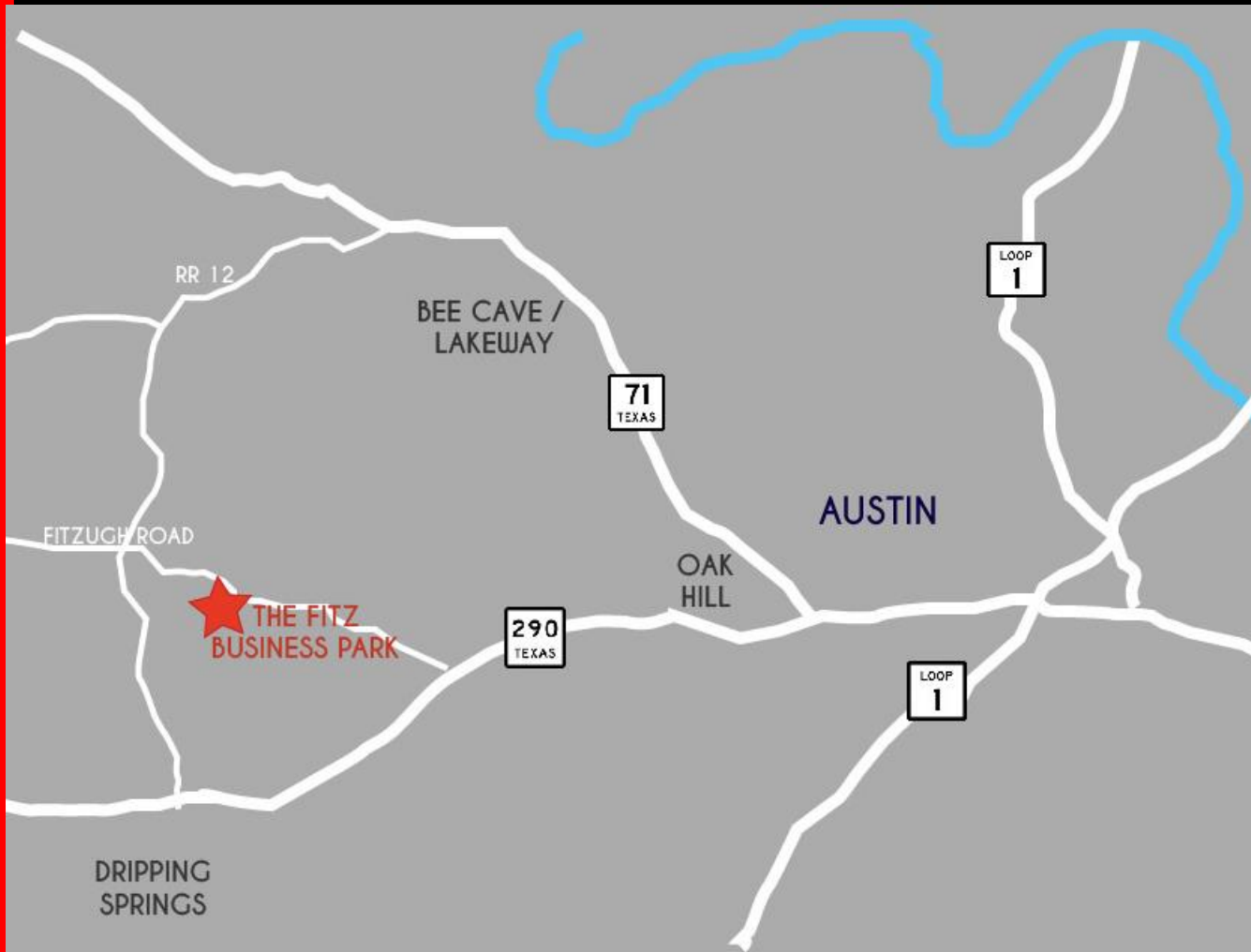
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