

FOR LEASE

Owned and Operated by



SOUTHPARK K - SUITE 100

4175 Freidrich Lane, Austin TX 78744

7,200 SF



LEASING INFO & CONTACT

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Blake Patterson

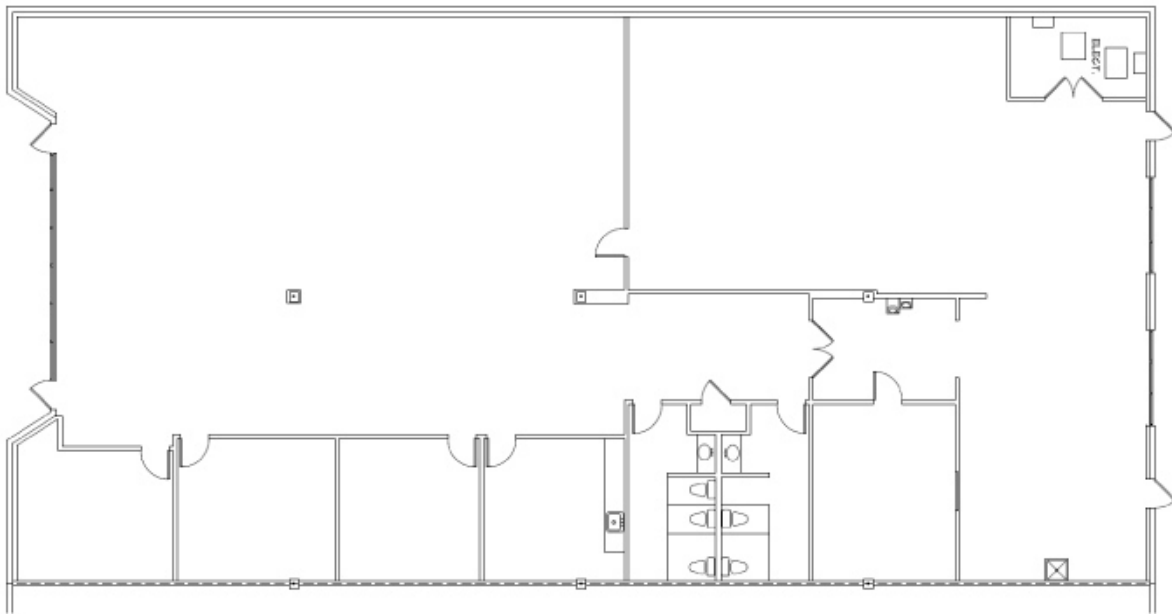
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Madison Lewis

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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.



SUITE 100

Total Available 7,200 SF

Date Available Immediately

Space Layout 65% Office / 35% Warehouse
Open office, 3 private offices,
conference and break room,
endcap suite

Loading 1 grade-level overhead door
1 glassed-in overhead door

Clear Height 15'

Parking 2.8:1,000

HVAC 100%

TRANSIT OVERVIEW

Located just southeast of the IH-35 and SH-71 intersection, Southpark K is conveniently situated with easy access to Austin's major thoroughfares.

TRANSPORTATION

US-290/SH-71	0.5 mile
IH-35	1 mile
Loop 360	4 miles
US-183	4.4 miles
Mopac (Loop 1)	5.6 miles
ABIA Airport	6 miles

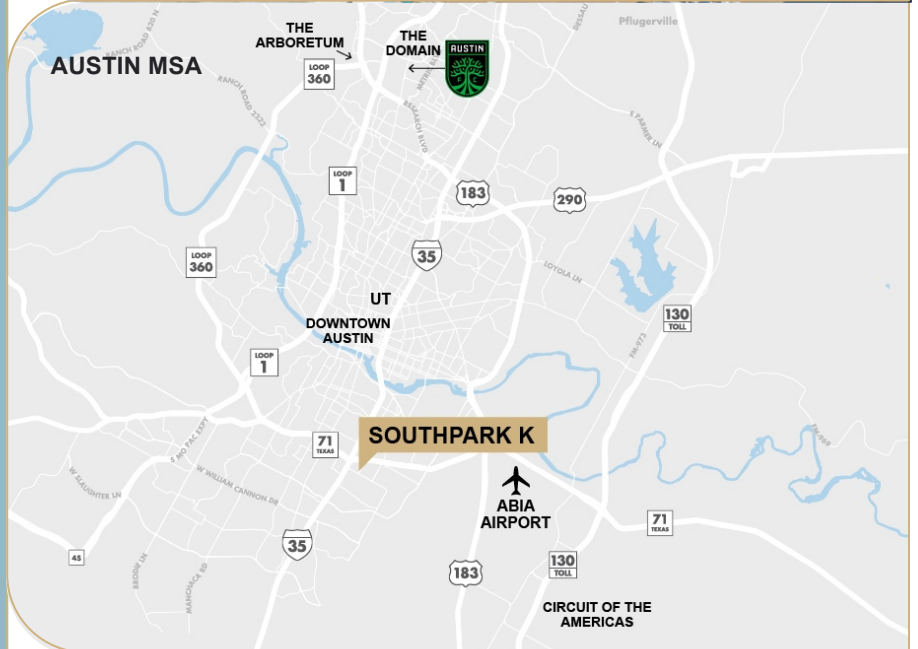
NEARBY ATTRACTIONS & EMPLOYERS

University of Texas (UT)	5.5 miles
Circuit of the Americas	9.2 miles
Q2 Stadium	13.7 miles
The Domain	14 miles
The Arboretum	14 miles
Tesla Gigafactory	10 miles
Infinion Technologies	3.5 miles
Amazon	3.3 miles
Tokyo Electron	3.1 miles

MAJOR TEXAS CITIES

Downtown Austin	4.5 miles
Round Rock	27 miles
Georgetown	36 miles
San Marcos	27 miles
San Antonio	76 miles
Houston	160 miles
Fort Worth	200 miles
Dallas	193 miles

PROXIMITY AERIAL



SOUTHPARK BUSINESS PARK SITE PLAN

