

FOR LEASE

Owned and Operated by



SOUTHPARK N - SUITE J

4150 Freidrich Lane, Austin TX 78744

5,231 SF



LEASING INFO & CONTACT

Omar Nasser, SIOR

(512) 684-3721 / nasser@aquilacommercial.com

Blake Patterson

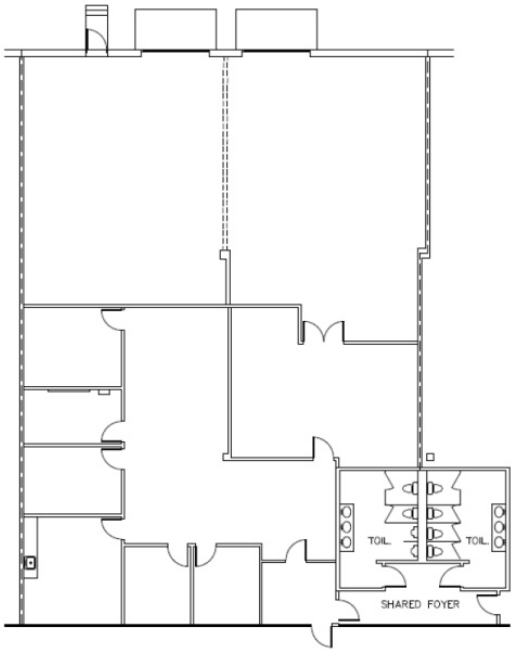
(512) 684-3717 / patterson@aquilacommercial.com

Madison Lewis

(512) 684-3720 / lewis@aquilacommercial.com



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 J

Total Available	5,231 SF
Date Available	30 days' notice
Space Layout	60% Office / 40% Warehouse
Clear Height	14'

Loading	2 semi docks
HVAC	100% HVAC
Parking	4:1000

TRANSIT OVERVIEW

Located just southeast of the IH-35 and SH-71 intersection, Southpark N 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
Infineon 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

