

50,330 SF FOR SUBLEASE- DIVSIBLE

# Southpark 2

COMMERCE CENTER

4509 FREIDRICH LANE



FOR MORE INFORMATION, CONTACT:

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# FLEX/INDUSTRIAL SUBLEASE OPPORTUNITY IN SOUTHEAST AUSTIN

Built in 2000, Southpark Commerce Center 2 is located at the intersection of St. Elmo Road and Freidrich Lane with excellent access to IH-35, Hwy 71, Hwy 183 and SH-130. The project consists of four Class A front park/rear load distribution buildings totaling 372,125 square feet.

## Sublease Information

Address:	4509 Freidrich Lane Austin, TX, 78744
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Sublease Size:	Suite 410 - 33,652 SF* Suite 415 - 16,678 SF* *Contiguous up to 50,330 SF
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Term	April 30 <sup>th</sup> , 2028
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Rate	<i>Contact Broker</i>
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Parking Ratio	2:1,000
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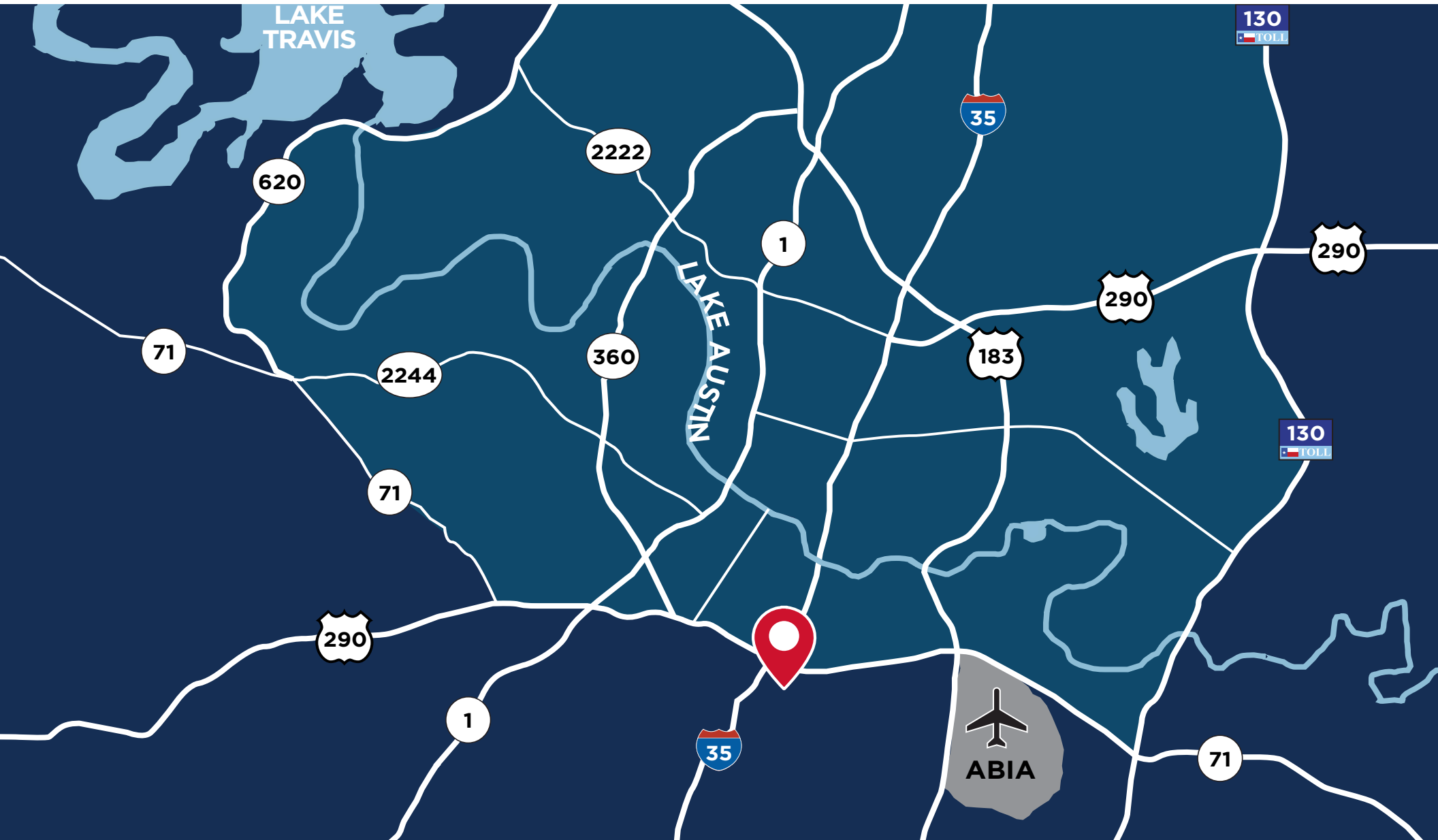
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# SITE LOCATION MAP



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# SITE AERIAL



Southpark Commerce Center 2 Sublease



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# SUBLEASE FLOOR PLAN

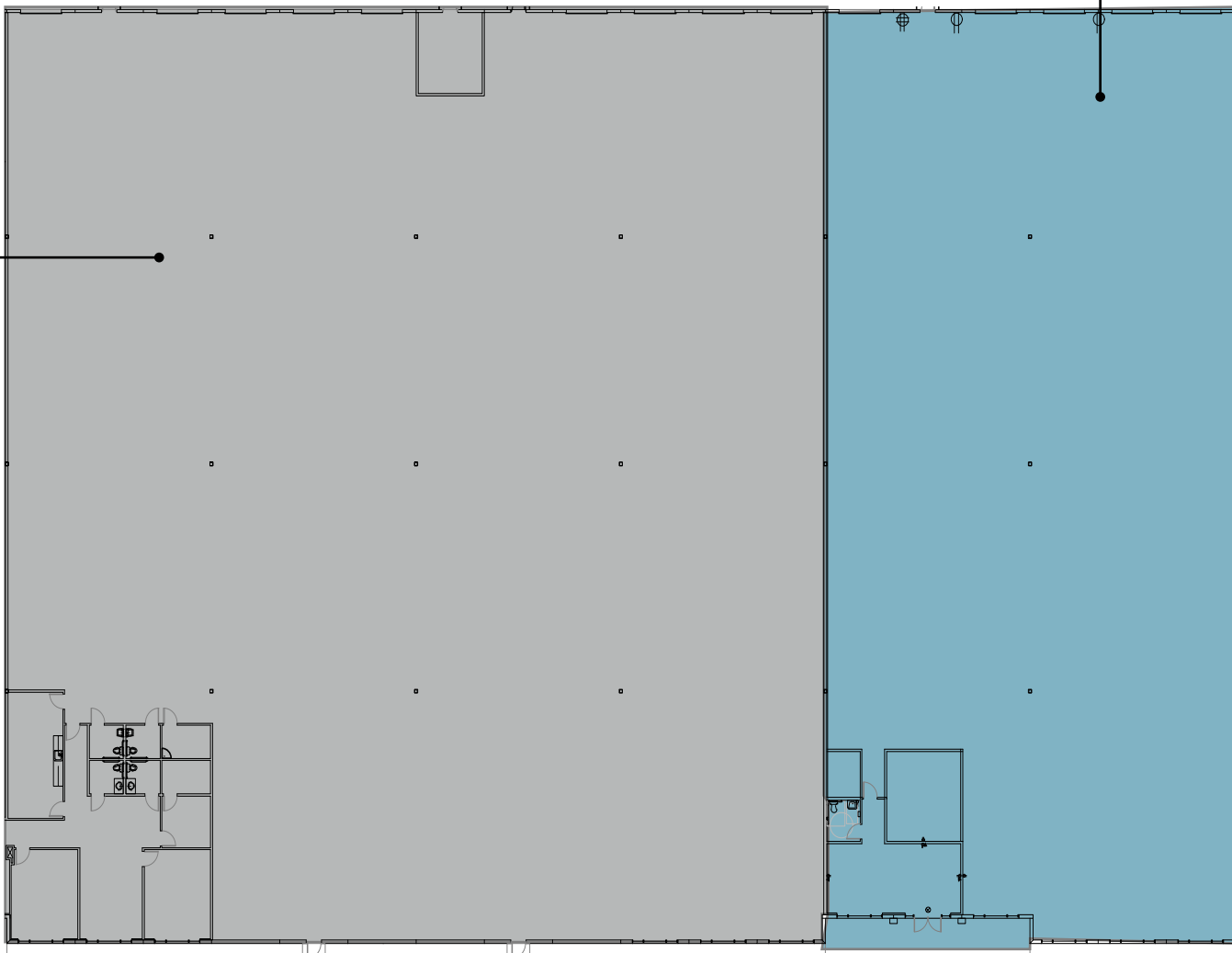
**\*CONTIGUOUS UP TO 50,330 SF**

SUITE 415 - 16,678 SF\*

- HVAC
- 5 Dock Height Doors

SUITE 410 - 33,652 SF\*

- Hot
- 9 Dock Height Doors



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