

50,330 SF FOR SUBLEASE- DIVSIBLE

# Southpark 2

COMMERCE CENTER

4509 FREIDRICH LANE



FOR MORE INFORMATION, CONTACT:

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**CUSHMAN &  
WAKEFIELD**

# 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

Sublease Size: Suite 410 - 33,652 SF\*  
Suite 415 - 16,678 SF\*  
\*Contiguous up to 50,330 SF

Term: April 30<sup>th</sup>, 2028

Rate: *Contact Broker*

Parking Ratio: 2:1,000



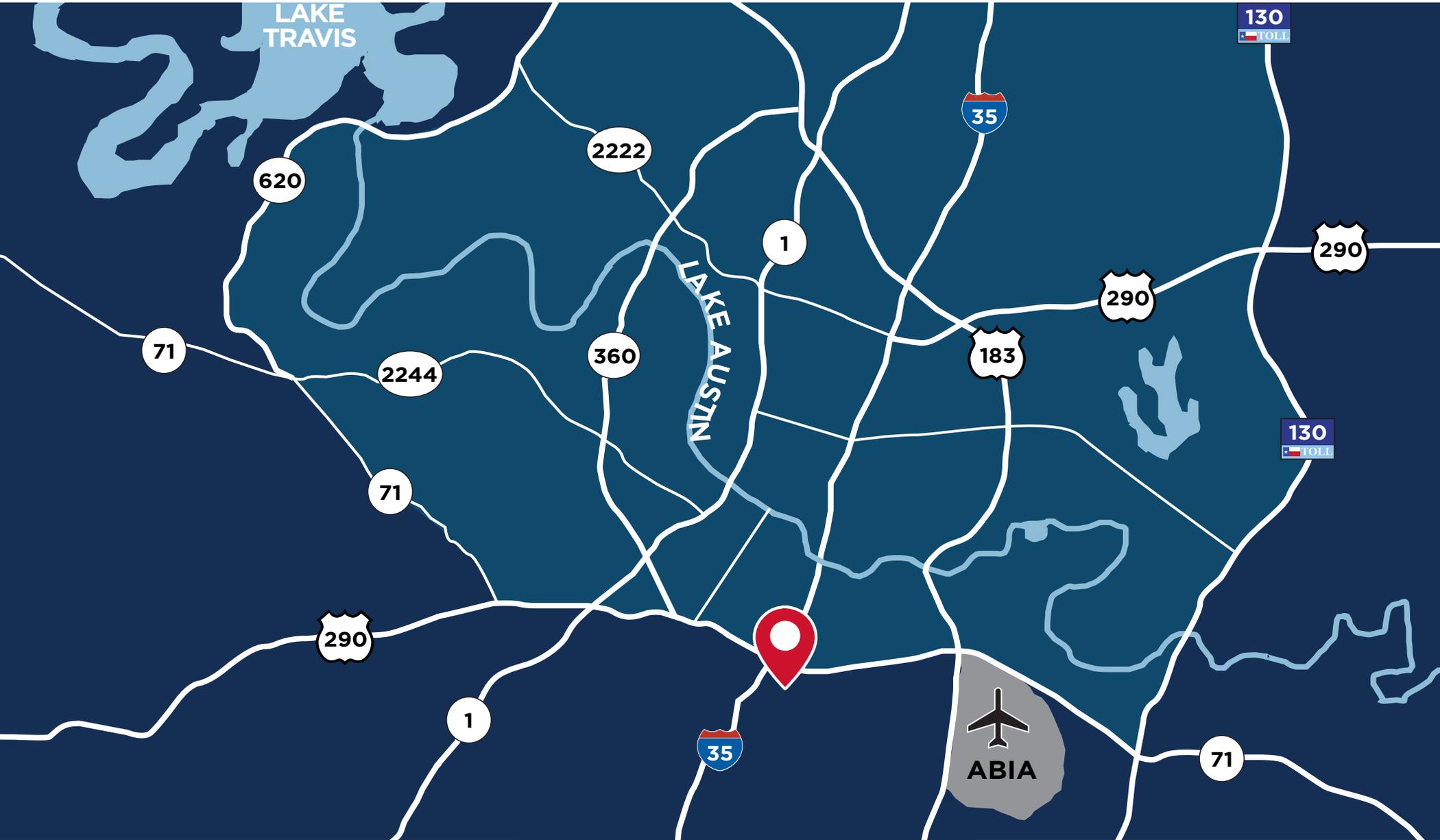
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# SITE LOCATION MAP



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# SITE AERIAL



Southpark Commerce Center 2 Sublease



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# SUBLEASE FLOOR PLAN

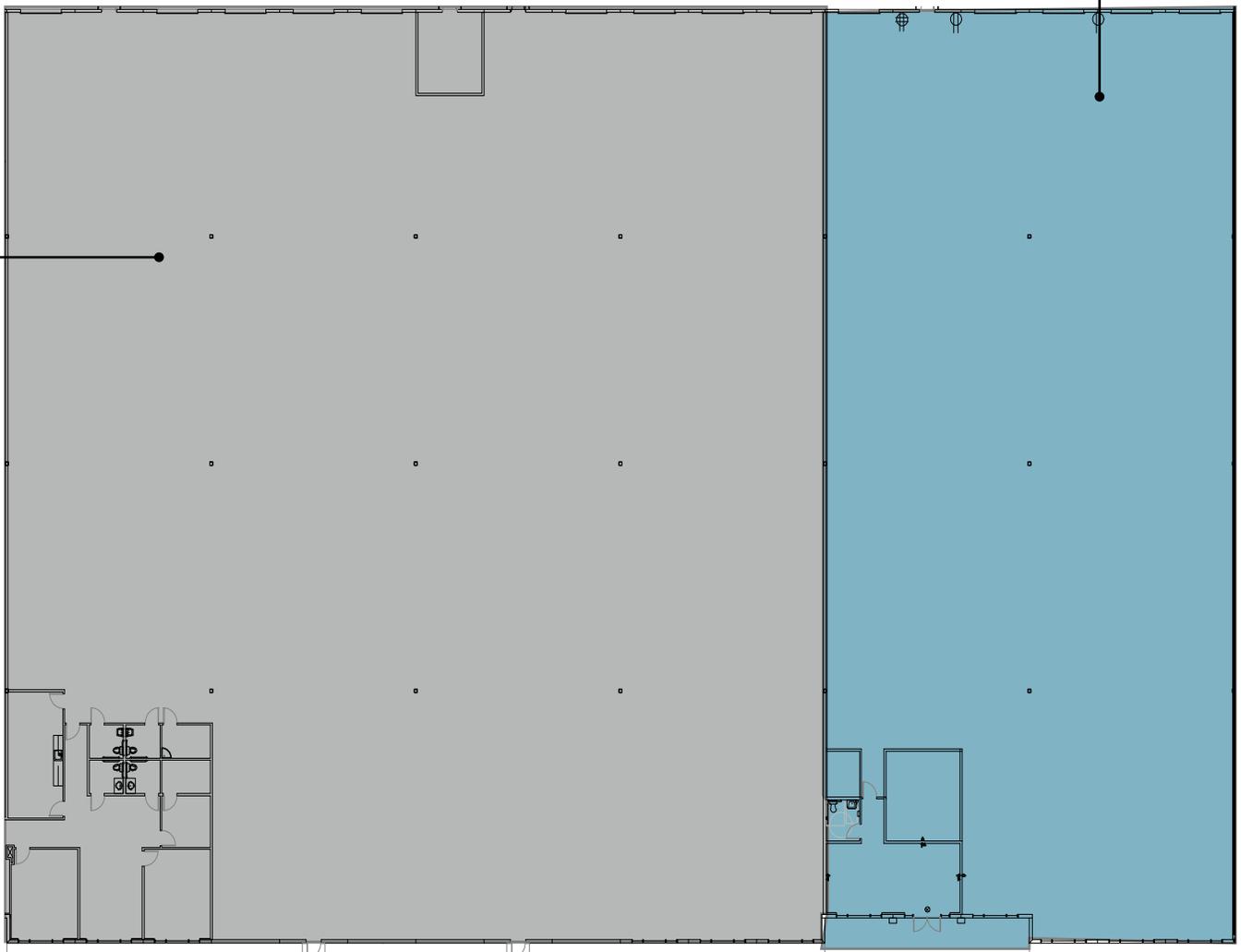
\*CONTIGUOUS UP TO 50,330 SF

SUITE 415 - 16,678 SF\*

- HVAC
- 5 Dock Height Doors

SUITE 410 - 33,652 SF\*

- Hot
- 9 Dock Height Doors



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