

33,652 SF FOR SUBLEASE

Southpark 2

COMMERCE CENTER

4509 FREIDRICH LANE

Rate Reduction: \$9.00 NNN



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: Bldg 4 - Suite 410 - 33,652 SF

Term: April 30, 2028

Rate: \$9.00 NNN

Parking Ratio: 2:1,000

Clear Height: 24 ft



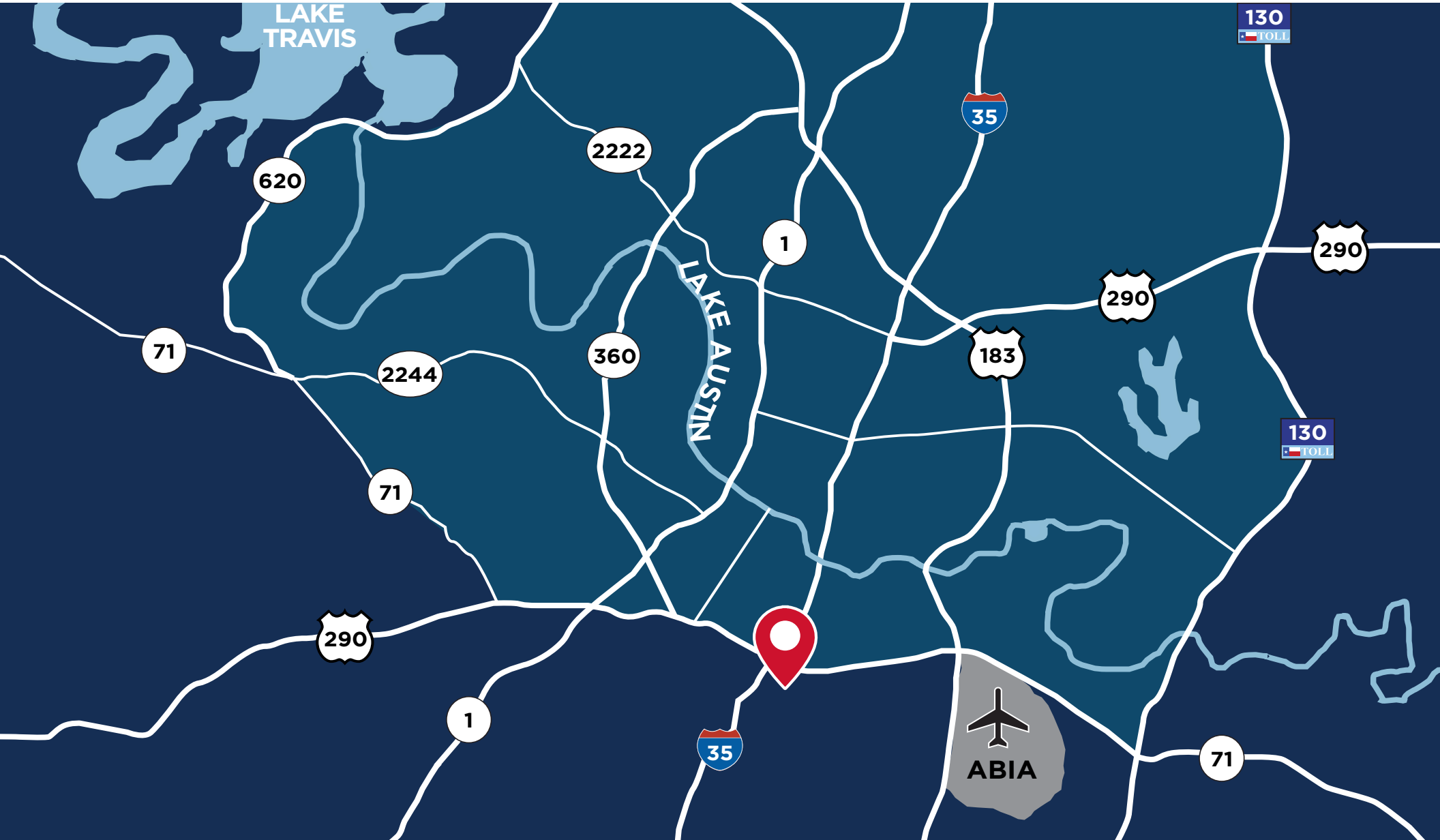
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SITE LOCATION MAP



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SITE AERIAL



Southpark Commerce Center 2 Sublease



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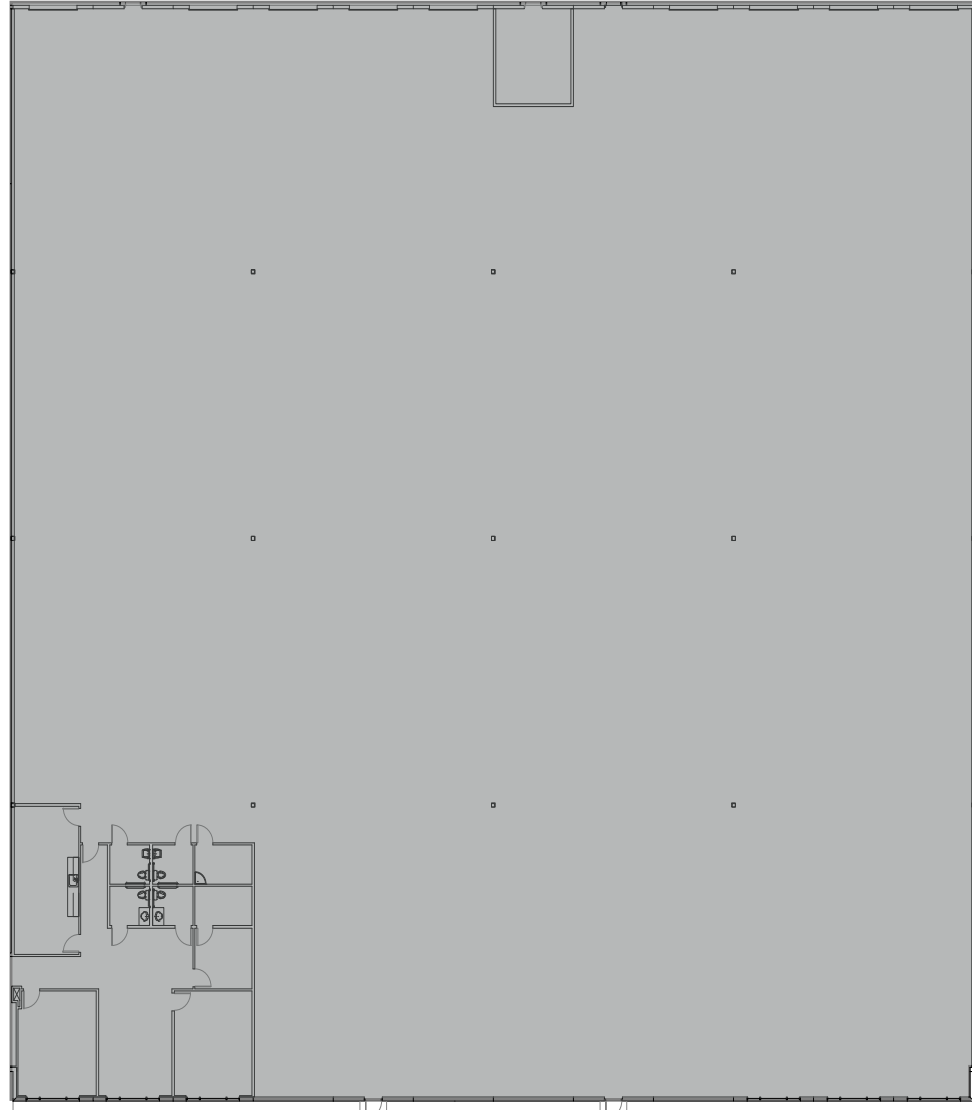


**CUSHMAN &
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SUBLEASE FLOOR PLAN

SUITE 410 - 33,652 SF

- Hot Warehouse
- 9 Dock High Doors



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