

FOR LEASE

Office/Warehouse/Showroom

Suites from 4,700 - 10,700 SF



DELIVERING Q4 2025

12332 Ranch Road 620 | Cedar Park, TX

Pierce DeMarco

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FREEHILLCO.COM





POINTS OF INTEREST



Lakeline Mall
3 min | < 1 mile



University of Texas
25 min | 17 miles



Apple Campus
10 min | 5 miles



The Domain
17 min | 13 miles



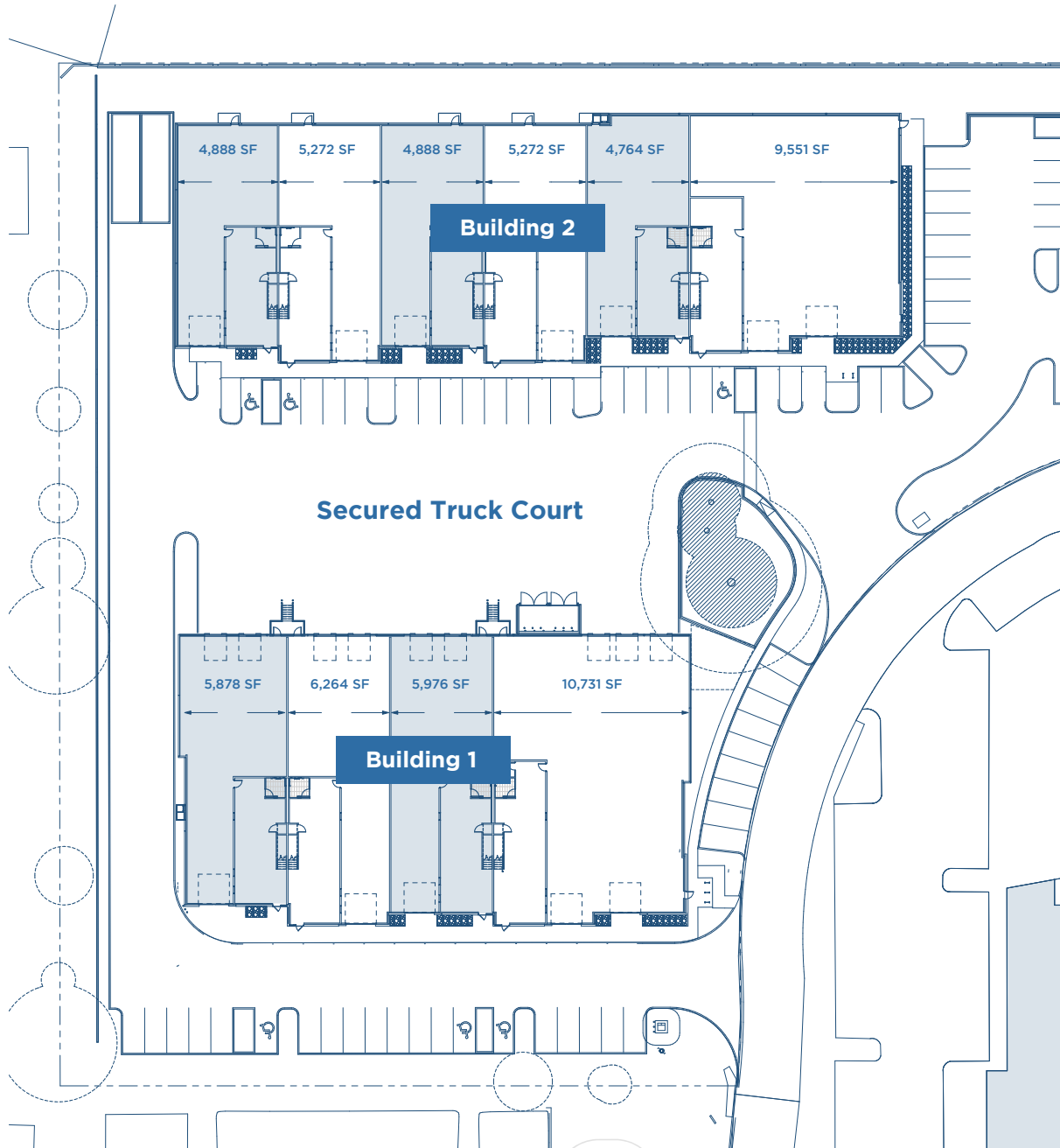
Downtown Austin
17 min | 13 miles



Four Points
10 min | 5 miles



SITE PLAN



Building 1 28,849 SF

2,000 - 3,000 SF Move in Ready Office Suites
9 Dock Doors with 2 Dock Ramps
22' Clear Height
Fully conditioned warehouse area



Building 2 34,635 SF

2,000 - 3,000 SF Move in Ready Office Suites
7 Grade Level Overhead Doors
22' Clear Height
Fully conditioned warehouse area

STATE OF THE ART

INTERIORS



WHY LEASE FROM FREEHILL?

UNIT FEATURES & AMENITIES



Owner managed property



All units are Move In ready with solid surface counters, polished concrete floors, LED lighting, 2 closed offices, Conference room, kitchenette with bar fridge and dishwasher, bathroom, & IT closet.



Polished concrete flooring, carpet, and vinyl wood throughout units



Twice a week office cleaning & restroom supplies



Interior & exterior pest control



Full HVAC maintenance & filter change



All-inclusive base utilities water, electricity



Fiber optic Internet access



Gated secured truck court



24/7 video recorded facilities



RentManager tenant access software for billing, tenant service requests, and Landlord communication.

CONTACT US

LEASING CONTACT INFORMATION

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