

FOR LEASE

Office/Warehouse/Showroom

Suites from 5,600-12,750 SF



DELIVERING Q3 2025

3517 Comsouth | Austin, TX

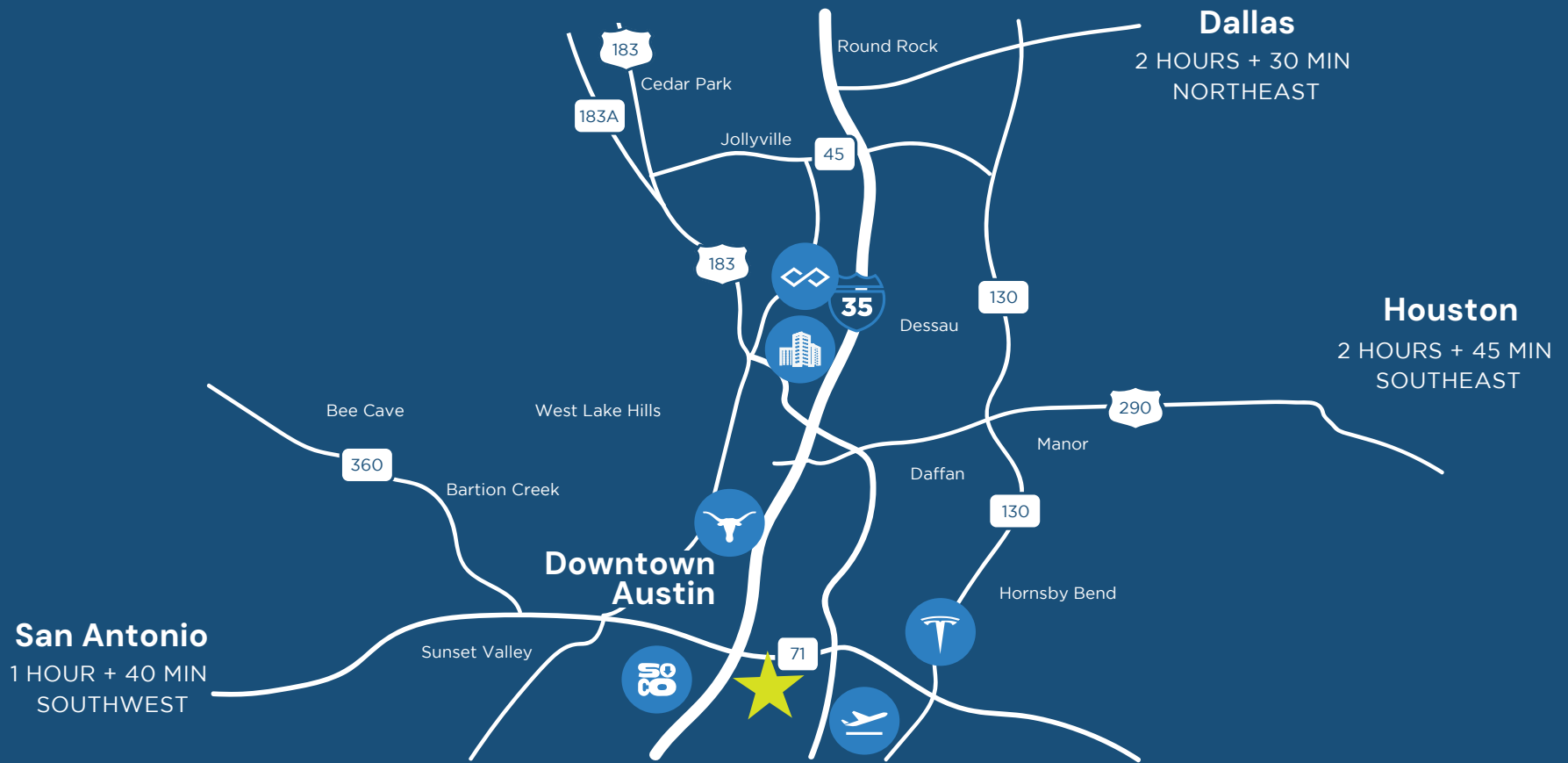
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POINTS OF INTEREST



Austin-Bergstrom International Airport
5 min | 5 miles



Tesla Giga Factory
10 min | 10 miles



Downtown Austin
7 min | 10 miles



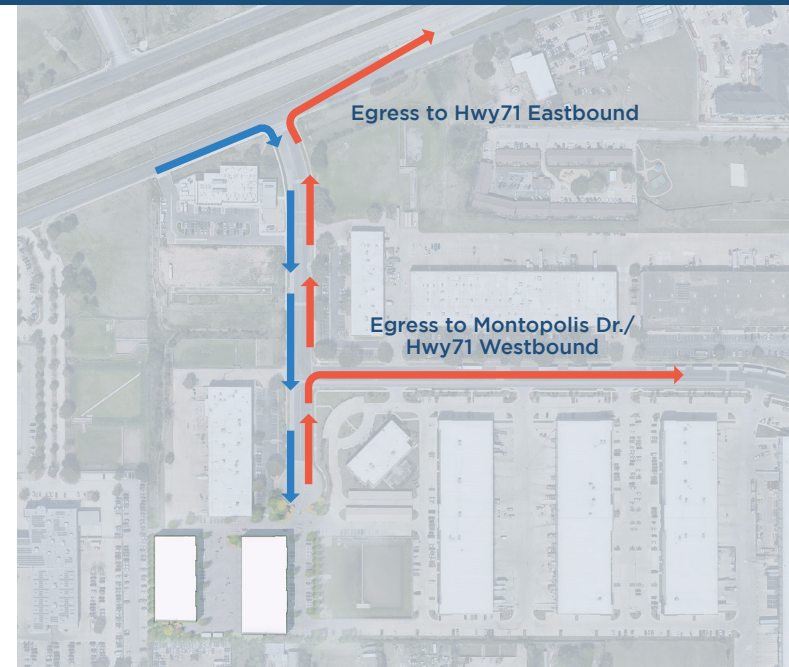
University of Texas
9 min | 18 miles

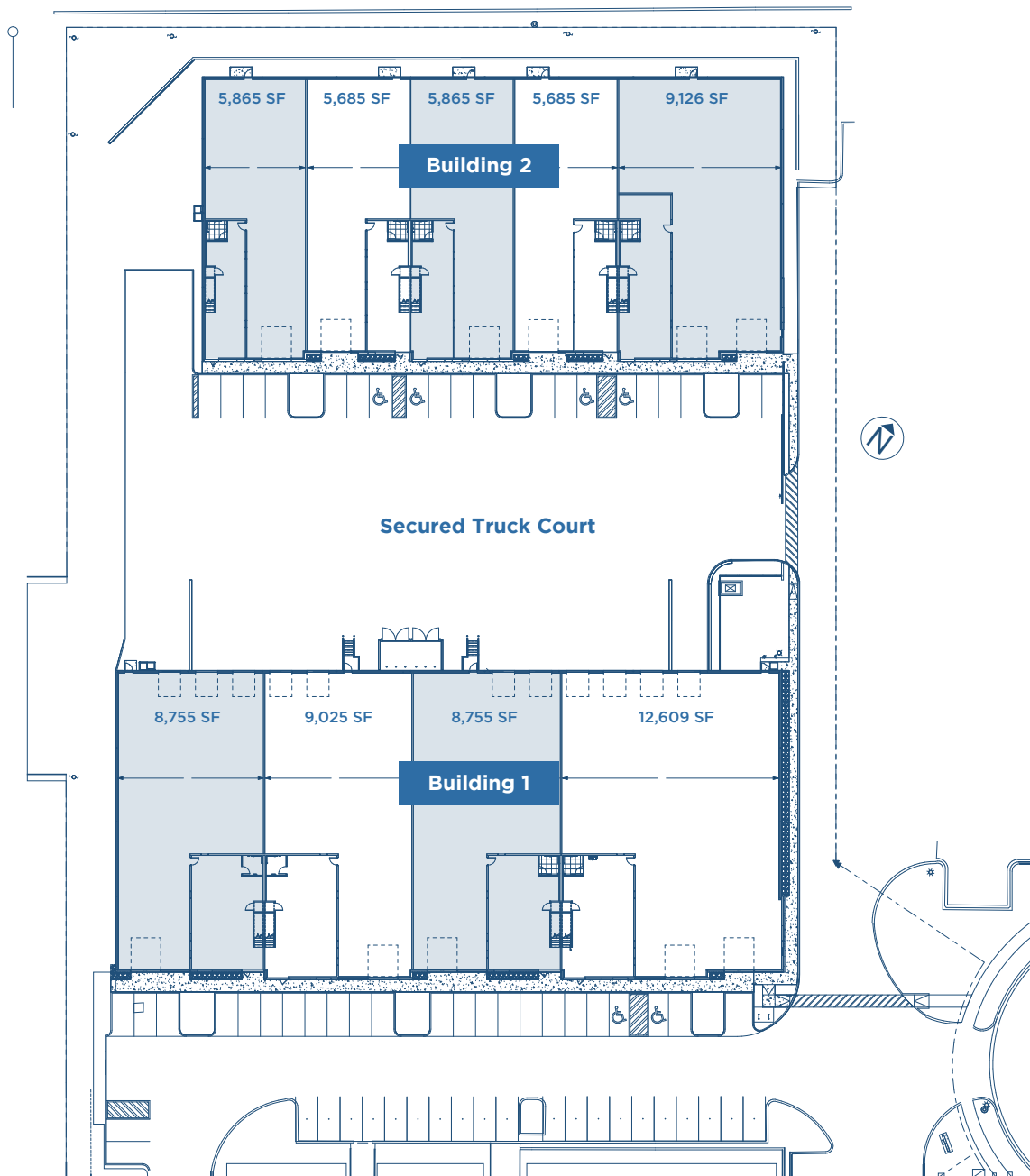


The Domain
20 min | 18 miles



South Congress
5 min | 10 miles





SITE PLAN



Building 1 39,144 SF

2,500 - 3,000 SF Move in Ready Office Suites

11 Dock Doors with 2 Dock Ramps

22' Clear Height

Fully conditioned warehouse area



Building 2 32,226 SF

2,000 - 3,000 SF Move in Ready Office Suites

6 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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