# FOR LEASE

## Office/Warehouse/Showroom

Suites from 4,700 - 10,700 SF



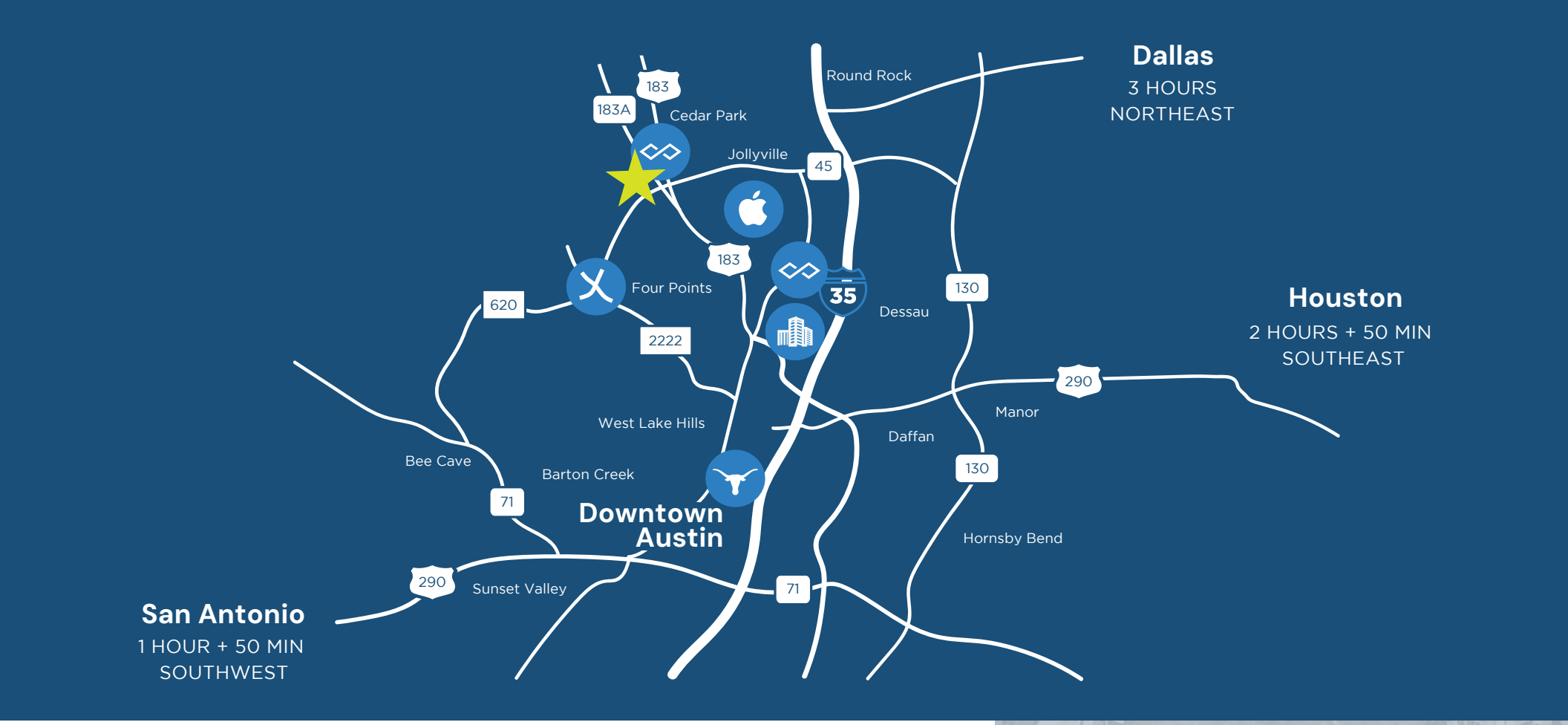

## AVAILABLE NOW

12332 Ranch Road 620 | Cedar Park, TX

**Pierce DeMarco**
pierce.demarco@freehillco.com

**512.615.0797**
**FREEHILLCO.COM**

FREEHILL




# POINTS OF INTEREST

**Lakeline Mall**
3 min | < 1 mile

**Apple Campus**
10 min | 5 miles

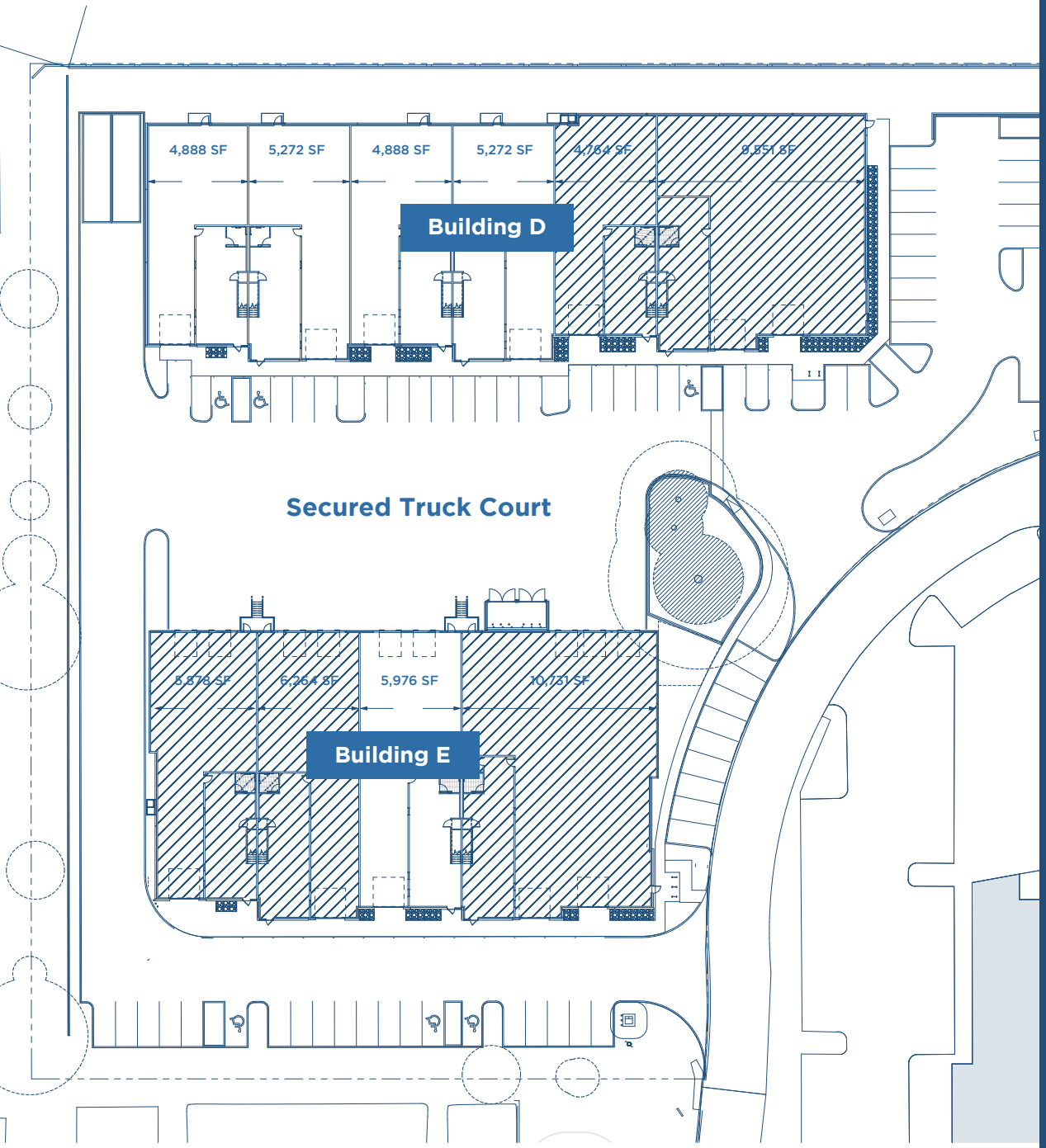
**Downtown Austin**
17 min | 13 miles

**University of Texas**
25 min | 17 miles

**The Domain**
17 min | 13 miles

**Four Points**
10 min | 5 miles






# SITE PLAN



## Building E

**28,849 SF**

- 2,000 - 3,000 SF Move in Ready Office Suites
- 2-3 dock high doors per suite
- 1-2 grade level oversized glass overhead doors
- 22' Clear Height
- 100% HVAC in Warehouse

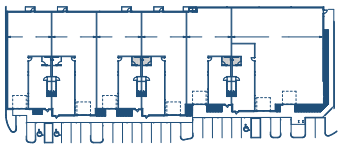


## Building D

**34,635 SF**

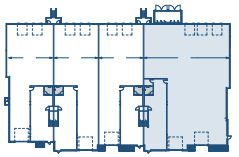
- 2,000 - 3,000 SF Move in Ready Office Suites
- 7 Grade Level Overhead Doors
- 22' Clear Height
- 100% HVAC in Warehouse

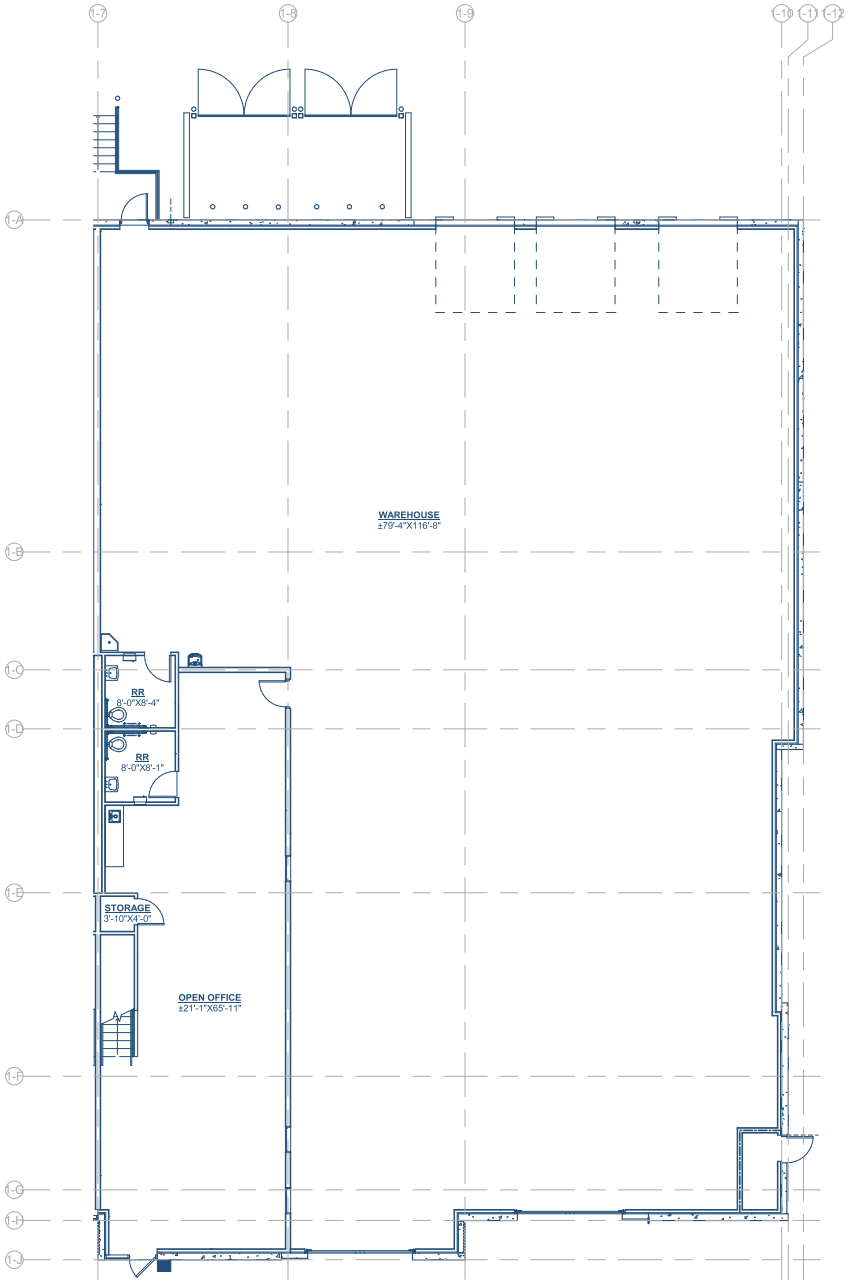
# BUILDING E
# Suite 100

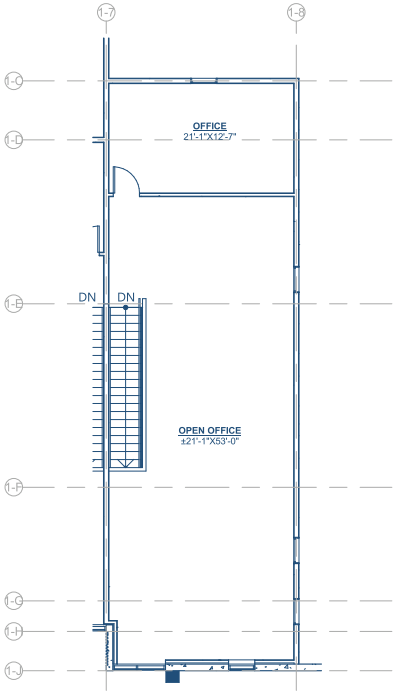


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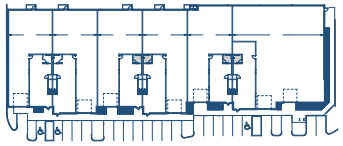
| | |
|---|---|
| **Warehouse** | 7,901 SF |
| **Office** | 2,830 SF |
| **Total** | 10,731 SF |





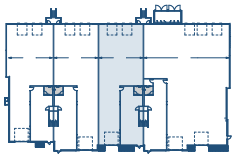



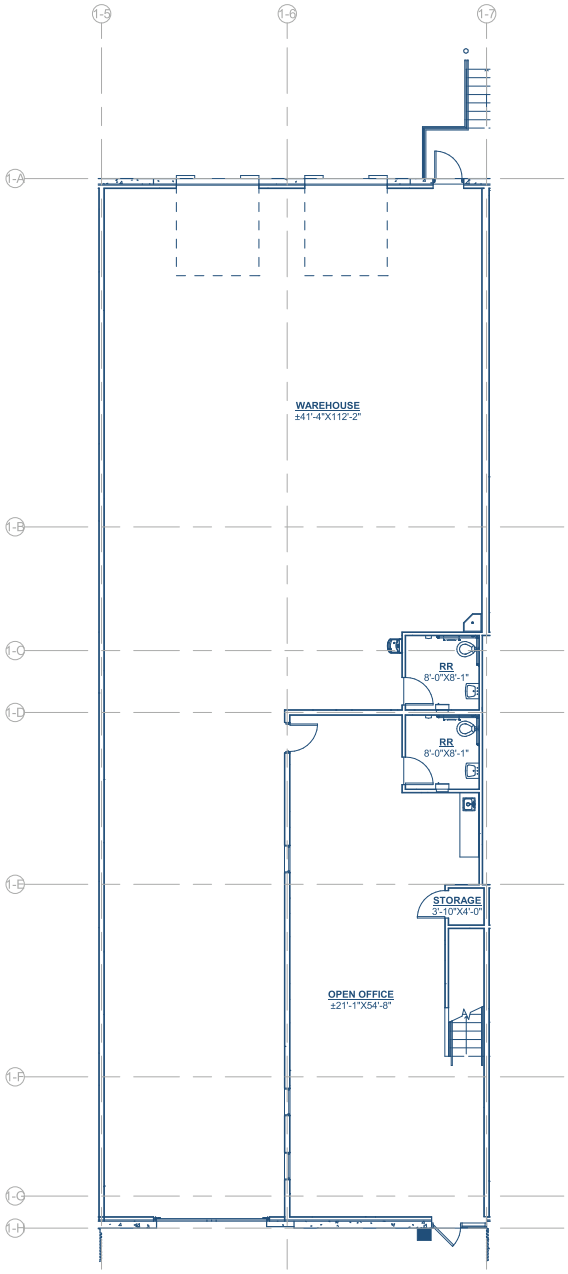
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# Suite 110

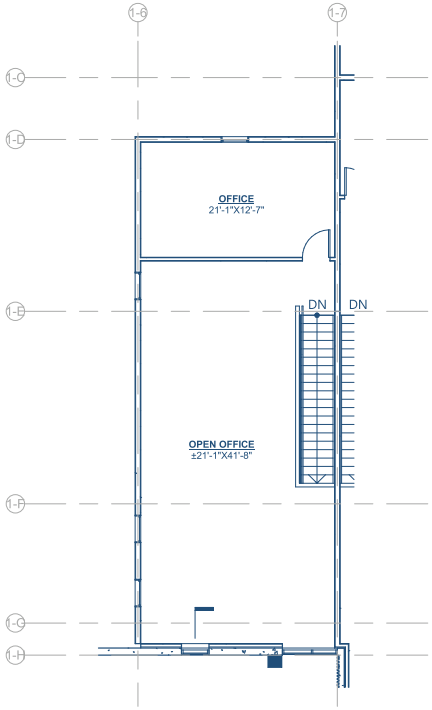


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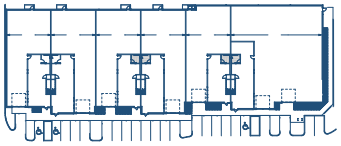
| | |
|---|---|
| **Warehouse** | 3,642 SF |
| **Office** | 2,334 SF |
| **Total** | 5,976 SF |





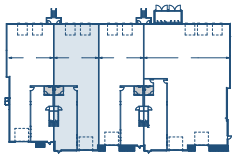



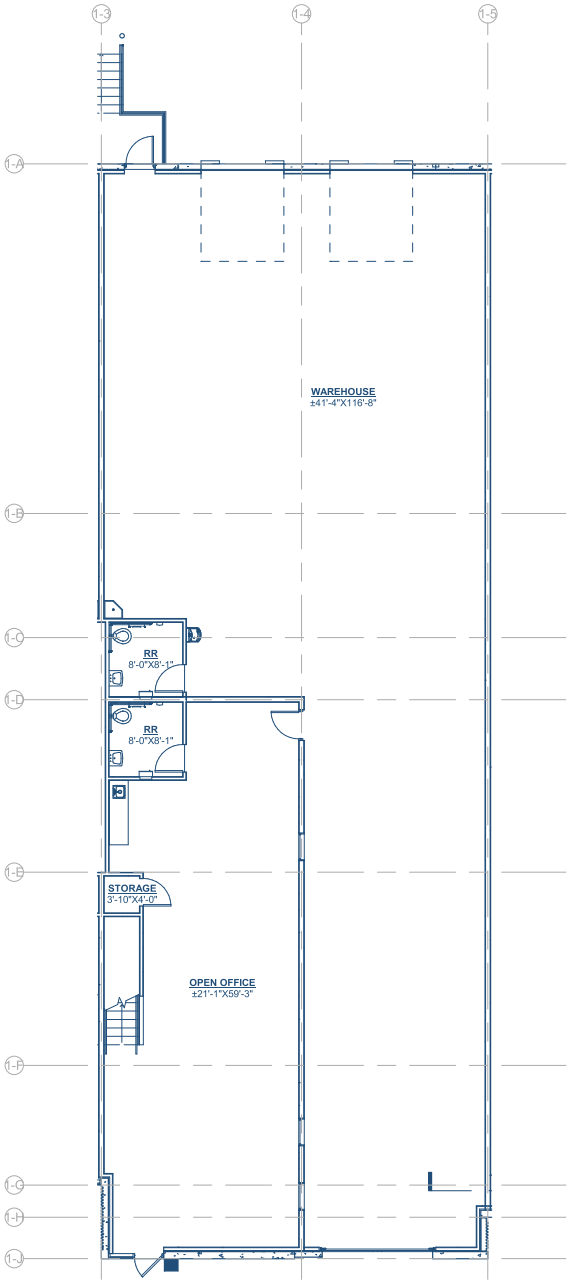
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# Suite 120

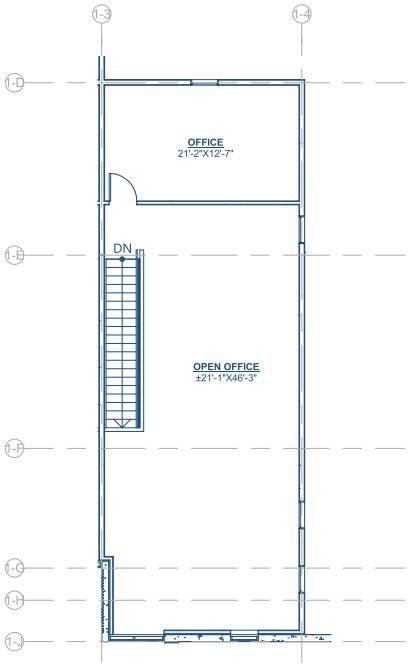


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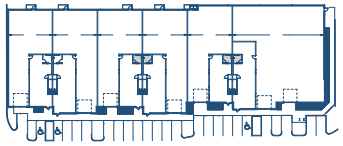
| | |
|---|---|
| **Warehouse** | 3,732 SF |
| **Office** | 2,532 SF |
| **Total** | 6,264 SF |





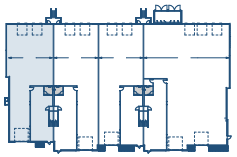



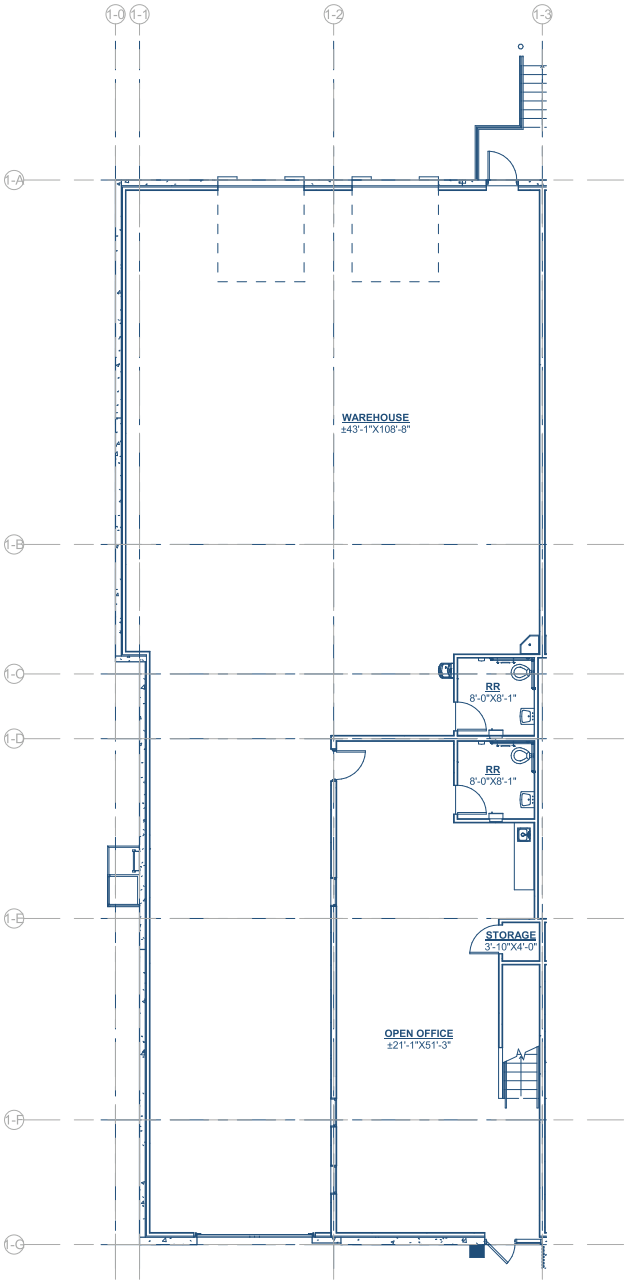
# BUILDING E
# Suite 130

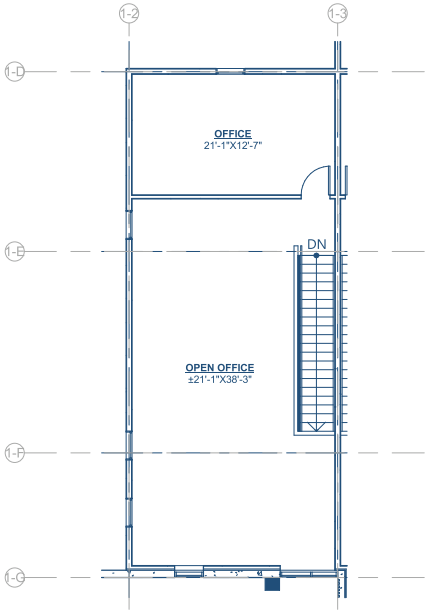


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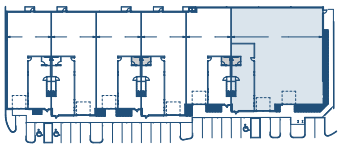
| | |
|---|---|
| **Warehouse** | 3,698 SF |
| **Office** | 2,180 SF |
| **Total** | 5,878 SF |





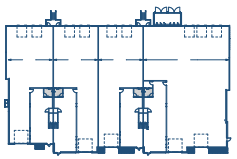



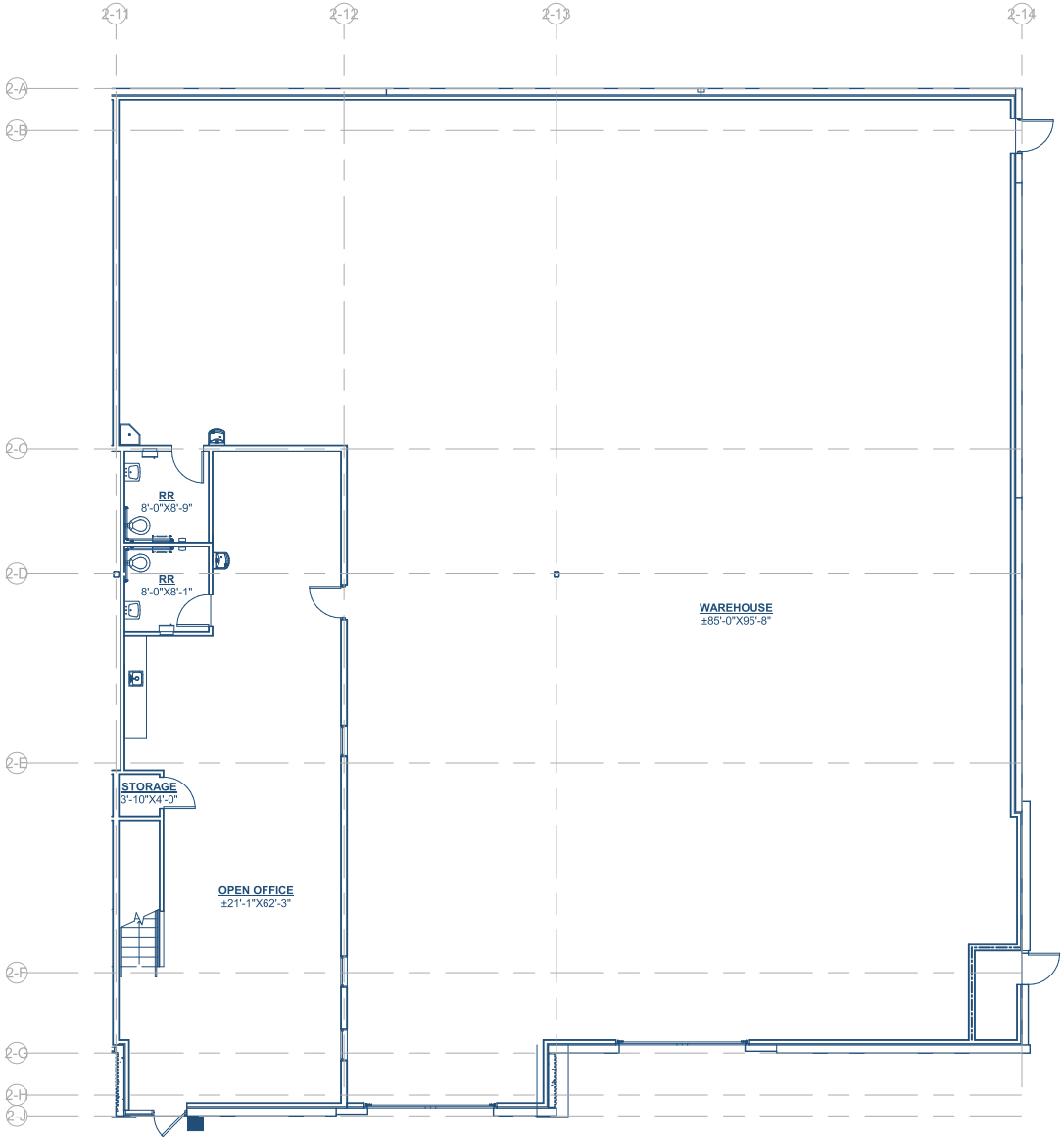
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# Suite 200

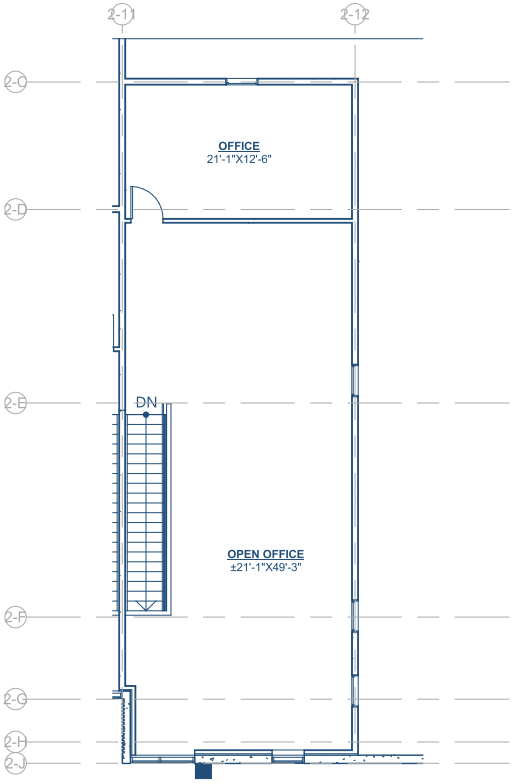


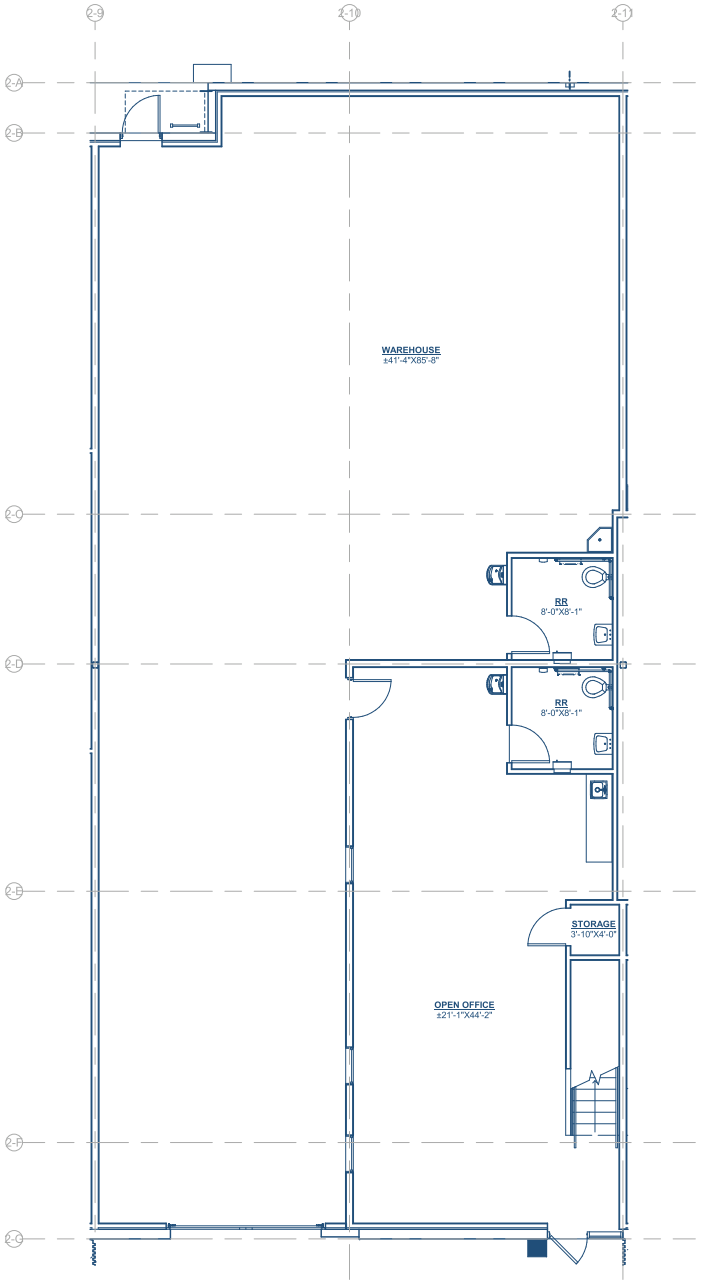
**SQUARE FOOTAGE**

| | |
|---|---|
| **Warehouse** | 6,887 SF |
| **Office** | 2,664 SF |
| **Total** | 9,551 SF |

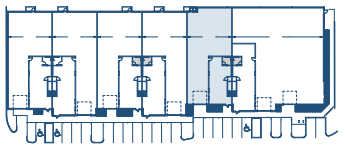




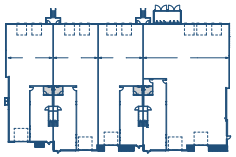


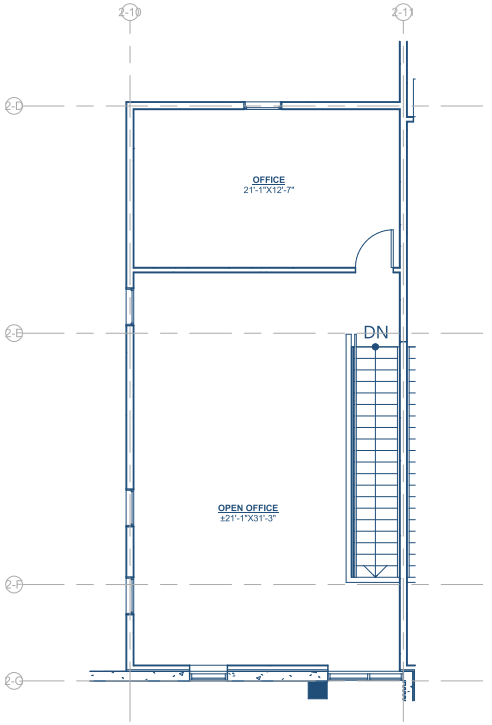

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# Suite 210

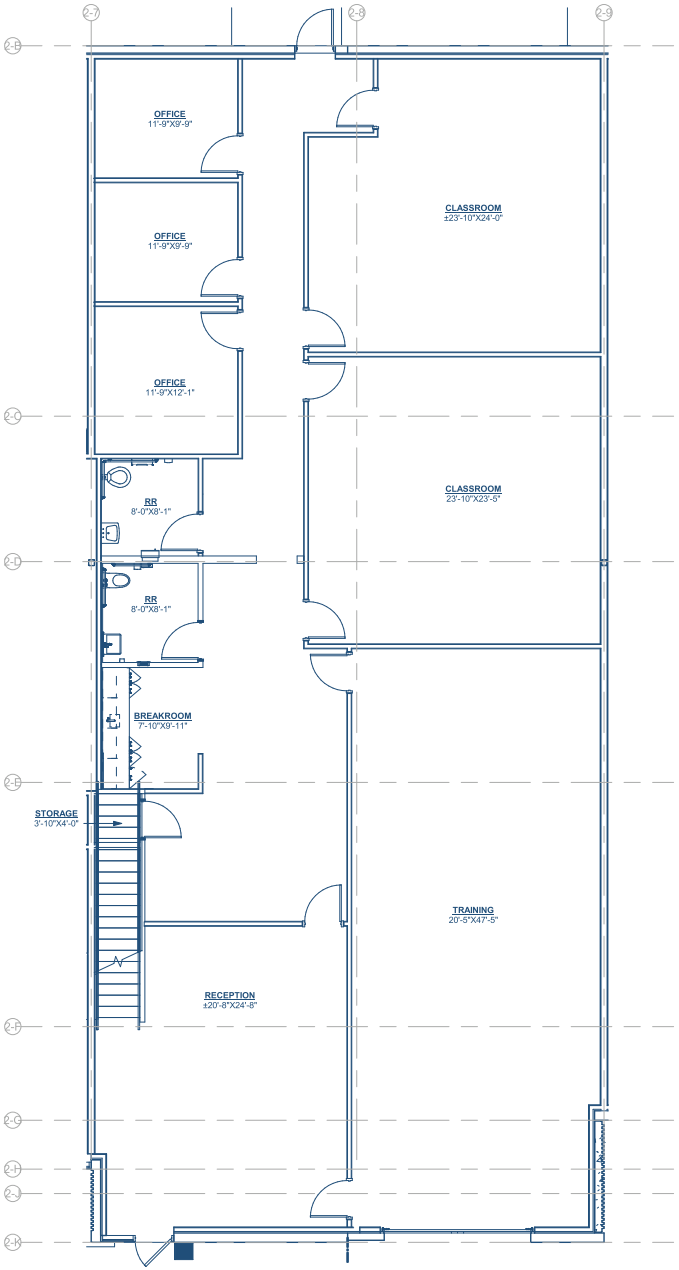


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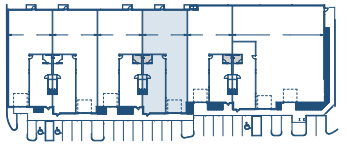
| | |
|---|---|
| **Warehouse** | 2,892 SF |
| **Office** | 1,872 SF |
| **Total** | 4,764 SF |

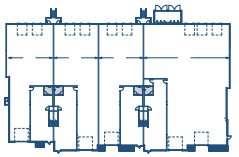






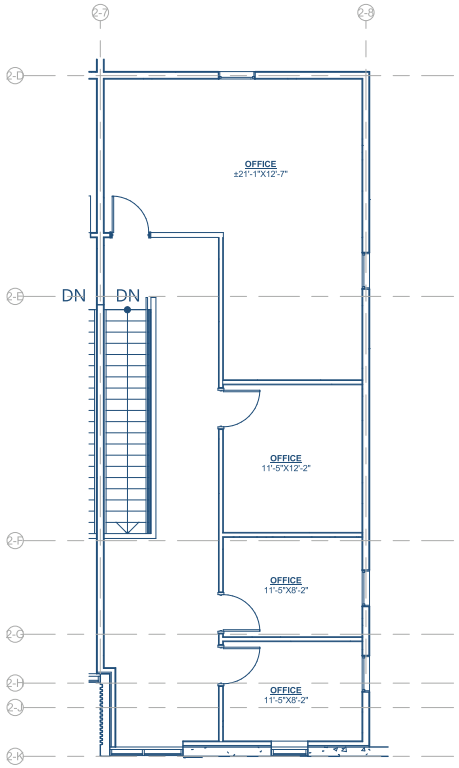

# BUILDING D
# Suite 220

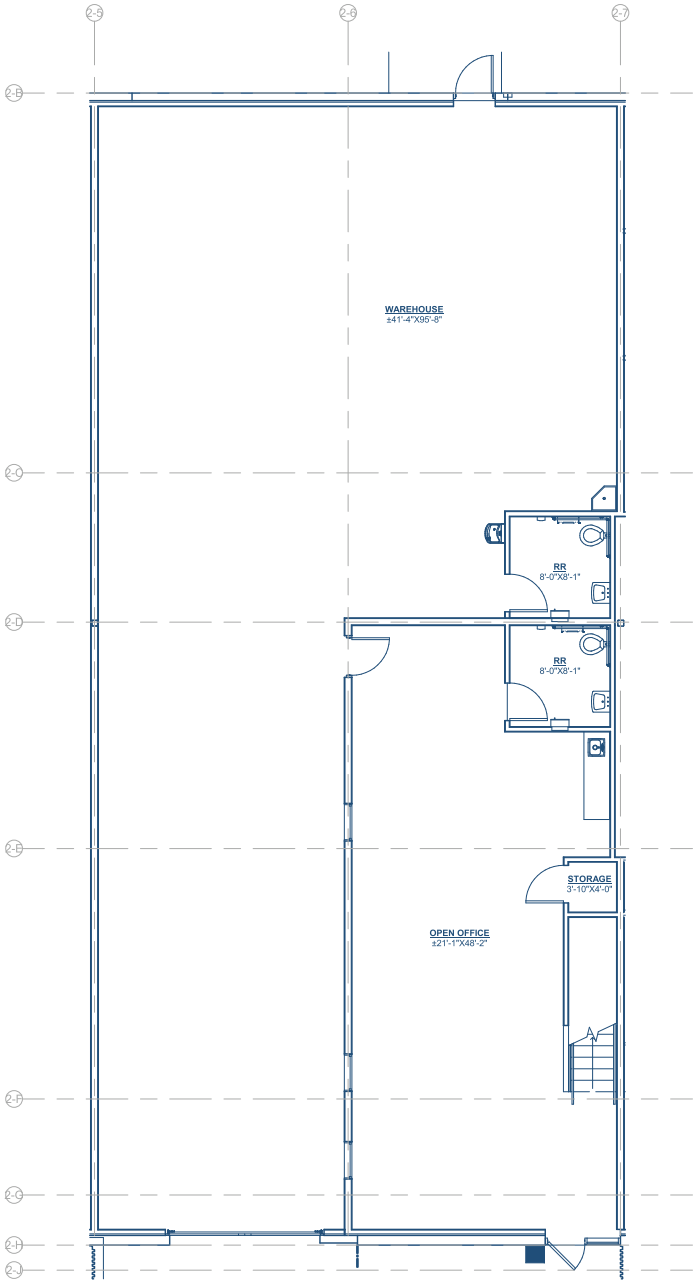




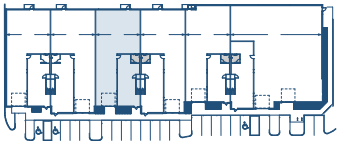
**SQUARE FOOTAGE**

| | |
|---|---|
| **Office** | 4,111 SF |
| **Total** | 5,272 SF |



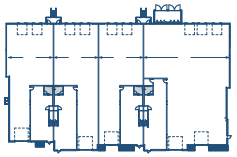


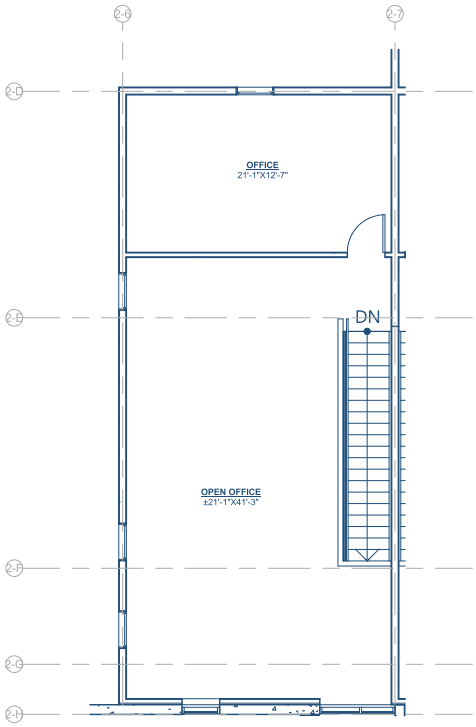

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# Suite 230

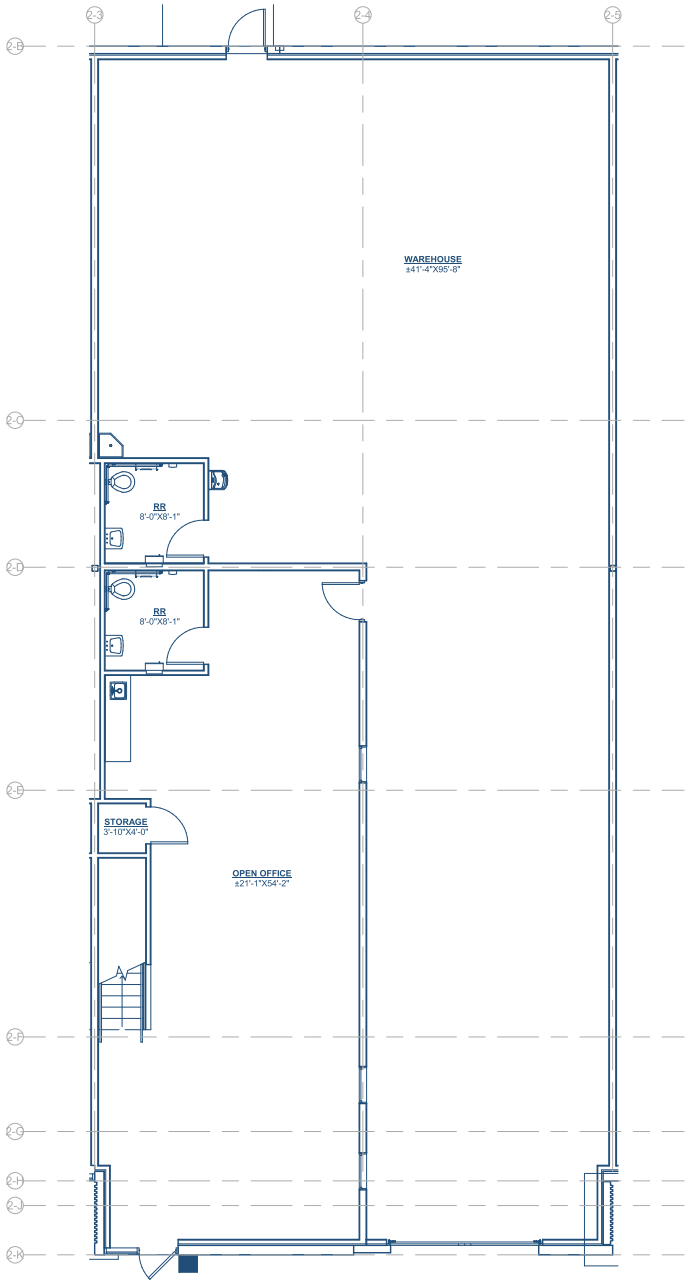


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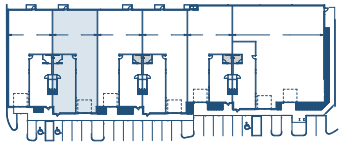
| | |
|---|---|
| **Warehouse** | 2,840 SF |
| **Office** | 2,048 SF |
| **Total** | 4,888 SF |





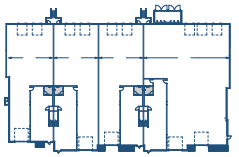


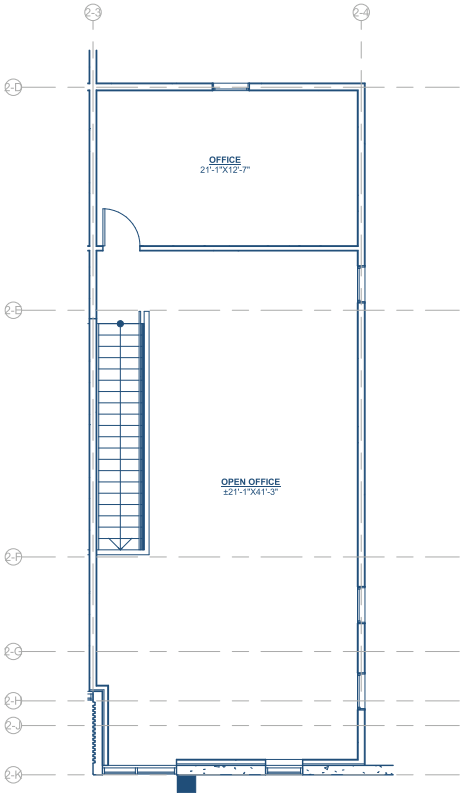

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# Suite 240

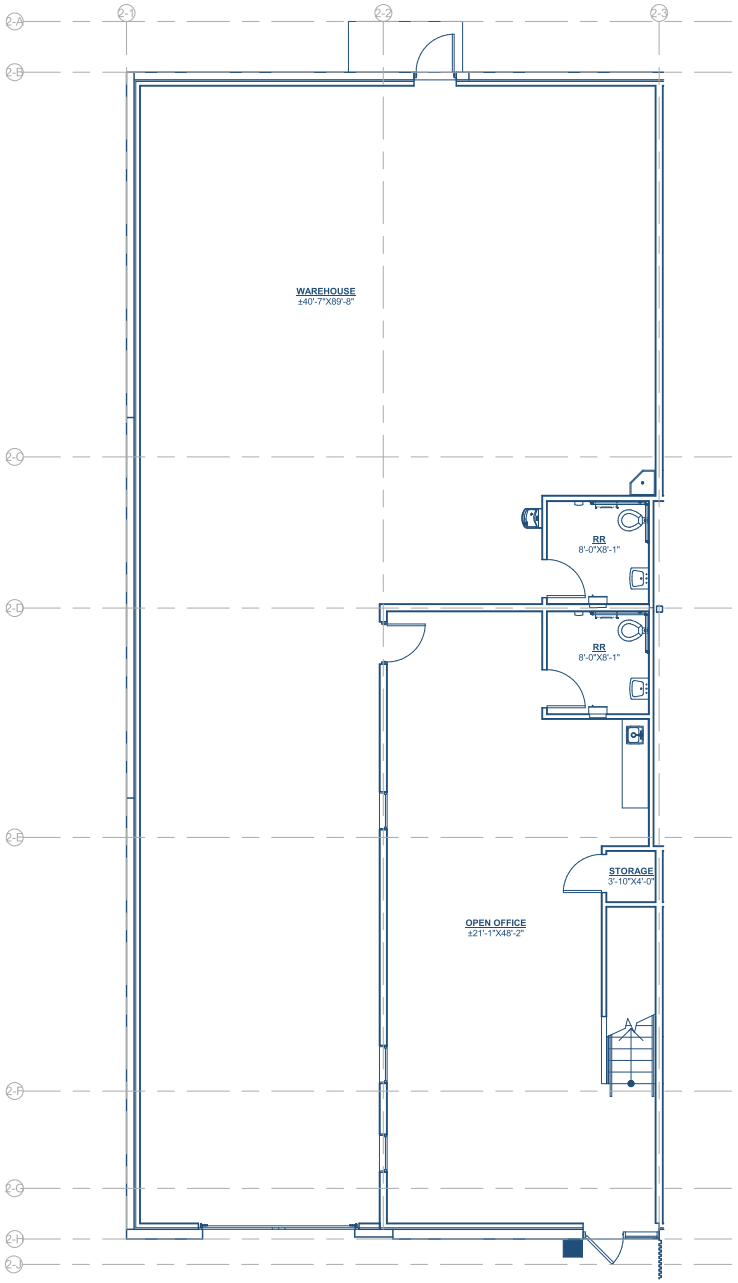


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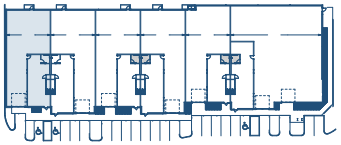
| | |
|---|---|
| **Warehouse** | 2,960 SF |
| **Office** | 2,312 SF |
| **Total** | 5,272 SF |





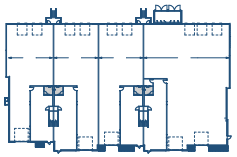


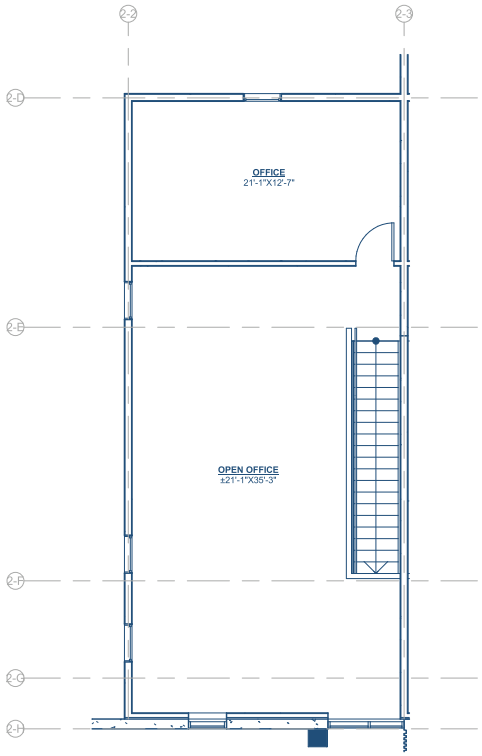

# BUILDING D
# Suite 250



**SQUARE FOOTAGE**

| | |
|---|---|
| **Warehouse** | 2,840 SF |
| **Office** | 2,048 SF |
| **Total** | 4,888 SF |





STATE OF THE ART

# INTERIORS





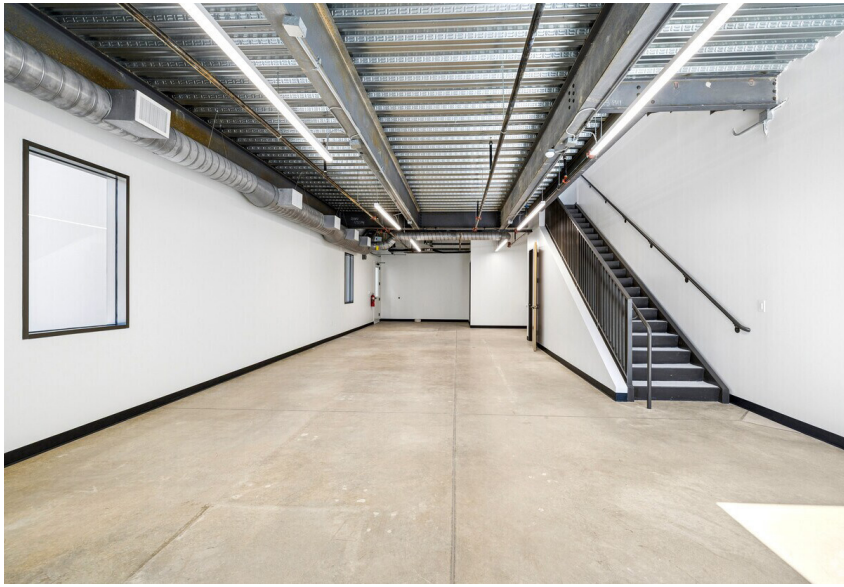




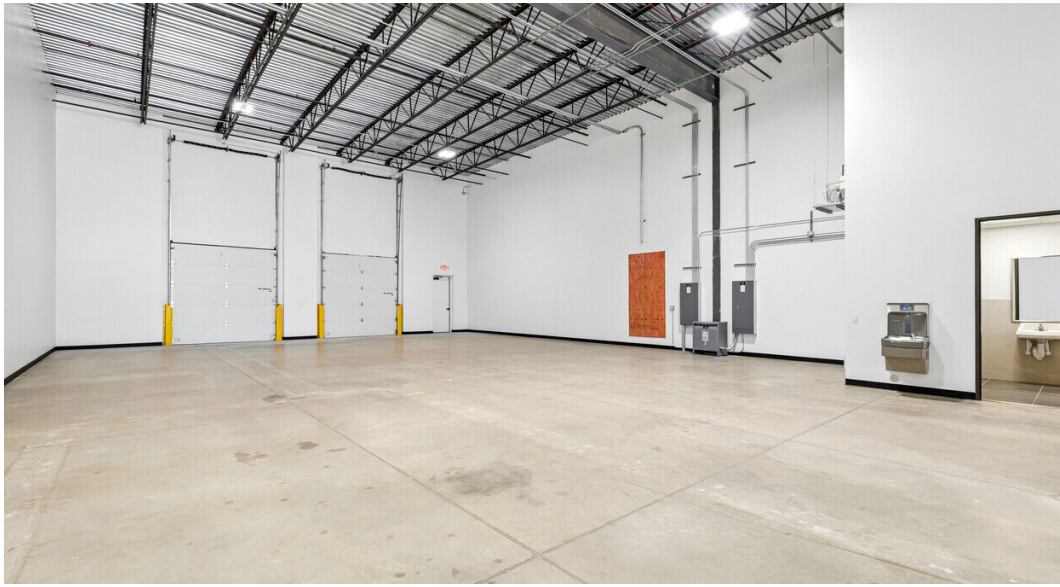
STATE OF THE ART

# 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 refrigerator and dishwasher, bathroom, & IT closet.
- Sealed concrete flooring, carpet, and vinyl wood throughout units
- Interior & exterior pest control
- Fiber optic Internet access
- 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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FREEHILLCO.COM

FREEHILL