

15901 RONALD REAGAN BLVD

Leander, TX

FOR SALE OR LEASE
HIGH VISIBILITY / RETAIL STOREFRONTS
±1,650 - 23,607 SF AVAILABLE



FOR SALE OR LEASE
PRIME OFFICE FLEX SPACES

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A dynamic new commercial space designed to meet the evolving needs of modern businesses. Strategically located in one of the fastest-growing areas near Austin, this property offers exceptional flexibility and visibility – the perfect foundation for your company's next chapter.

PROPERTY HIGHLIGHTS

New Construction: A freshly completed blend of office, warehouse, and mezzanine spaces designed for versatile business use.

Prime Visibility: Situated along a high-traffic corridor just minutes from Austin, ensuring strong exposure and easy access.

Thriving Community: Positioned directly across from a rapidly expanding residential neighborhood of over 2,500 homes.

Versatile Functionality: Perfect for light industrial operations, creative studios, storage facilities, or professional offices.

Modern, Adaptable Layout: Contemporary architecture featuring flexible design options - from open warehouse floors to finished office areas and integrated mezzanine levels.

Connected Business Environment: Surrounded by a growing network of companies, services, and amenities to support your operations.



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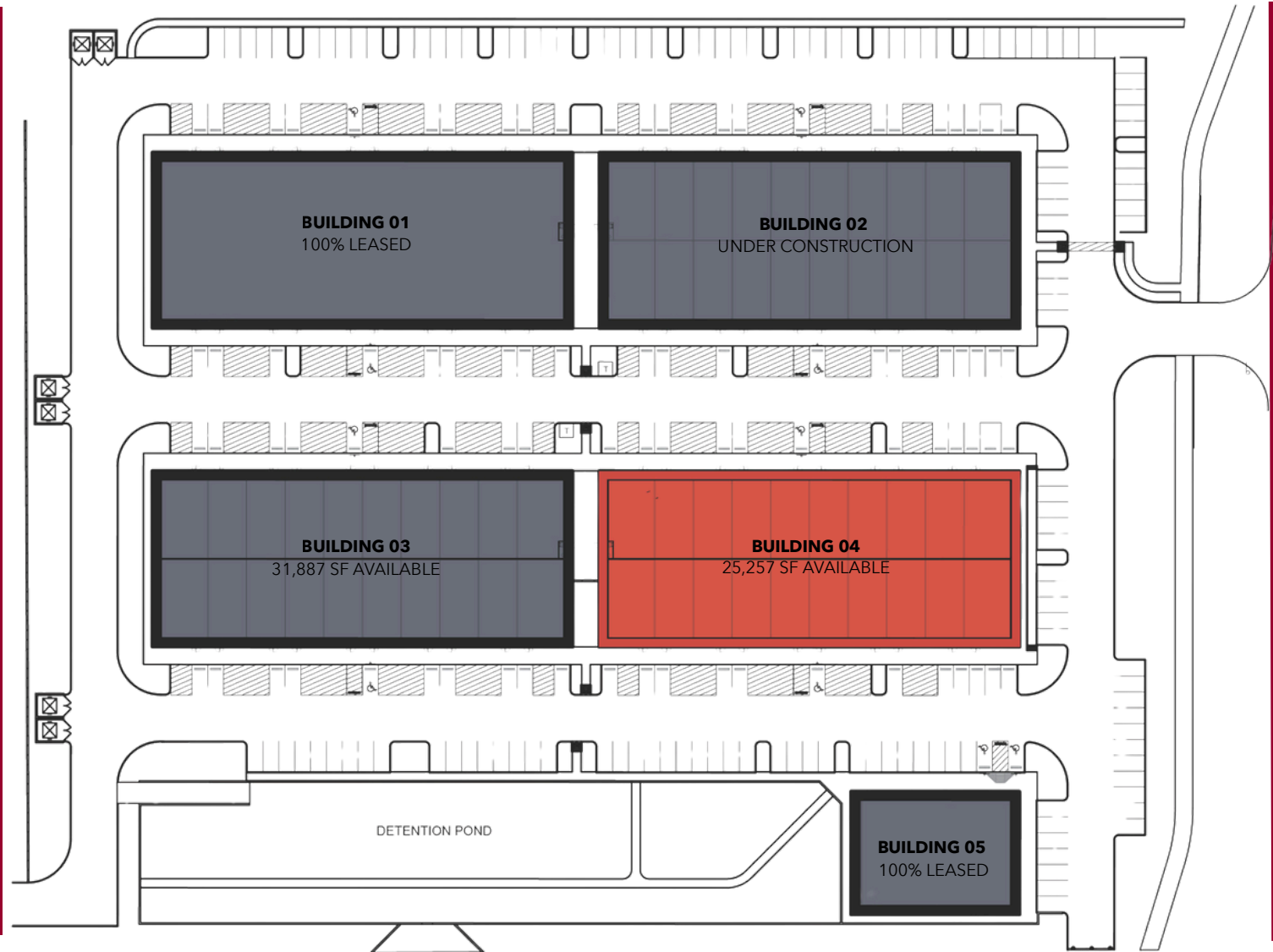
SITE PLAN

CLEAR HEIGHT: ±25'

CEILING HEIGHT (MAX): 23'

**UNDER MEZZANINE
HEIGHT (MAX):** 10'

PARKING: 60 Spaces
+ 2 Loading Areas

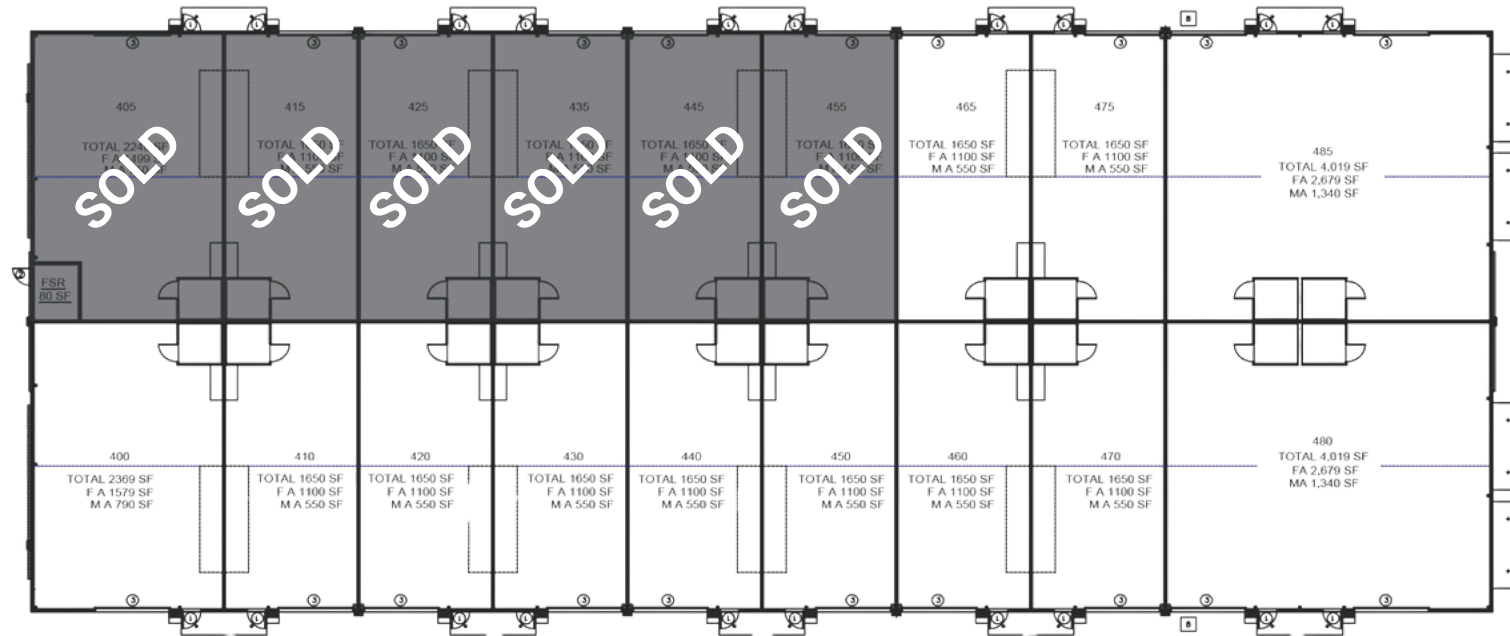


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BUILDING 4 | ±1,650 - 23,607 SF AVAILABLE

UNIT	SIZE
400	±2,369 SF
410	±1,650 SF
420	±1,650 SF
430	±1,650 SF
440	±1,650 SF
450	±1,650 SF
455	±1,650 SF
460	±1,650 SF
470	±1,650 SF
480	±4,019 SF
485	±4,019 SF
TOTAL SF AVAILABLE	±25,257 SF



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YOUR SPACE, YOUR VISION | CUSTOM FINISH OUT OPPORTUNITIES



BASIC



MID-RANGE



HIGH-END

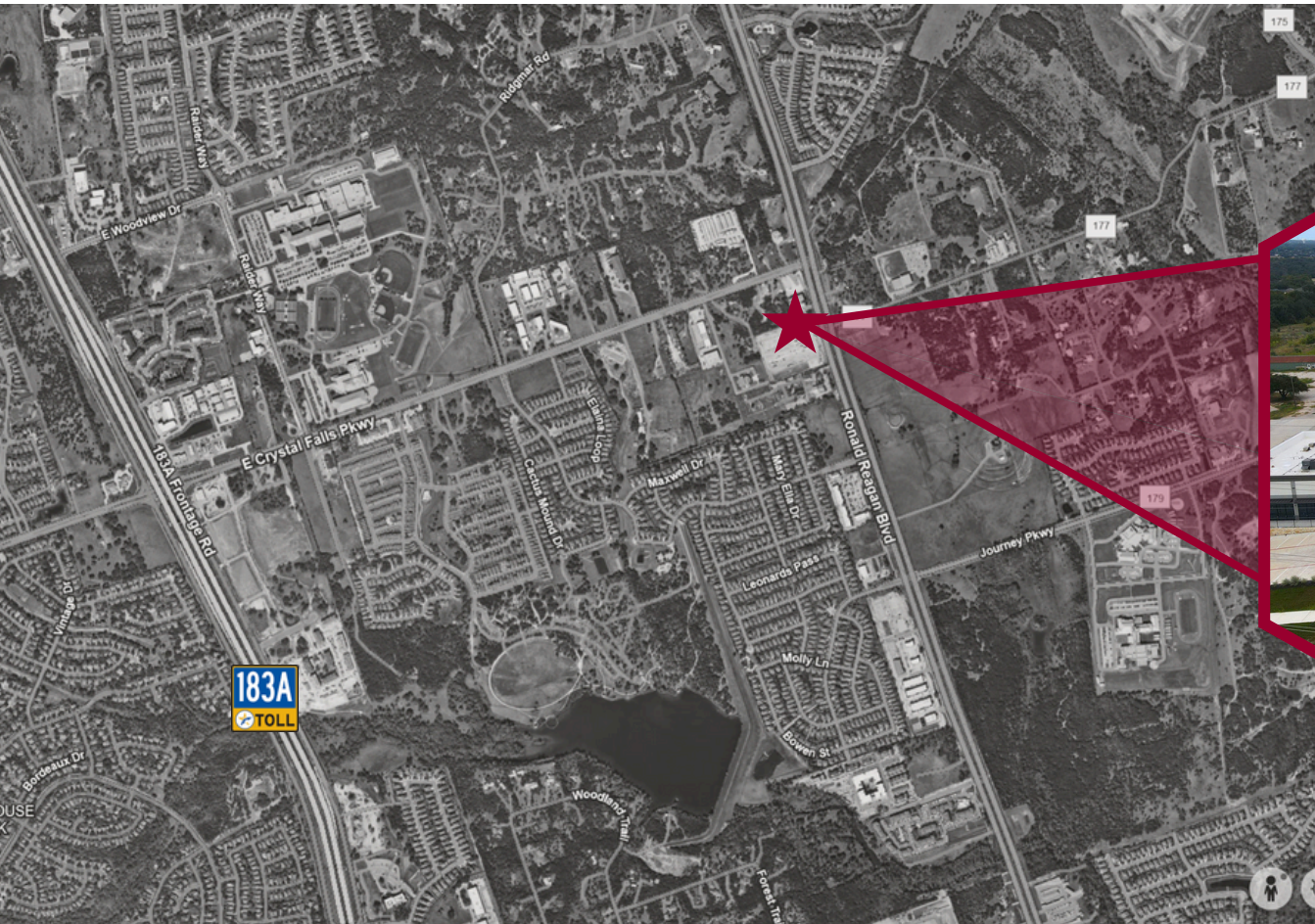
Start with a solid foundation and make it your own.

Choose from basic, mid-range, or high-end finish options to create a workspace that fits your brand.



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DRIVE TIMES

4 MIN
183A TOLL ROAD

8 MIN
DOWNTOWN
LEANDER

20 MIN
DOWNTOWN
ROUND ROCK

30 MIN
DOWNTOWN
AUSTIN