

**FLEX SPACE / INDUSTRIAL**  
**±1,800 - 6,750 SF AVAILABLE**

**BRAKER IV**  
2120 W. Braker Ln, Austin, TX



Owned By

**AGELLAN**

Leased By

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**ADAM GREEN, SIOR**  
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512.410.8264

**MICHAEL SMITH**  
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## FLEX SPACE / INDUSTRIAL

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# BRAKER IV

2120 W. Braker Ln, Austin, TX

Braker IV is a versatile office/flex property in Austin's highly desirable North submarket, offering convenient access to MoPac Expressway, Highway 183, and I-35. Located at the corner of Metric Boulevard and Braker Lane, the property is just two miles from The Domain and less than five miles from The Arboretum, providing tenants with proximity to major employers, amenities, and a deep local talent pool. This prime positioning supports a wide range of tenants seeking connectivity and visibility in North Austin.

### PROPERTY FEATURES

SUBMARKET	North
SQUARE FOOTAGE	45,913 SF
# OF BUILDINGS	1
PARKING	3.33:1,000
ZONING	LI
POWER	Three Phase



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# BRAKER IV

Suite B | 2,322 SF

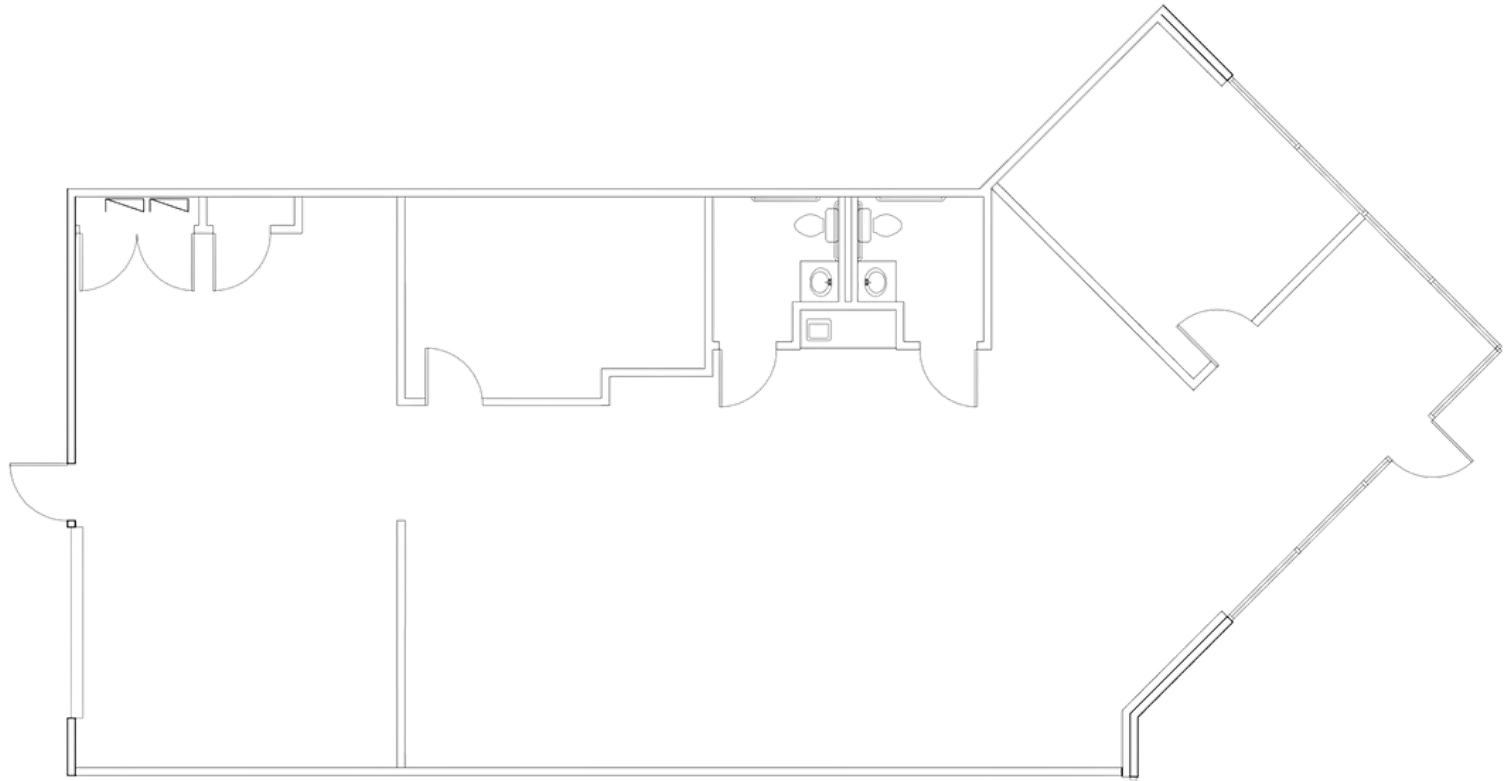
**CLEAR HEIGHT:** ±14'

**LOADING:** GRADE LEVEL

**WAREHOUSE:** 100% HVAC

**OFFICE PERCENTAGE:** 70%

**PARKING:** 3.33:1,000 SF



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**360° TOUR**



**CLICK OR SCAN**

# BRAKER IV

Suite D | 1,800 SF

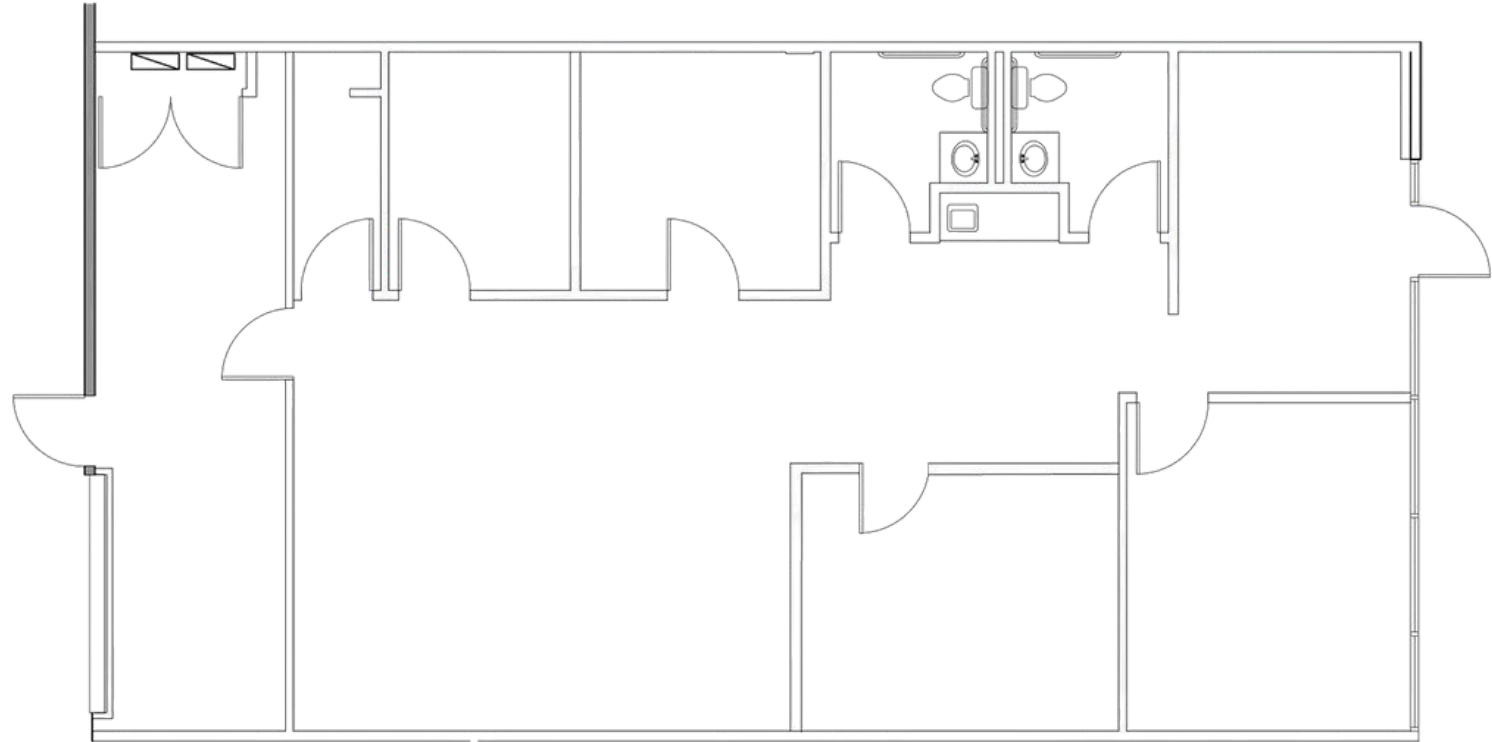
**CLEAR HEIGHT:** ±14'

**LOADING:** GRADE LEVEL

**WAREHOUSE:** 100% HVAC

**OFFICE PERCENTAGE:** 90%

**PARKING:** 3.33:1,000 SF



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**360° TOUR**



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# BRAKER IV

Suite K\* | 2,250 SF

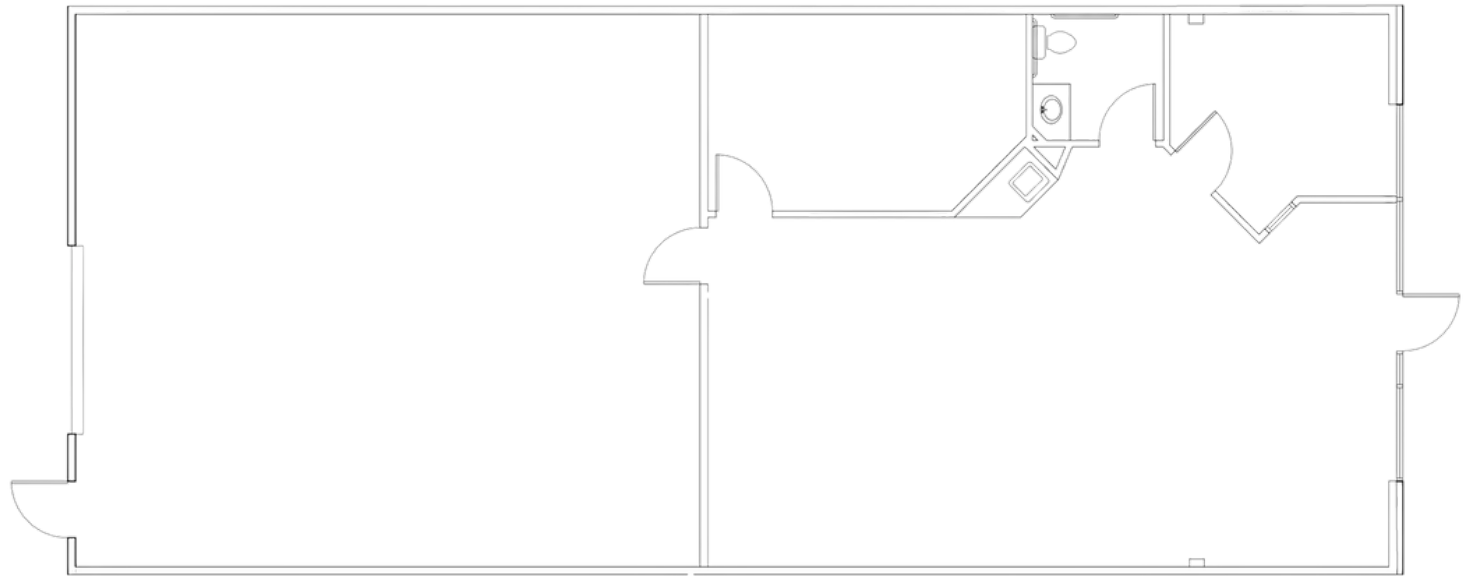
**CLEAR HEIGHT:** ±14'

**LOADING:** 1 SEMI-DOCK

**WAREHOUSE:** 100% HVAC

**OFFICE PERCENTAGE:** 50%

**PARKING:** 3.33:1,000 SF



\*Can be combined with Suite M for 6,750 SF

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**360° TOUR**



**CLICK OR SCAN**

# BRAKER IV

Suite M\* | 4,500 SF

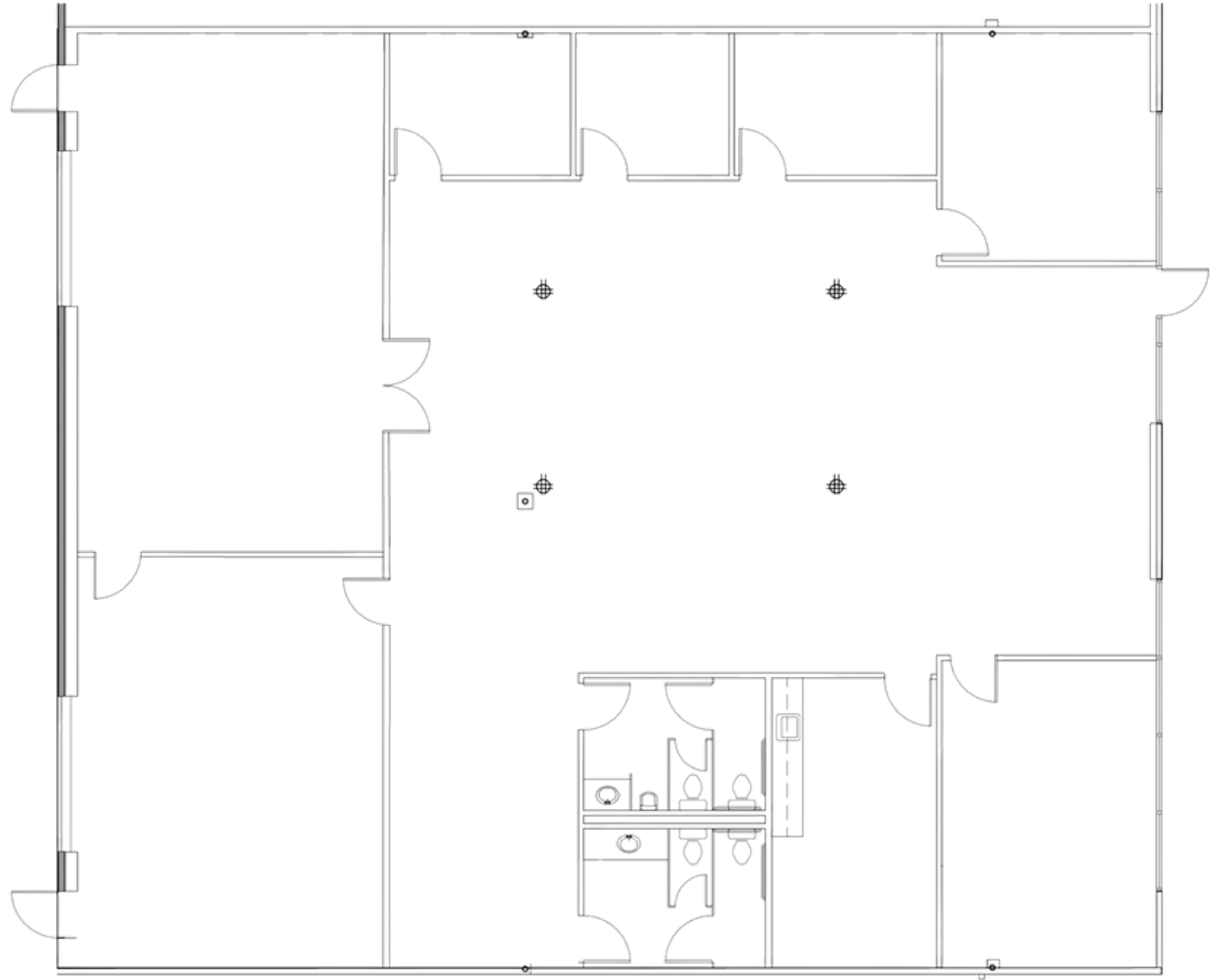
**CLEAR HEIGHT:** ±14'

**LOADING:** 2 SEMI-DOCKS

**WAREHOUSE:** 100% HVAC

**OFFICE PERCENTAGE:** 70%

**PARKING:** 3.33:1,000 SF



\*Can be combined with Suite K for 6,750 SF

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# BRAKER IV

Suite K & M | 6,750 SF

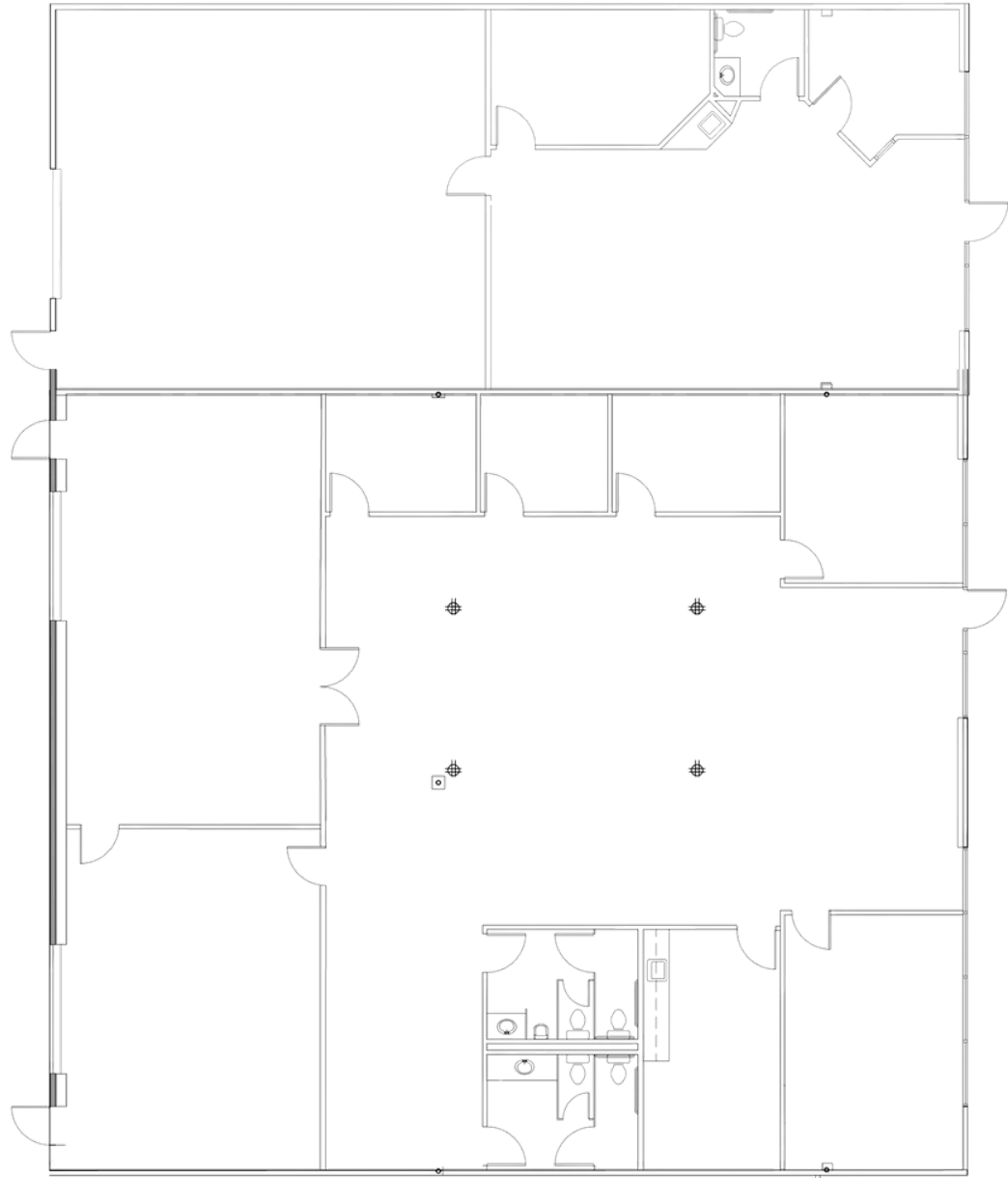
**CLEAR HEIGHT:** ±14'

**LOADING:** 3 SEMI-DOCKS

**WAREHOUSE:** 100% HVAC

**OFFICE PERCENTAGE:** 65%

**PARKING:** 3.33:1,000 SF



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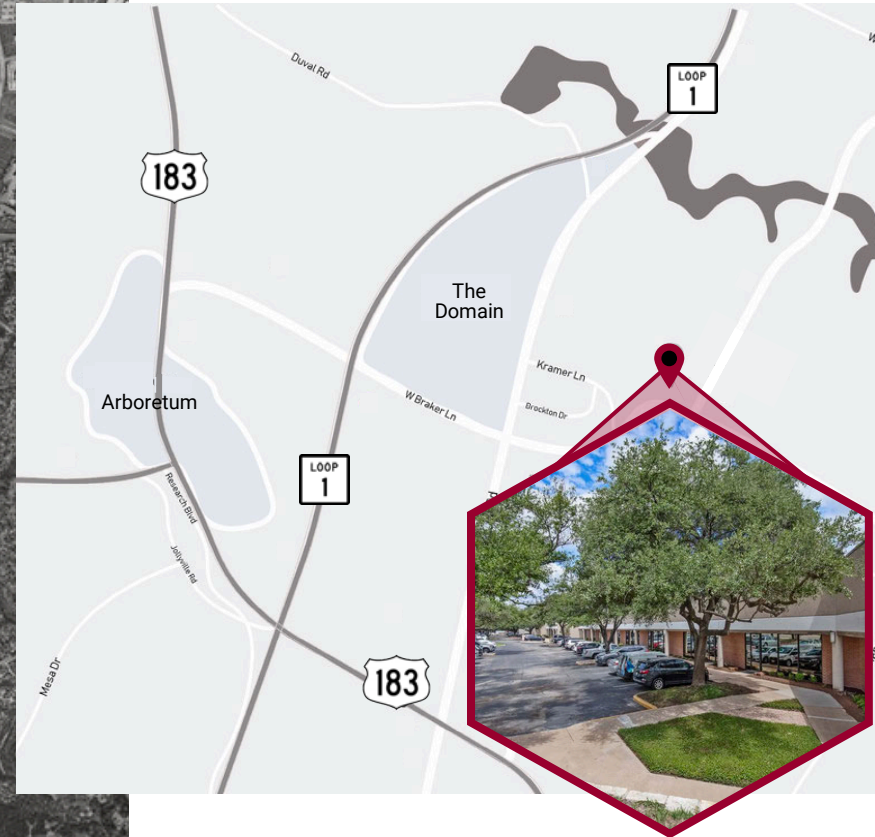
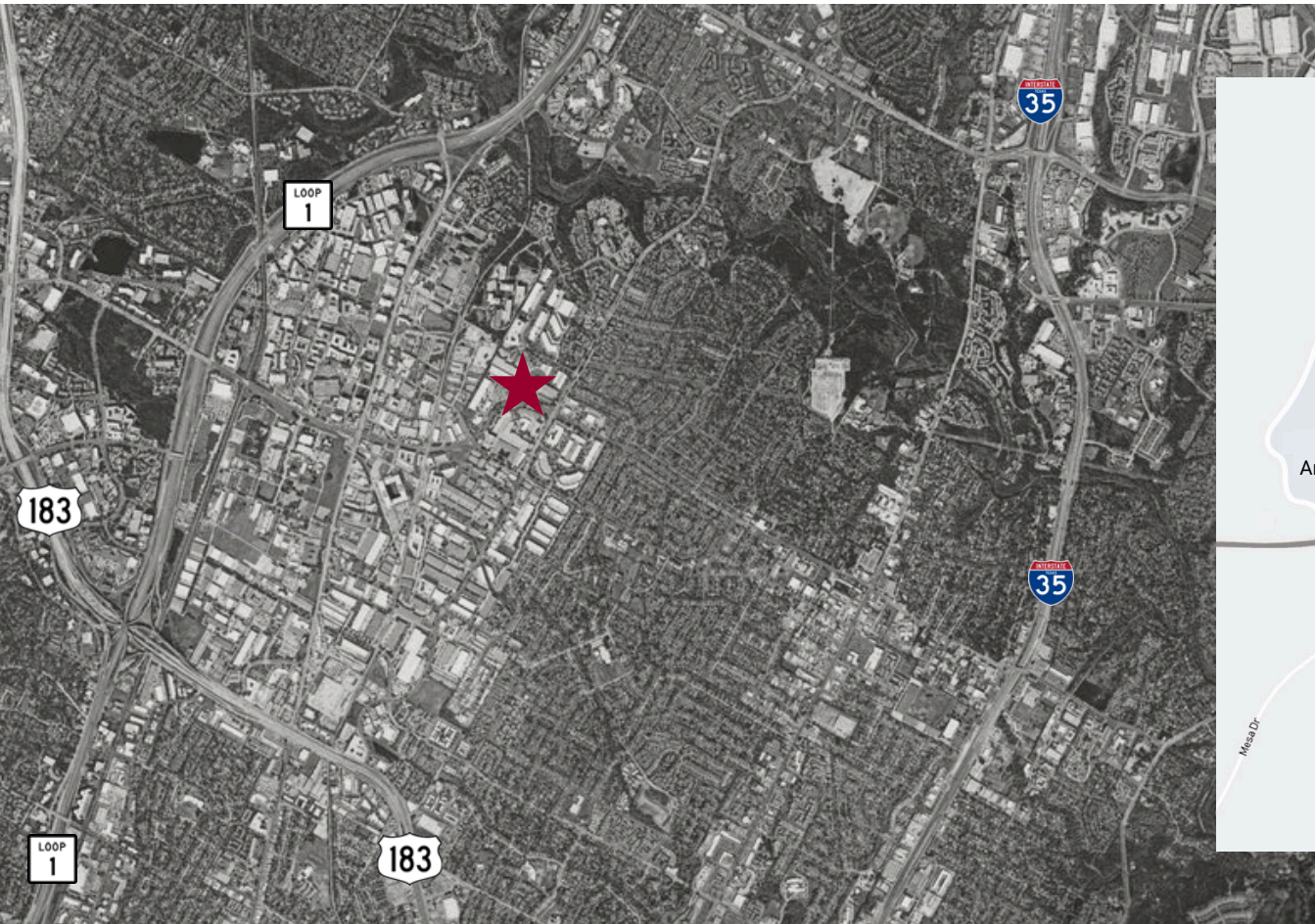


**CLICK OR SCAN**



# BRAKER IV

2120 W. Braker Ln, Austin, TX



**DRIVE  
TIMES**

**2 MIN**  
THE DOMAIN

**5 MIN**  
ARBORETUM

**15 MIN**  
DOWNTOWN  
AUSTIN

**20 MIN**  
AUSTIN-BERGSTROM  
INT'L AIRPORT

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