

INDUSTRIAL, FLEX & CREATIVE OFFICE

**FOR LEASE**

2,711 - 26,047 SF



**METRIC  
COLLECTIVE**



OWNED BY:

**MIG**<sup>®</sup>  
Real Estate

LEASED BY:

**LA**  
LEE & ASSOCIATES





## 550,000 SF CREATIVE OPPORTUNITY

Metric Collective, formerly known as The Offices at Braker, is a 550,000 SF flex/industrial and creative office campus located in North Austin's flex/industrial submarket. The 13-building campus is within a mile (2-minute drive time) of the Domain, Austin's premier mixed-use development, and has access to over a hundred retailers, six hotels, and dozens of restaurants. With close proximity and accessibility to Mopac (Loop 1), Research Boulevard (Highway 183), Capital of Texas Highway (Loop 360) and Interstate 35, this coveted submarket is Austin's largest with 11-million SF and boasts the strongest demand by its 95.4% occupancy.



# BUILDINGS MAP





# CURRENT AVAILABILITIES



## BUILDINGS A - I

### BUILDING A

SUITE G: 2,711 SF  
SUITE H\*: 5,400 SF  
SUITE L\*: 3,606 SF  
\*CONTIGUOUS: 9,006 SF  
SUITE N: 5,852 SF

### BUILDING B

SUITE 100\*: 11,500 SF  
SUITE 200\*: 14,547 SF  
\*CONTIGUOUS: 26,047 SF  
SUITE 300: 21,853 SF

### BUILDING D

100% LEASED

### BUILDING E

SUITE 200: 14,613 SF

### BUILDING F

SUITE 100\*: 11,342 SF  
SUITE 200\*: 12,775 SF  
\*CONTIGUOUS: 24,117 SF

### BUILDING G

SUITE 200: 15,550 SF

### BUILDING I

100% LEASED

### BUILDING J

100% LEASED

## BUILDINGS M1-M4

### BUILDING M1

SUITE 150\*: 18,322 SF  
SUITE 190\*: 6,302 SF  
\*CONTIGUOUS: 24,624 SF

### BUILDING M2

SUITE 210: 6,992 SF

### BUILDING M3

SUITE 310: 5,000 SF

### BUILDING M4

100% LEASED

## BUILDING 1

### BUILDING 1

SUITE 150\*: 6,003 SF  
SUITE 250\*: 6,946 SF  
\*CONTIGUOUS: 12,949 SF  
SUITE 550: 10,434 SF  
SUITE 750: 5,181 SF

**MITCHELL BECKER**

512.410.8265

mbecker@lee-associates.com

**WILL SALLIS**

512.410.8269

wsallis@lee-associates.com

**AVERY LEVY**

512.410.8263

alevy@lee-associates.com

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# BUILDING A

1826 KRAMER LN

AVAILABLE: 3,606 - 9,006 SF



 WAREHOUSE

SUITE N  
5,852 SF

SUITE H\*  
5,400 SF

SUITE G  
2,711 SF

SUITE L\*  
3,606 SF

\*SUITES L & H CAN BE COMBINED FOR 9,006 SF

**MITCHELL BECKER**

512.410.8265

mbecker@lee-associates.com

**WILL SALLIS**

512.410.8269

wsallis@lee-associates.com

**AVERY LEVY**

512.410.8263

alevy@lee-associates.com

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



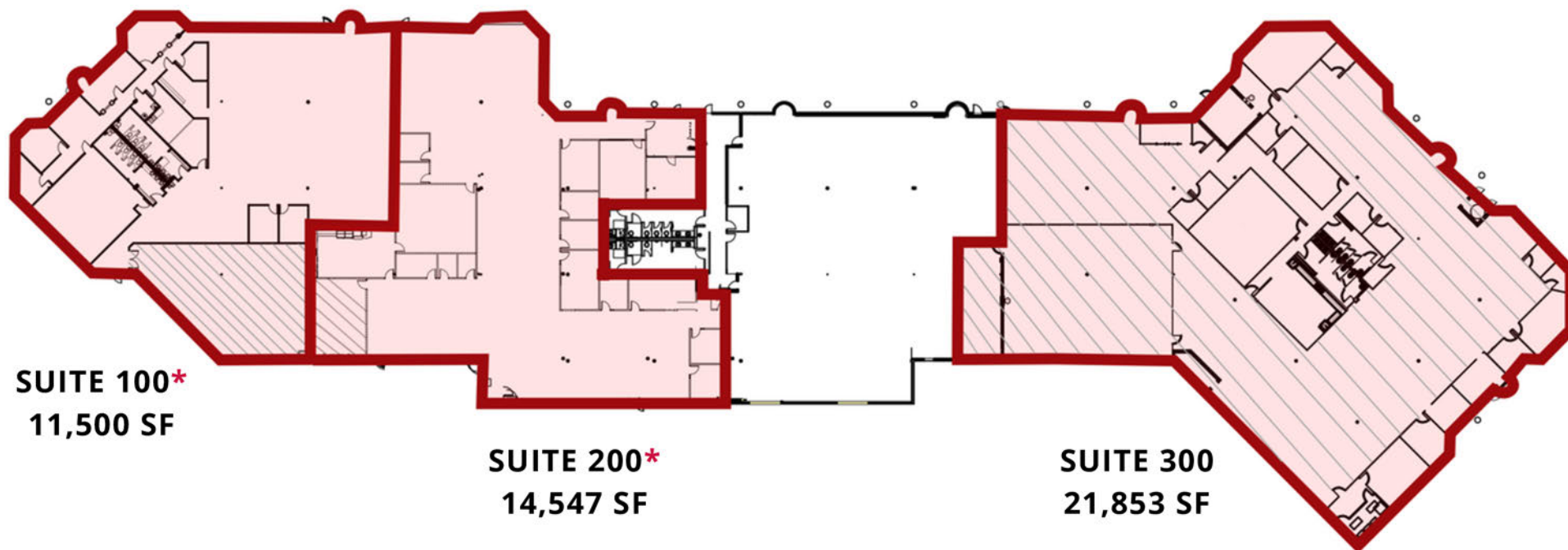
# BUILDING B

1908 KRAMER LN

AVAILABLE: 11,500 - 26,047 SF



 WAREHOUSE



**SUITE 100\***  
11,500 SF

**SUITE 200\***  
14,547 SF

**SUITE 300**  
21,853 SF

**\*SUITES 100 & 200 CAN BE COMBINED FOR 26,047 SF**

**MITCHELL BECKER**

512.410.8265

mbecker@lee-associates.com

**WILL SALLIS**

512.410.8269

wsallis@lee-associates.com

**AVERY LEVY**

512.410.8263

alevy@lee-associates.com

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

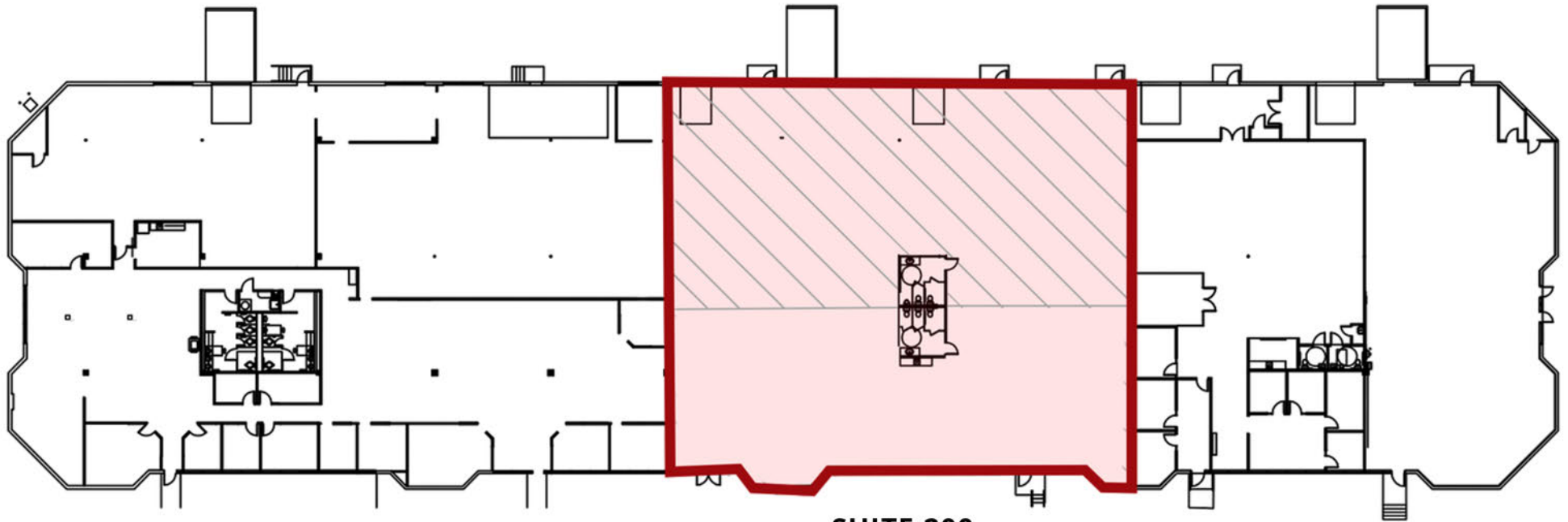
# BUILDING E

1909 W. BRAKER LN

AVAILABLE: 14,613 SF



 WAREHOUSE



**SUITE 200**  
**14,613 SF**

**MITCHELL BECKER**

512.410.8265

mbecker@lee-associates.com

**WILL SALLIS**

512.410.8269

wsallis@lee-associates.com

**AVERY LEVY**

512.410.8263

alevy@lee-associates.com

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

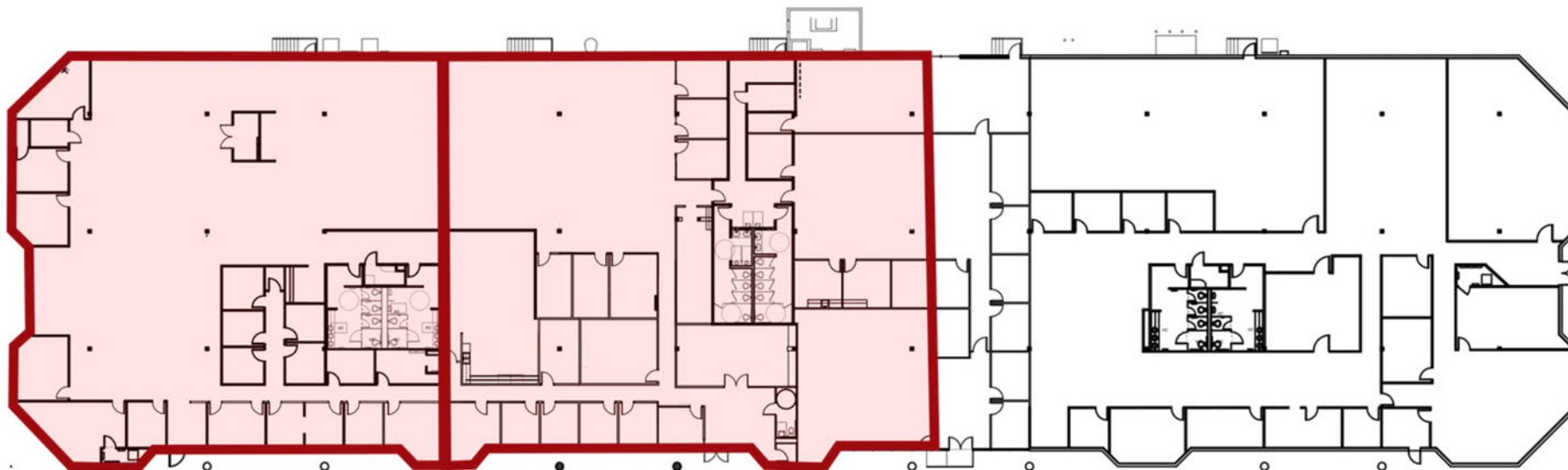


# BUILDING F

1817 W. BRAKER LN

AVAILABLE: 11,342 - 24,117 SF

 WAREHOUSE



**SUITE 100\***  
11,342 SF

**SUITE 200\***  
12,775 SF

**\*SUITES 100 & 200 CAN BE COMBINED FOR 24,117 SF**

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512.410.8265

mbecker@lee-associates.com

**WILL SALLIS**

512.410.8269

wsallis@lee-associates.com

**AVERY LEVY**

512.410.8263

alevy@lee-associates.com

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ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

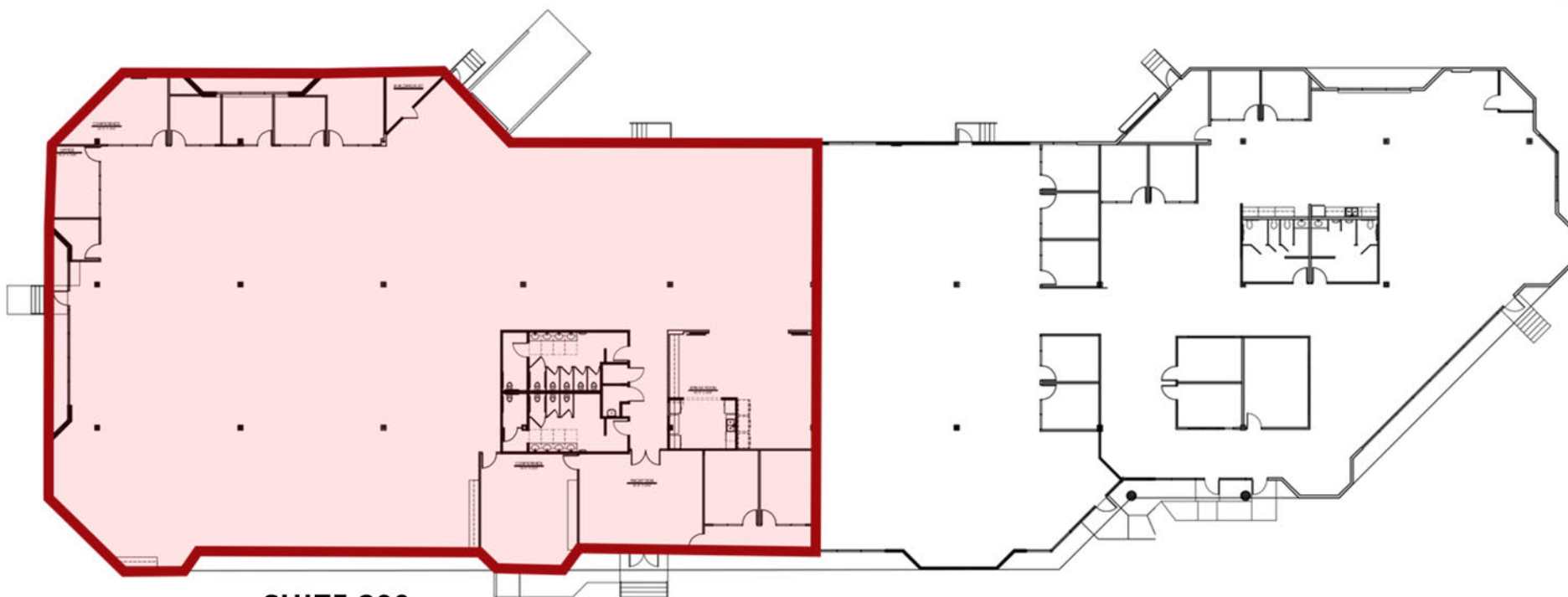
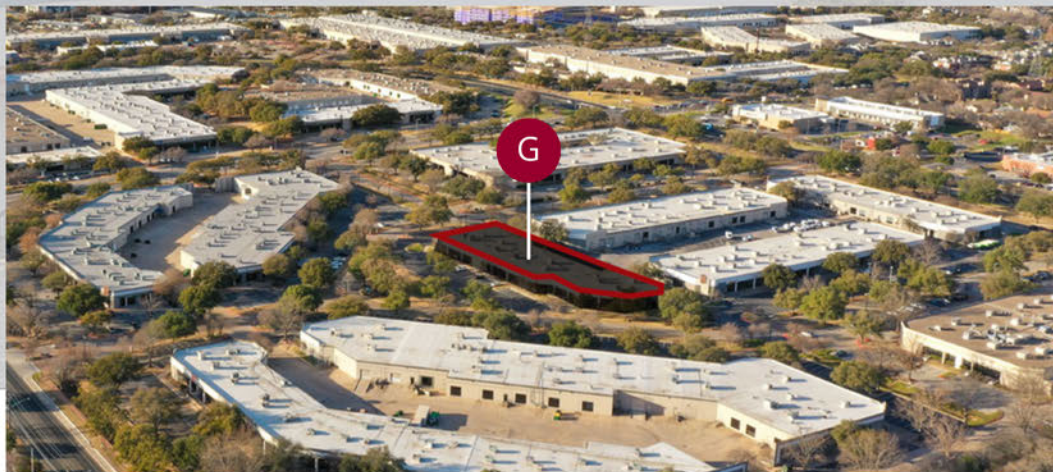


# BUILDING G

11109 METRIC BLVD

AVAILABLE: 15,550 SF

 WAREHOUSE



**SUITE 200**  
**15,550 SF**

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512.410.8265

[mbecker@lee-associates.com](mailto:mbecker@lee-associates.com)

**WILL SALLIS**

512.410.8269

[wsallis@lee-associates.com](mailto:wsallis@lee-associates.com)

**AVERY LEVY**

512.410.8263

[alevy@lee-associates.com](mailto:alevy@lee-associates.com)

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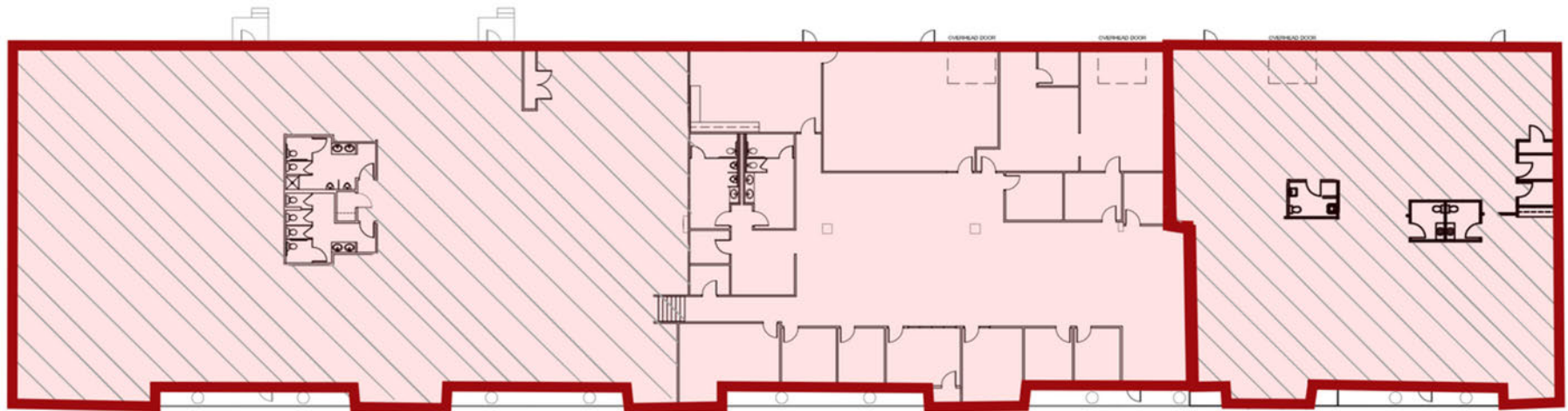
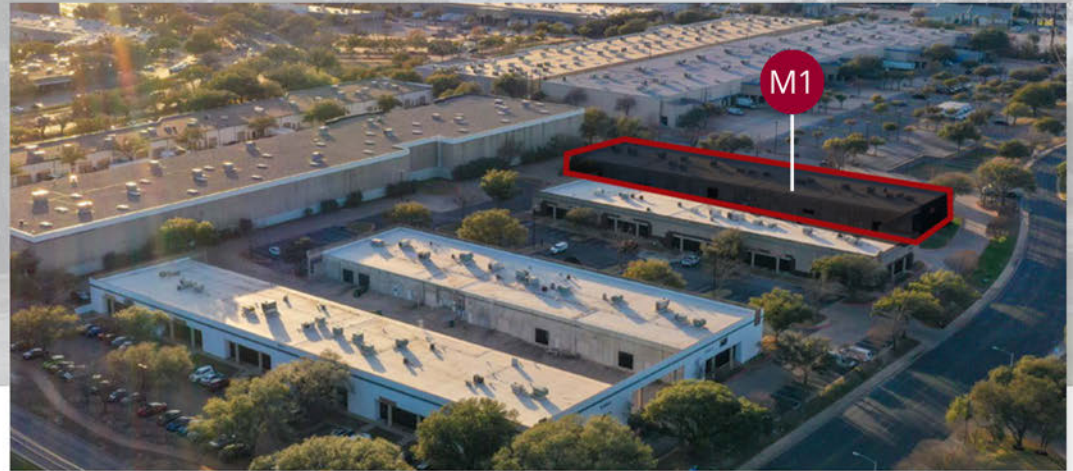


# BUILDING M1

11500-1 METRIC BLVD

AVAILABLE: 6,302 - 24,624 SF

 WAREHOUSE



**SUITE 150\***  
18,322 SF

**SUITE 190\***  
6,302 SF

**\*SUITES 150 & 190 CAN BE COMBINED FOR 24,624 SF**

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512.410.8269

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alevy@lee-associates.com

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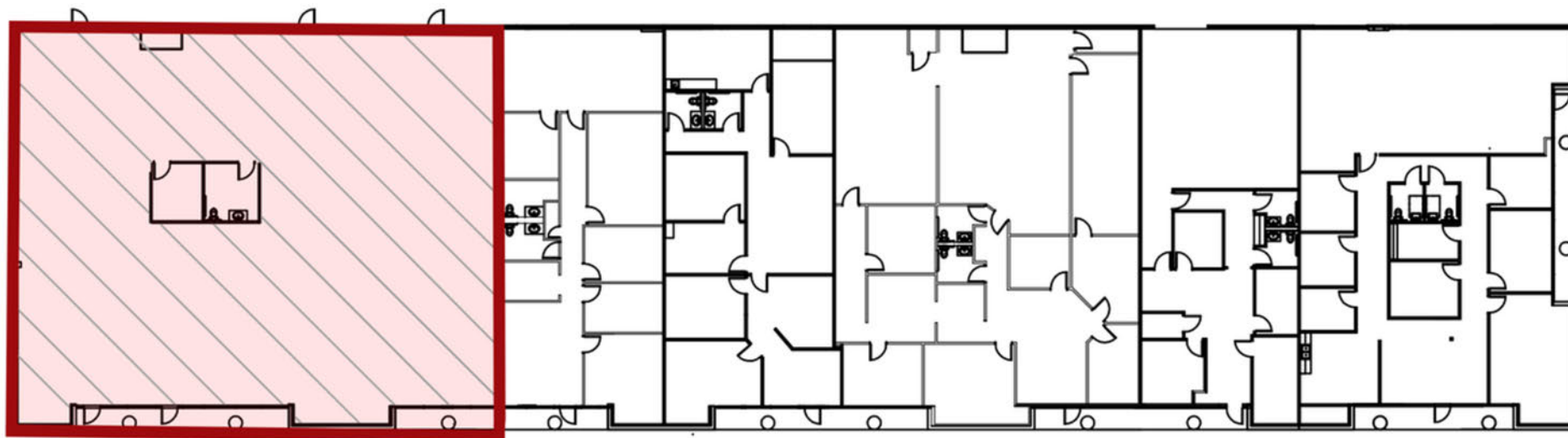
# BUILDING M2

11500-2 METRIC BLVD

AVAILABLE: 6,992 SF



WAREHOUSE



**SUITE 210**  
**6,992 SF**

**MITCHELL BECKER**

512.410.8265

mbecker@lee-associates.com

**WILL SALLIS**

512.410.8269

wsallis@lee-associates.com

**AVERY LEVY**

512.410.8263

alevy@lee-associates.com

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

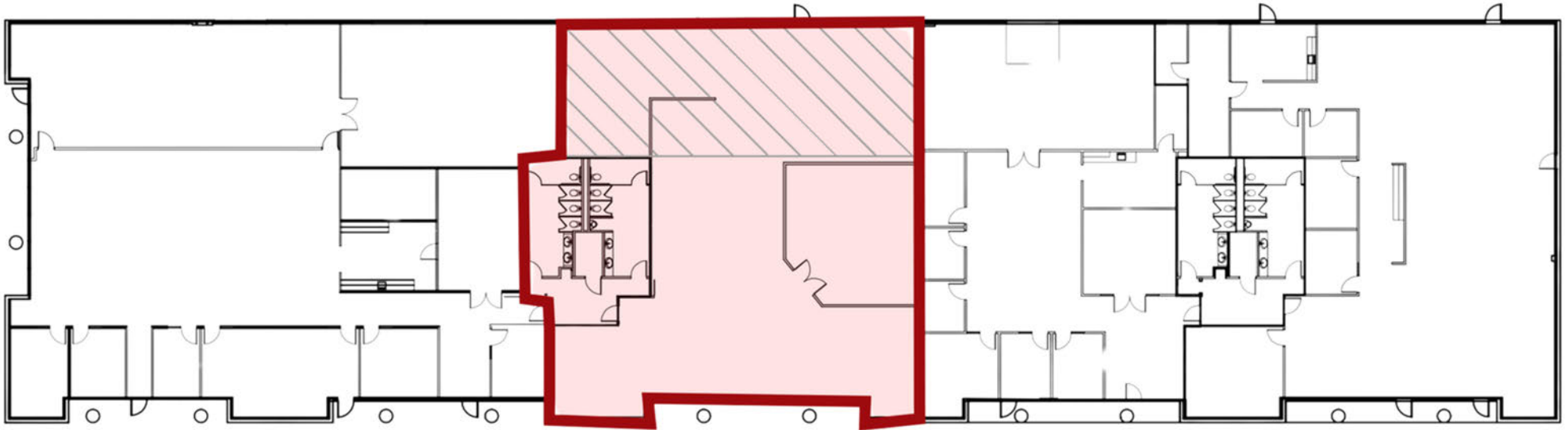


# BUILDING M3

11500-3 METRIC BLVD

AVAILABLE: 5,000 SF

 WAREHOUSE



**SUITE 310**  
**5,000 SF**

**MITCHELL BECKER**

512.410.8265

[mbecker@lee-associates.com](mailto:mbecker@lee-associates.com)

**WILL SALLIS**

512.410.8269

[wsallis@lee-associates.com](mailto:wsallis@lee-associates.com)

**AVERY LEVY**

512.410.8263

[alevy@lee-associates.com](mailto:alevy@lee-associates.com)

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# BUILDING 1

2100 KRAMER LN

AVAILABLE: 5,181 - 12,949 SF



WAREHOUSE

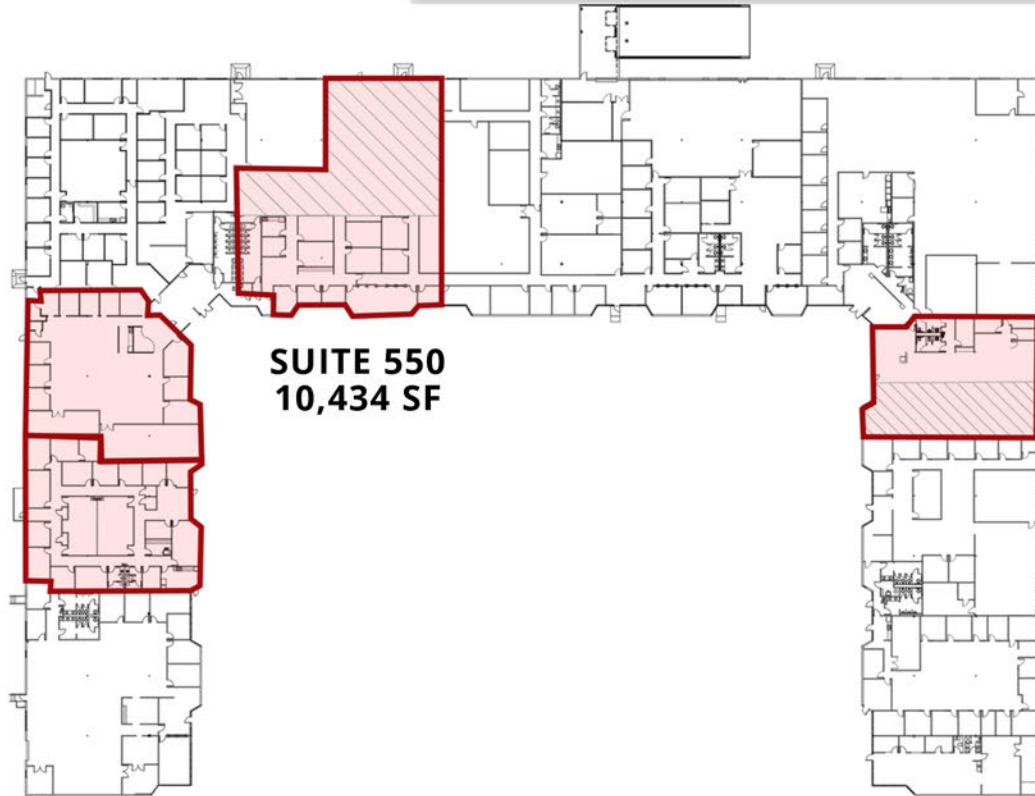


SUITE 250\*  
6,946 SF

SUITE 150\*  
6,003 SF

SUITE 550  
10,434 SF

SUITE 750  
5,181 SF



**\*SUITES 150 & 250 CAN BE COMBINED FOR 12,949 SF**

**MITCHELL BECKER**

512.410.8265

mbecker@lee-associates.com

**WILL SALLIS**

512.410.8269

wsallis@lee-associates.com

**AVERY LEVY**

512.410.8263

alevy@lee-associates.com

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# DRIVE TIMES



**15 MIN**  
TO DOWNTOWN



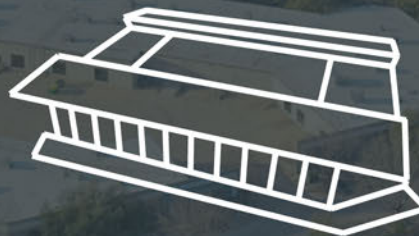
**33 MIN**  
TO SAMSUNG



**25 MIN**  
TO TESLA GIGAFACTORY



**20 MIN**  
TO THE AIRPORT



**4 MIN**  
TO Q2 STADIUM



**2 MIN**  
TO THE DOMAIN



# CONTACT US

**MITCHELL BECKER**

512.410.8265

[mbecker@lee-associates.com](mailto:mbecker@lee-associates.com)

**WILL SALLIS**

512.410.8269

[wsallis@lee-associates.com](mailto:wsallis@lee-associates.com)

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