

CM TECH RIDGE

301 W Howard Lane
Austin, Texas 78753

301

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CM Tech Ridge stands as one of Austin's most substantial and power-rich business park developments, offering an impressive 660,000 square feet of modern industrial space across two buildings on an expansive 72+ acre campus.

CM Tech Ridge provides flexibility to accommodate business of all sizes from growing enterprises to major corporate operations.

KEY CAMPUS FEATURES



Direct access to I-35, TX-45 and TX-130 for seamless regional distribution



Adaptable configurations supporting diverse operational requirements



Ample Parking with room to expand



Tech Corridor location - minutes from Dell, Samsung, Apple and IBM campuses



1 Building 1

Address: 201 W Howard Lane, Austin, TX 78753
Total Building Size: 363,488 SF complex
Year Built: 1999
Lot Size: 28.57 Acre
Building Type: Flex
Clear Height: ±36'
Truck Court: 120' - 180'
Parking: 909

2 Building 2

Address: 301 W Howard Lane, Austin, TX 78753
Total Building Size: 296,521 SF complex
Available Space: 30,314 SF
Lot Size: 32.39 Acre
Building Type: Flex
Clear Height: ±30'
Truck Court: 120' - 180'
Parking: 1,352

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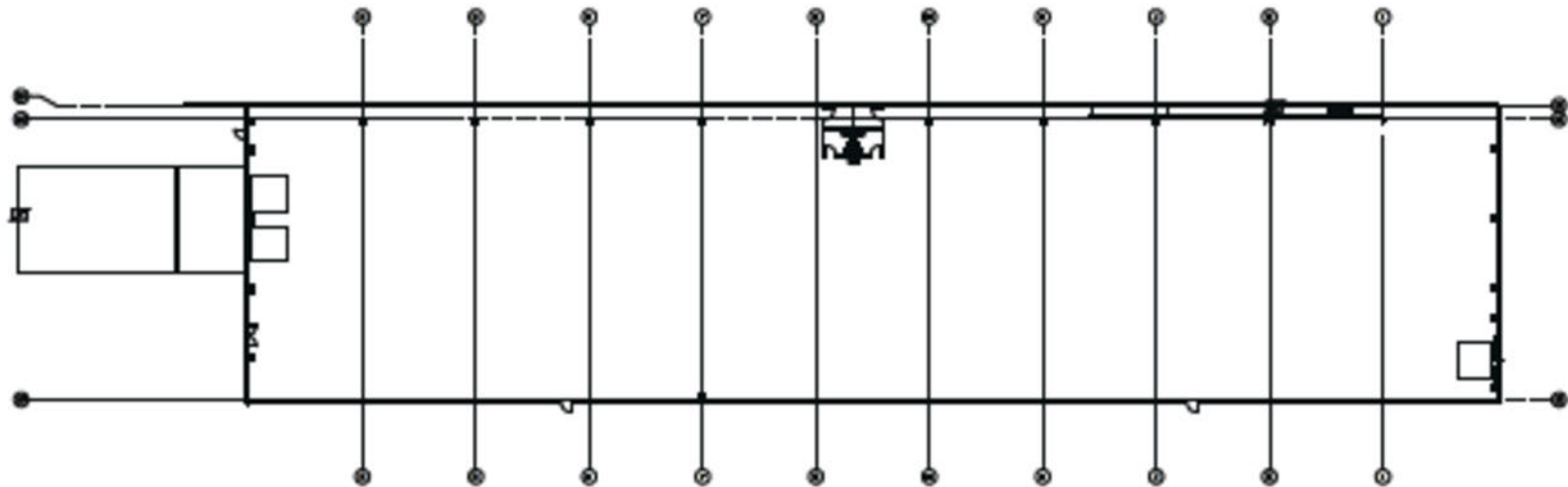
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CM TECH RIDGE

BUILDING 2, SUITE 400 ± 30,314 SF BULK WAREHOUSE

301 W HOWARD LANE, AUSTIN, TEXAS 78753



CLEAR HEIGHT	±30'
LOADING	2 Front Load Dock High Doors ; 1 Rear Load Grade-Level Door
COLUMN SPACING	±75' x 36'
FEATURES	Clear-Span Space ; No interior columns
LOCATION FEATURES	Near Capital Metro Park & Ride Station

SHOPS AT TECH RIDGE



TECH RIDGE CENTER



Fairfield
BY MARRIOTT
Residence INN
BY MARRIOTT
SPRINGHILL SUITES
BY MARRIOTT

Hilton
Garden Inn
COURTYARD
BY MARRIOTT

Orangetheory
FITNESS
SMOOTHIE KING

SHOPS AT TECH RIDGE

TECH RIDGE CENTER

APPLIED MATERIALS

JAVELIN

USF

Safelite

TransPak

ALPHA

KOMPAN
Let's play

wesco

UNIVERSAL TECHNICAL INSTITUTE

MARCO FINE ARTS

Capgemini

Pearson

UCT

GM TECH RIDGE

HID

Johnson Controls

gm

natera

Infosys

3M

BAE SYSTEMS

Shell Recharge

Apple

VXI

SHERWIN WILLIAMS
W
LITTLE WOODROW'S
BRANDY • CIDER • BEER • WINE

CORPORATE NEIGHBORS



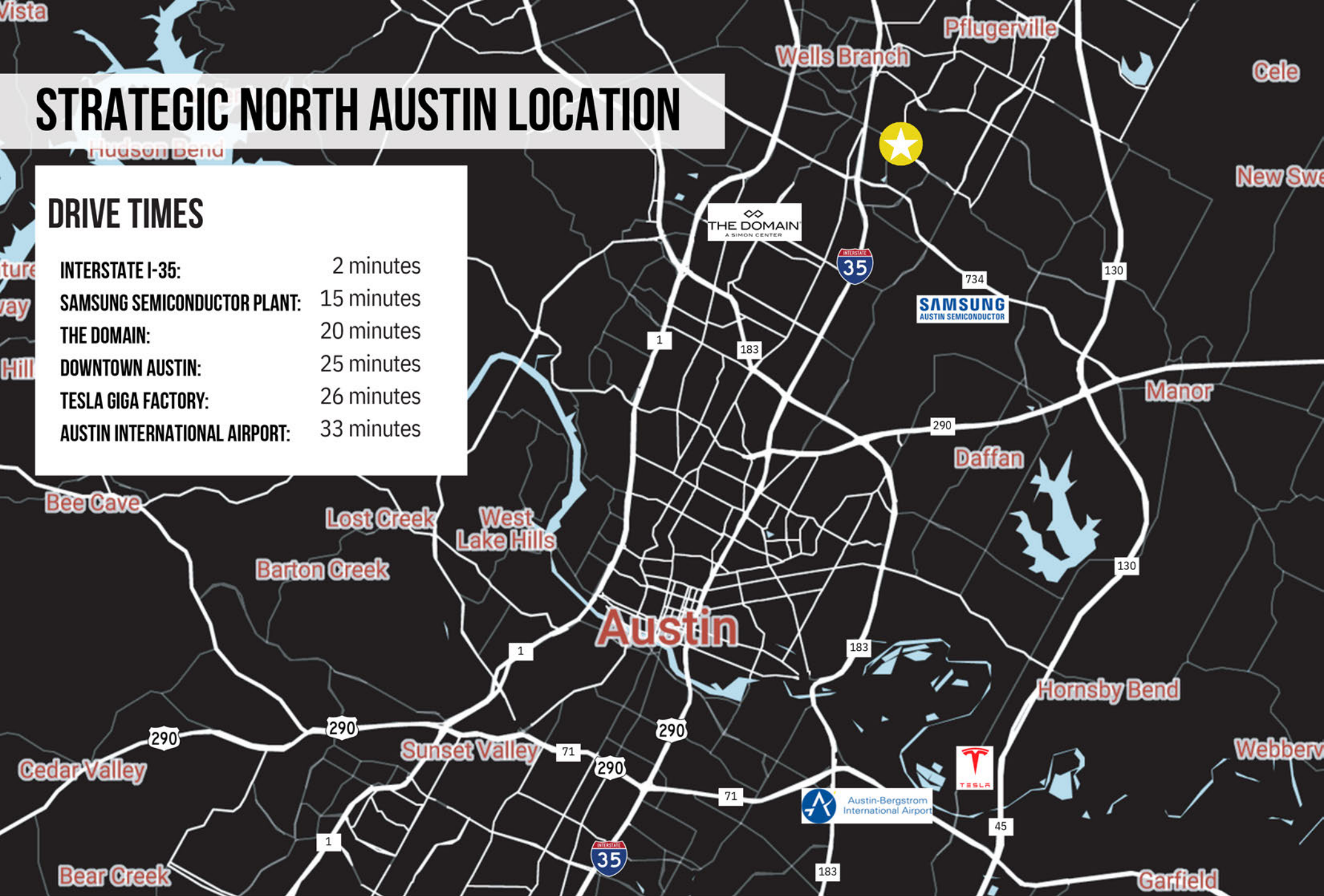
INFRASTRUCTURE ADVANTAGES

- DIRECT I-35 ACCESS** Immediate highway connectivity
- PARMER LANE CORRIDOR** Major east-west commercial thoroughfare
- TECH RIDGE PARK & RIDE** Public transit hub

STRATEGIC NORTH AUSTIN LOCATION

DRIVE TIMES

INTERSTATE I-35:	2 minutes
SAMSUNG SEMICONDUCTOR PLANT:	15 minutes
THE DOMAIN:	20 minutes
DOWNTOWN AUSTIN:	25 minutes
TESLA GIGA FACTORY:	26 minutes
AUSTIN INTERNATIONAL AIRPORT:	33 minutes



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LEE & ASSOCIATES
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FOR MORE INFORMATION, PLEASE CONTACT:

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