METRIC COLLECTIVE

INDUSTRIAL, FLEX & CREATIVE OFFICE

FOR LEASE

2,280 - 31,896 SF



OWNED BY:

MIG Real Estate

LEASED BY:

LEE & ASSOCIATES



METRIC COLLECTIVE

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.

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BUILDING PARK **MAP**



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BUILDING PARK **AVAILABILITIES**

BUILDINGS A - I

BUILDING A

SUITE D*: 4,493 SF
SUITE E*: 2,717 SF
SUITE G*: 2,711 SF
*CONTIGUOUS: 9,921 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

BUILDING D

100% LEASED

BUILDING E

SUITE 200: 14,613 SF
SUITE 400: 5,159 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

SUITE 100: 31,896 SF

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
SUITE 280: 4,330 SF
SUITE 285: 2,280 SF

BUILDING M3

SUITE 310: 5,000 SF

BUILDING M4

100% LEASED

BUILDING 1

BUILDING 1

SUITE 100*: 9,099 SF
SUITE 150*: 6,003 SF
SUITE 250*: 6,946 SF
*CONTIGUOUS: 12,947-22,048 SF

SUITE 750: 5,181 SF

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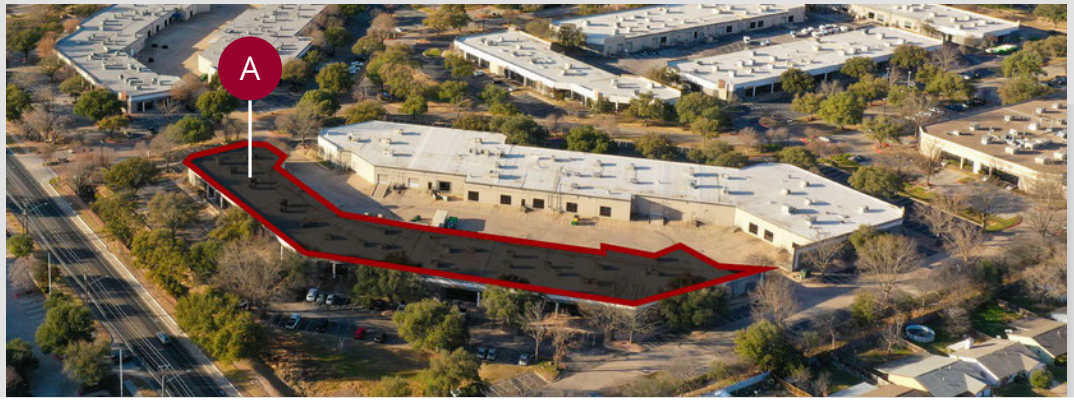
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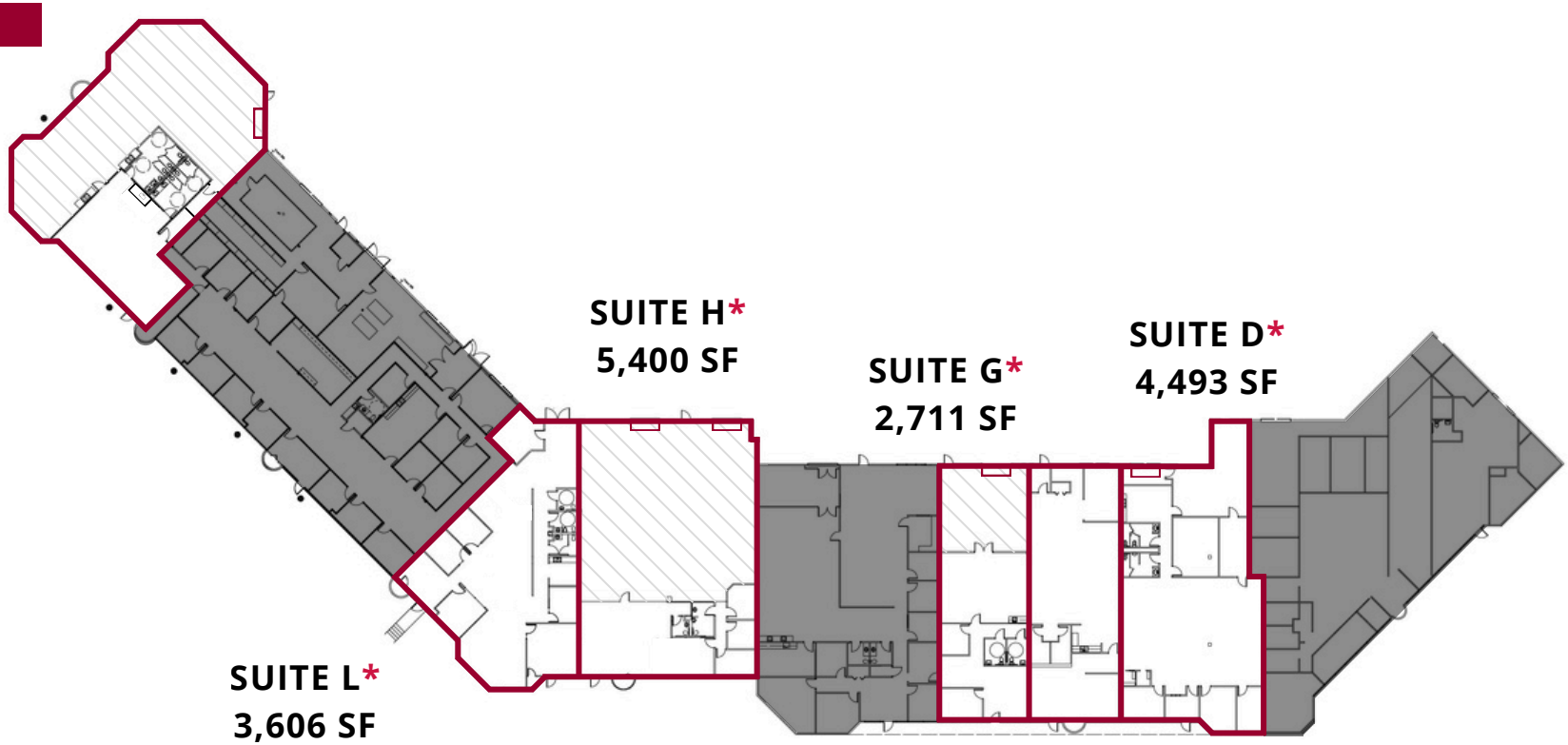
BUILDING A

1826 KRAMER LN

AVAILABLE: ±2,711 - 9,921 SF



WAREHOUSE



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

*SUITES G, E, & D CAN BE COMBINED FOR 9,921 SF

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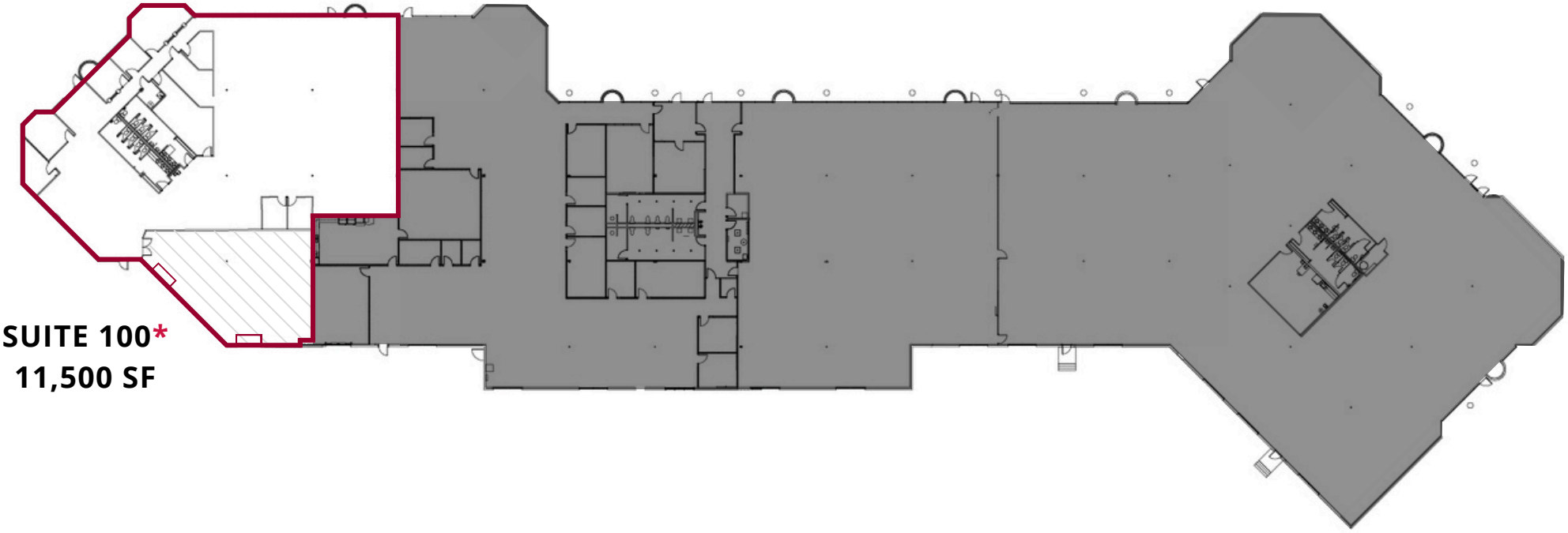
BUILDING B

1908 KRAMER LN

AVAILABLE: 11,500 SF



WAREHOUSE



SUITE 100*
11,500 SF

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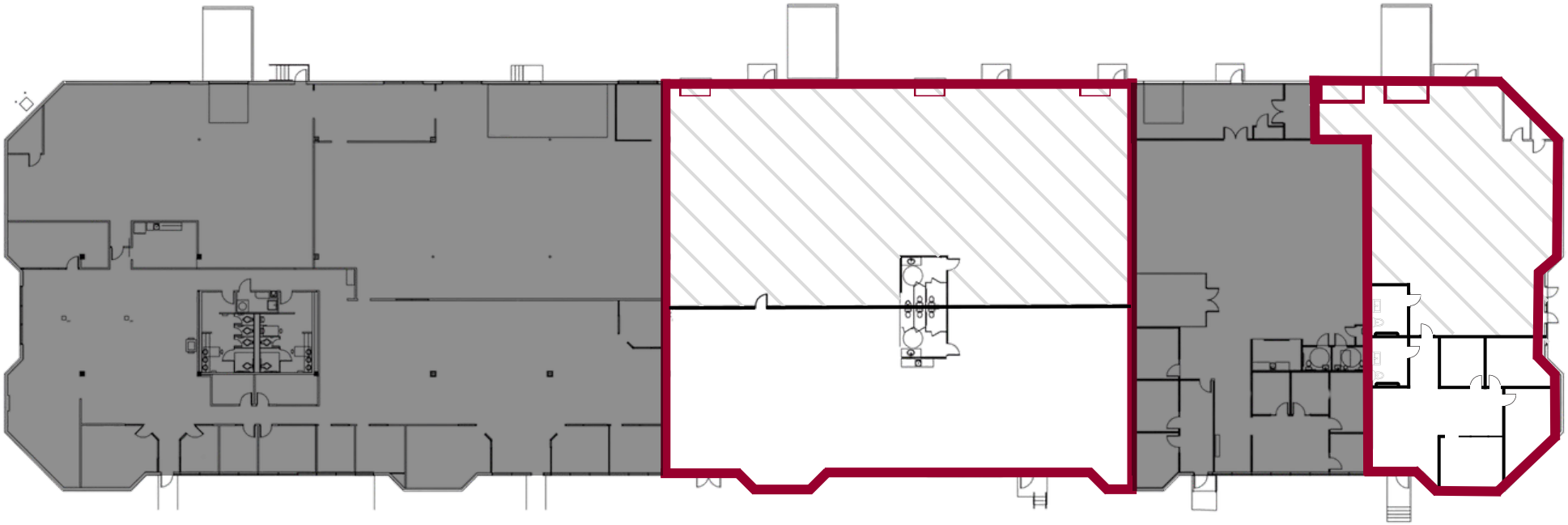
BUILDING E

1909 W. BRAKER LN

AVAILABLE: 5,159 - 14,613 SF



WAREHOUSE



SUITE 200
14,613 SF

SUITE 400
5,159 SF

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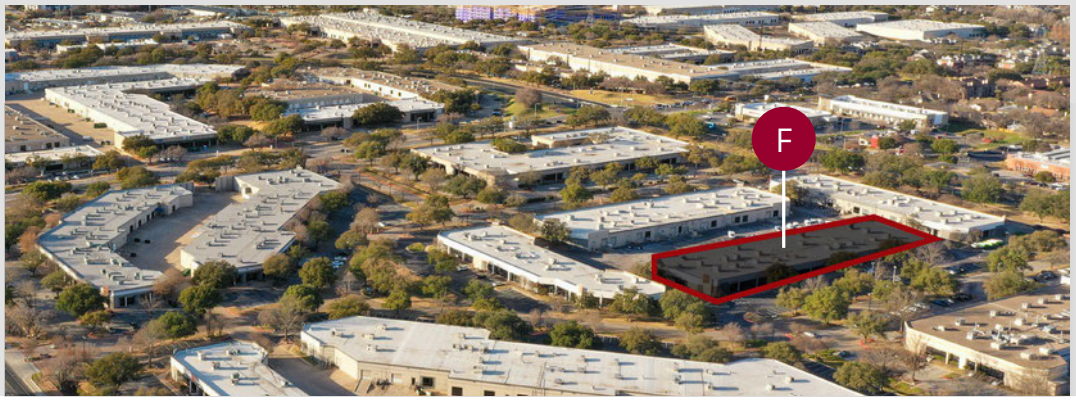
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BUILDING F

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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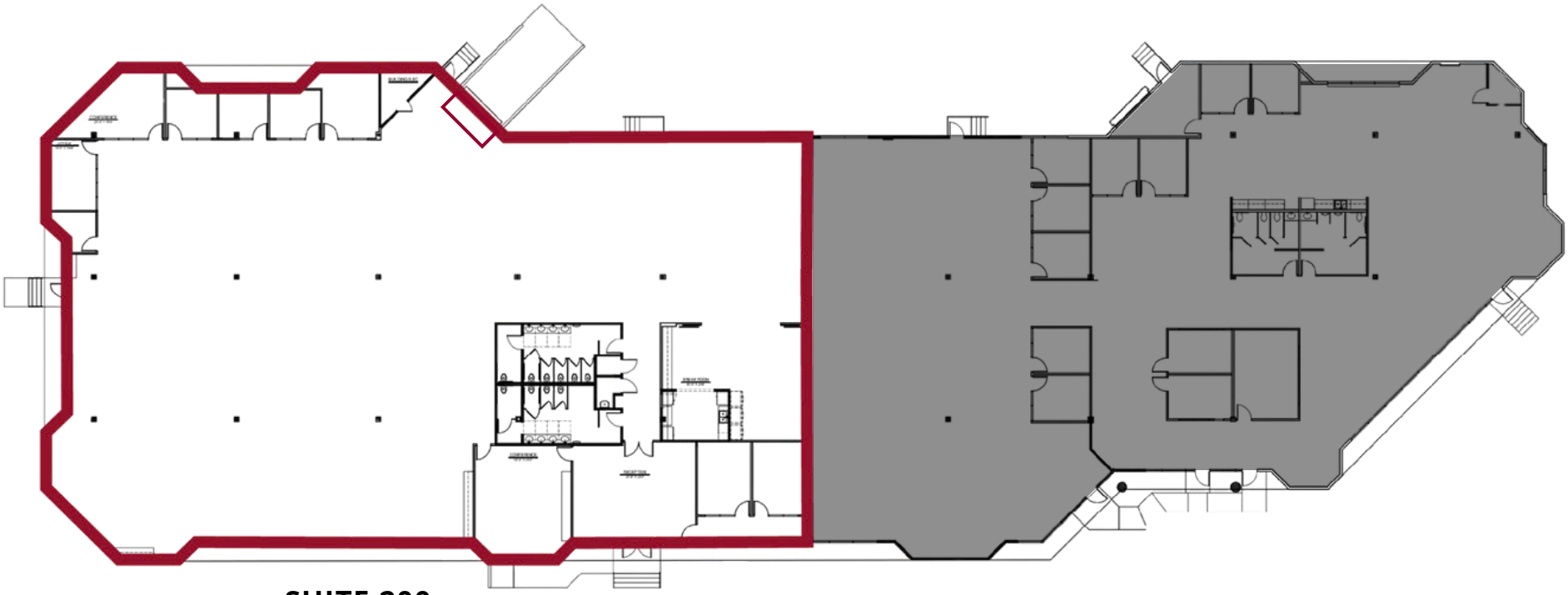
BUILDING G

11109 METRIC BLVD

AVAILABLE: 15,550 SF



WAREHOUSE



SUITE 200
15,550 SF

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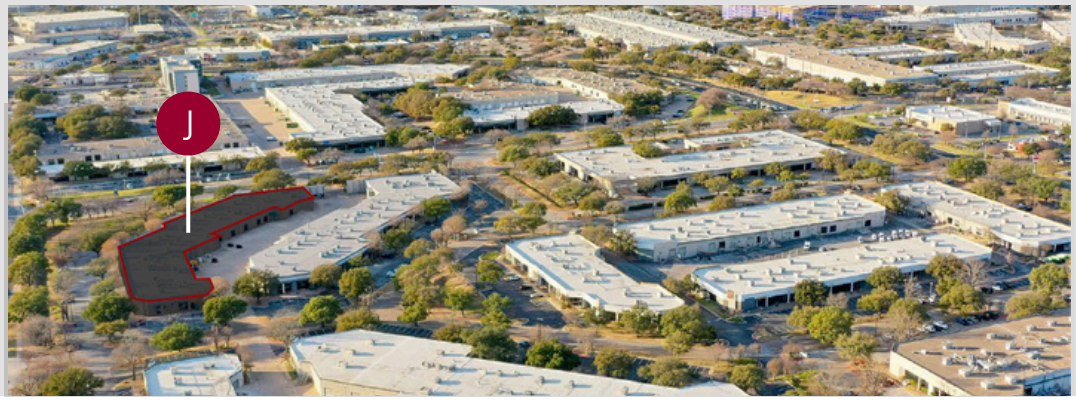
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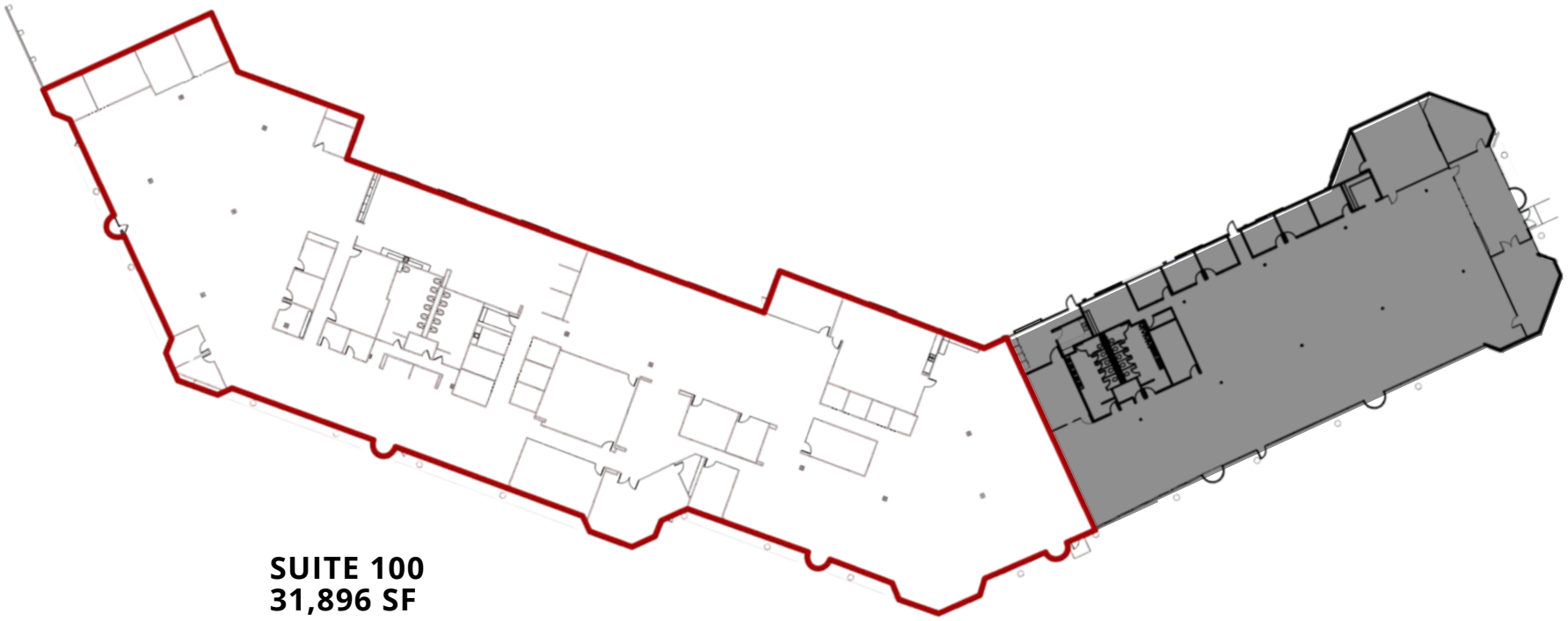
BUILDING J

11009 METRIC BLVD

AVAILABLE: ±10,000 - 31,896 SF



WAREHOUSE



SUITE 100
31,896 SF

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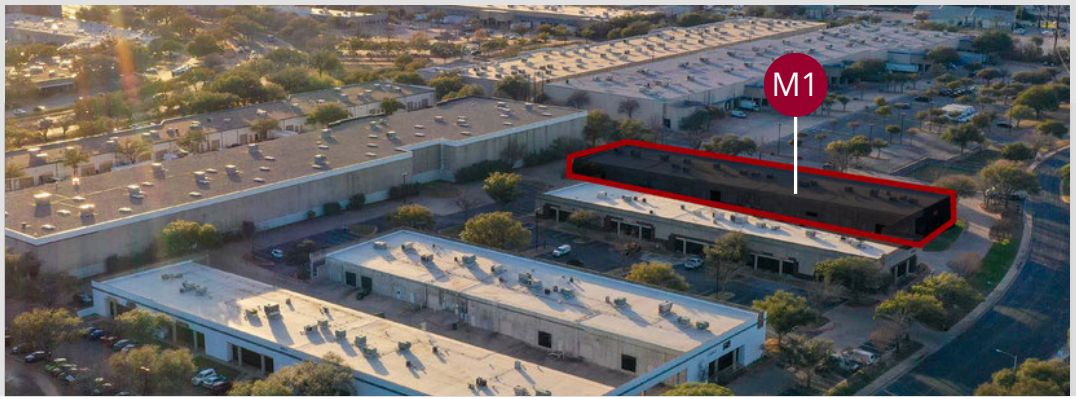
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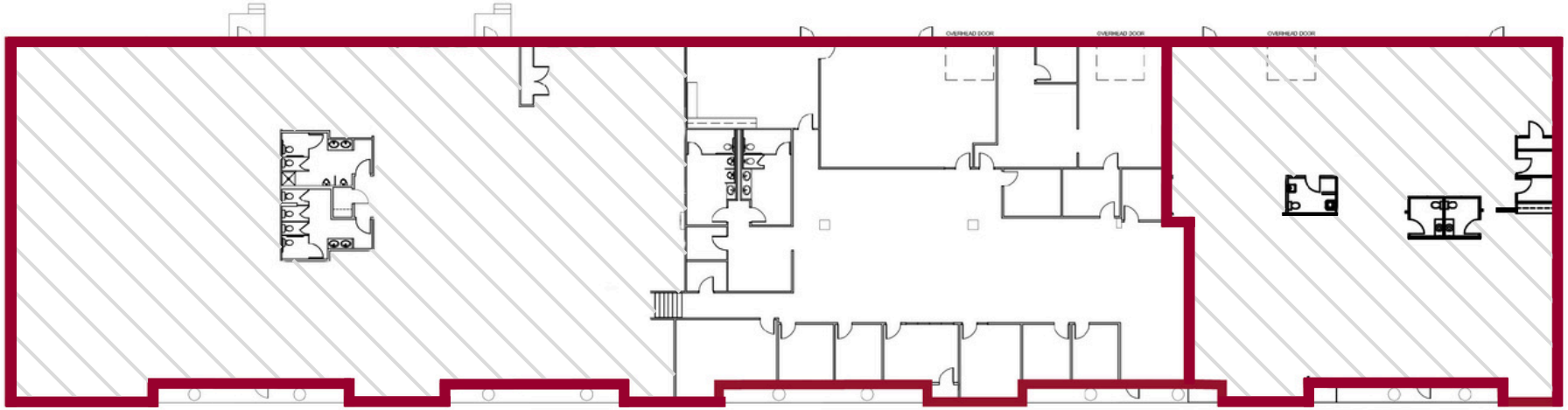
BUILDING M1

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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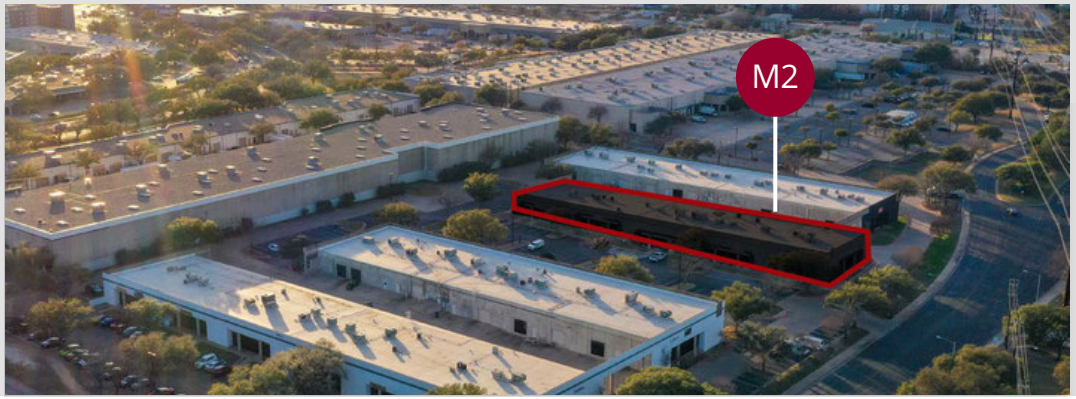
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BUILDING M2

11500-2 METRIC BLVD

AVAILABLE: 2,280 - 6,992 SF



WAREHOUSE



SUITE 210
6,992 SF

SUITE 280
4,330 SF

SUITE 285
2,280 SF

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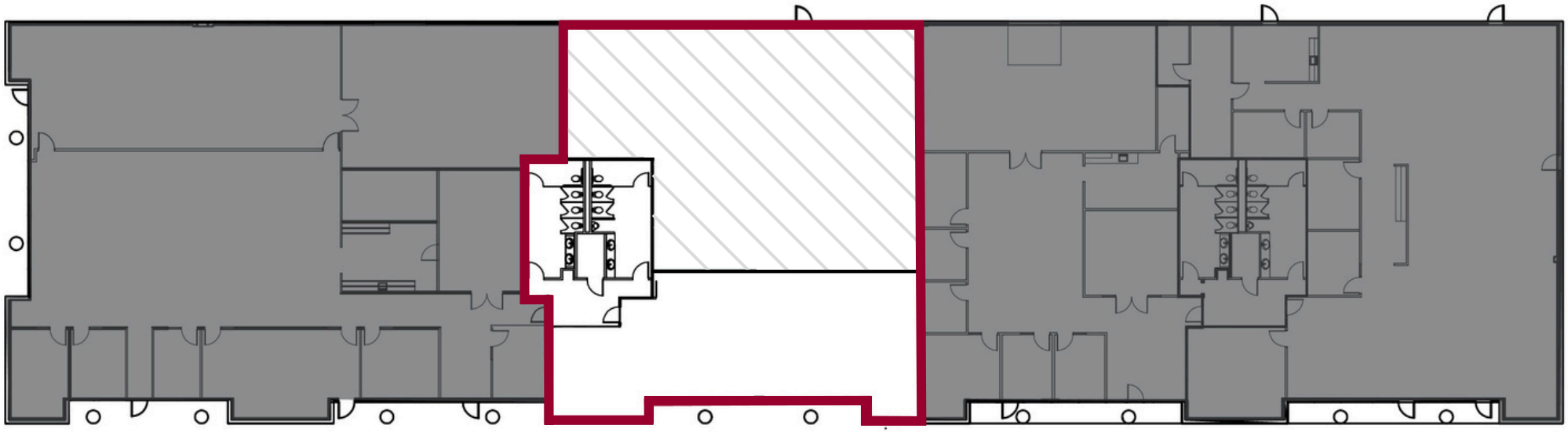
BUILDING M3

11500-3 METRIC BLVD

AVAILABLE: 5,000 SF



WAREHOUSE



SUITE 310
5,000 SF

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BUILDING 1

2100 KRAMER LN

AVAILABLE: 5,181 - 22,048 SF



WAREHOUSE



SUITE 250*
6,946 SF

SUITE 150*
6,003 SF

SUITE 100*
9,099 SF
AVAILABLE 04/01/27

SUITE 750
5,181 SF

***SUITES 100, 150 & 250 CAN BE COMBINED FOR UP TO 22,048 SF**

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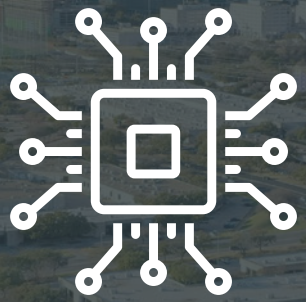
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DRIVE TIMES

METRIC COLLECTIVE



15 MIN
TO DOWNTOWN



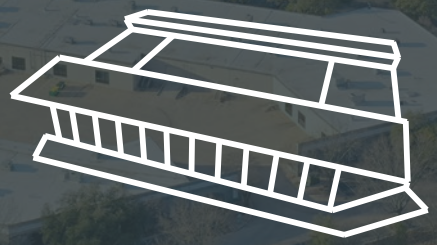
33 MIN
TO SAMSUNG



25 MIN
TO TESLA GIGAFACTORY



20 MIN
TO THE AIRPORT



4 MIN
TO Q2 STADIUM



2 MIN
TO THE DOMAIN

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