



# CM Tech Ridge 201 & 301 W Howard Ln



Adam Green, SIOR  
D 512.410.8264  
C 512.699.1103  
agreen@lee-associates.com

Mitchell Becker  
D 512.410.8265  
C 281.795.7906  
mbecker@lee-associates.com

Luke Boykin  
D 512.410.8266  
C 850.842.8121  
lboykin@lee-associates.com

Avery Levy  
D 512.410.8263  
C 214.673.3841  
alevy@lee-associates.com



## KEY CAMPUS FEATURES

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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 with divisible spaces to accommodate businesses of all sizes from growing enterprises to major corporate operations.



Ample existing power with potential capacity to expand up to 70 MegaWatts



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



Foreign Trade Zone



## Building 1

201 W Howard Lane  
Austin, TX, 78753

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Total Building Size: 363,488 SF  
**Available Space:** 39,000 - 363,255 SF  
 Year Built: 1999  
 Lot Size: 28.57 Acre  
 Clear Height: ±30'  
 Truck Court: 120' - 180'  
 Parking: 909

## Building 2

301 W Howard Lane  
Austin, TX, 78753

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Total Building Size: 296,521 SF  
**Available Space:** 30,314 SF  
 Year Built: 1999  
 Lot Size: 32.39 Acre  
 Clear Height: ±30'  
 Truck Court: 120' - 180'  
 Parking: 1,352

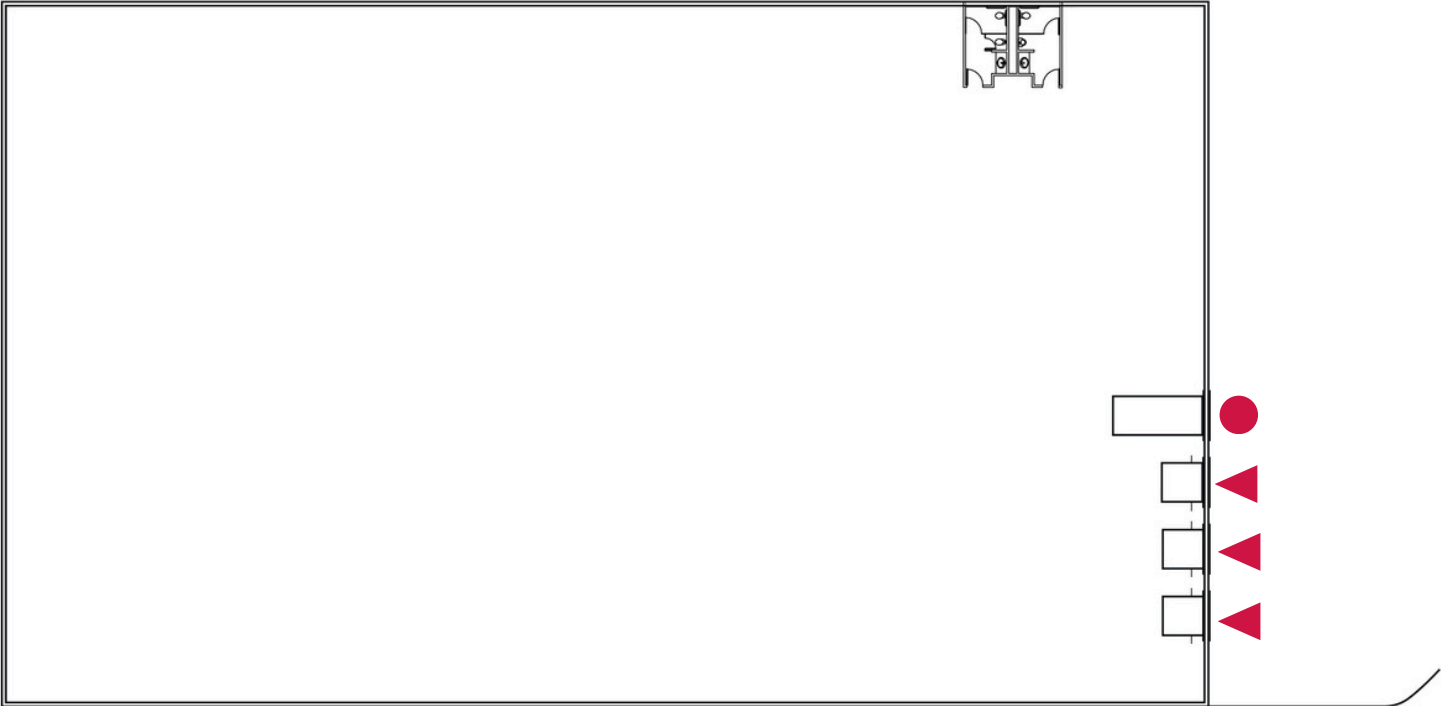
## EV Fleet / IOS

Size: 13.81 AC  
 Useable: 9.9 AC  
 Stalls: 1,017 Striped  
 Security: Fully fenced,  
 Lit, and Gated

## Surplus Parking

1,112 Parking Spots  
 Available 04/01/26

# 201 W Howard Lane



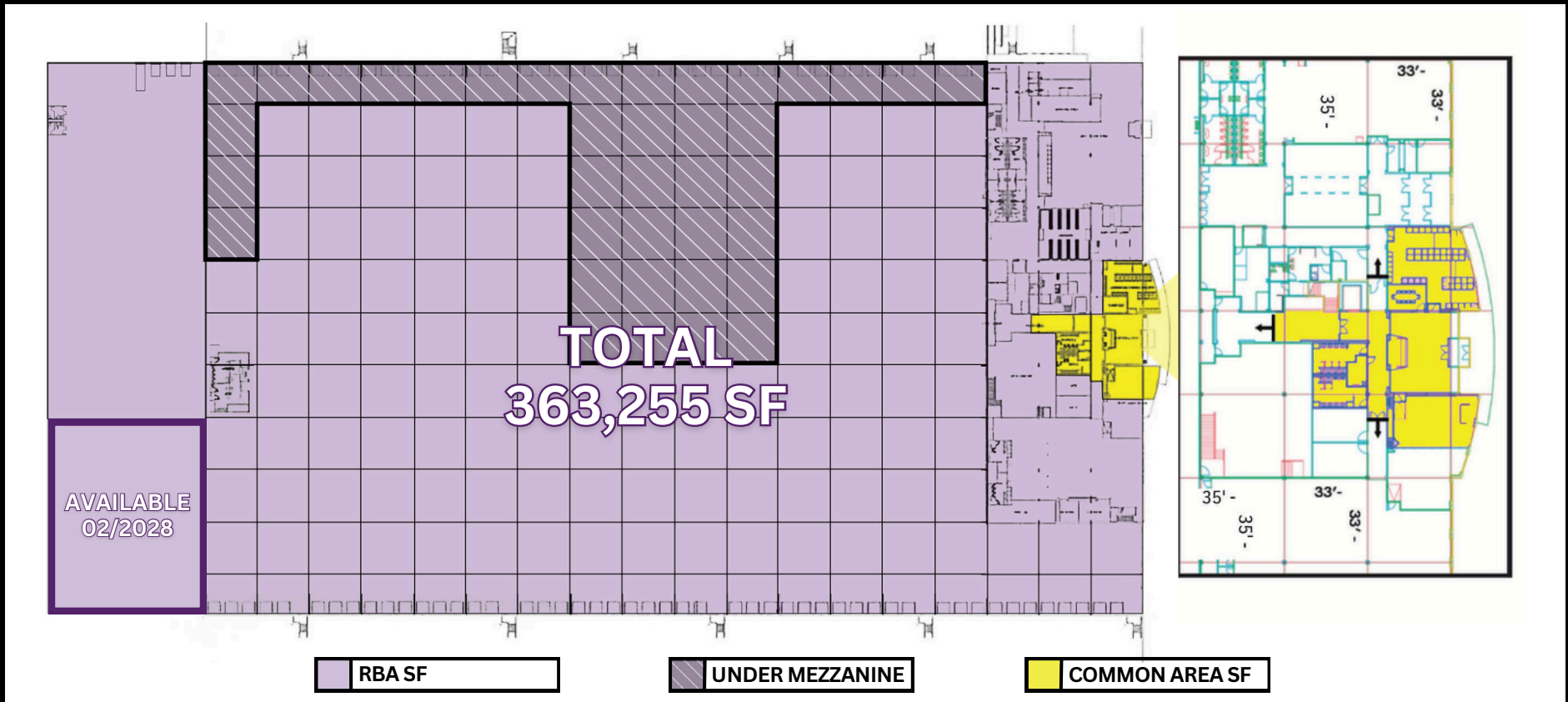
● = DRIVE-IN DOOR      ▲ = DOCK-HIGH DOOR

## Suite 500

± 39,000 SF

<b>CLEAR HEIGHT</b>	±28'
<b>LOADING</b>	3 Dock High Doors ; 1 Oversized Grade Level Door
<b>FEATURES</b>	100% Climate Controlled ; 2 “Big Ass” Fans
<b>POWER</b>	800 Amps Today; Ability to Upgrade 3 Phase 480
<b>LOCATION FEATURES</b>	Near Capital Metro Park & Ride Station

# 201 W Howard Lane

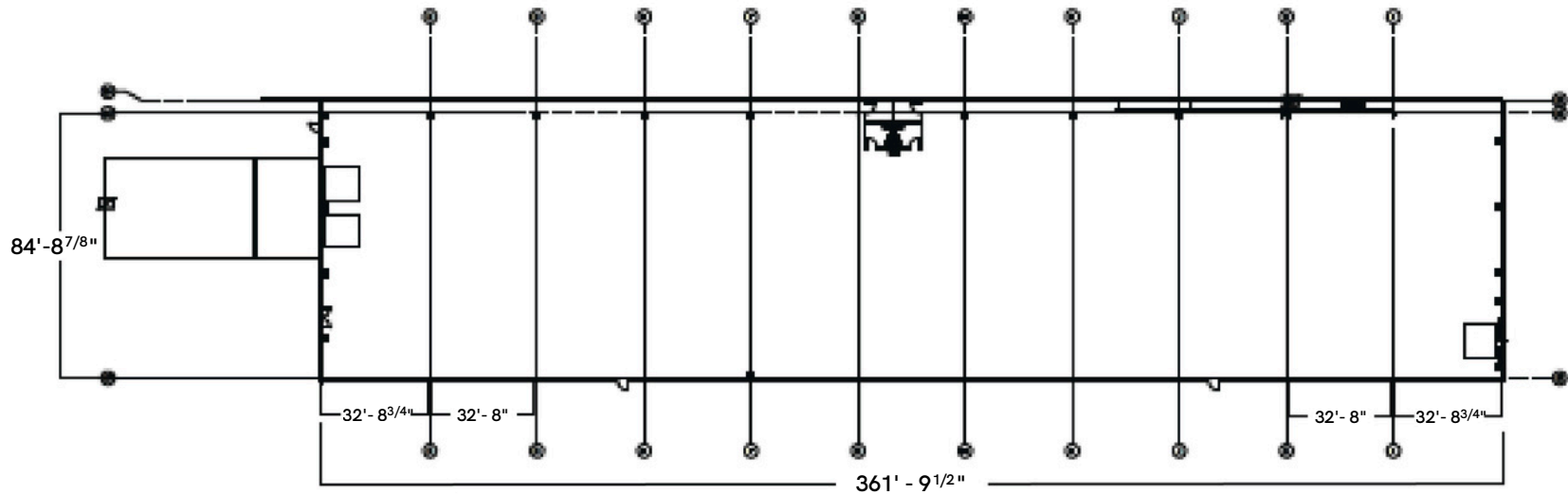


## 1<sup>st</sup> Floor

± 104,000 - 363,255 SF  
± 302,255 AVAILABLE IMMEDIATELY

CLEAR HEIGHT	±27' - 30'
LOADING	80 Dock Doors (Cross Docked Configuration ; 40 per Side)
TYPICAL COLUMN SPACING	± 35' x 35'
FEATURES	100% HVAC
POWER	Existing Heavy Power ; Power Study in Progress
LOCATION FEATURES	Near Capital Metro Park & Ride Station

# 301 W Howard Lane



## Suite 400

± 30,314 SF  
Bulk Warehouse

<b>CLEAR HEIGHT</b>	±30'
<b>LOADING</b>	2 Front Load Dock High Doors ; 1 Rear Load Grade-Level Door
<b>CLEAR SPAN WAREHOUSE SPACE</b>	
<b>POWER</b>	Heavy existing power ; Potential to expand up to 70 MW
<b>LOCATION FEATURES</b>	Near Capital Metro Park & Ride Station

# 201 - 301 W Howard Lane



## IOS Opportunity



[View IOS Brochure Here](#)



[View IOS Listing Here](#)

**ACREAGE** 13.81 AC

**USEABLE ACREAGE** 9.9 AC

**STRIPED STALLS** 1,017

**SECURITY** Fully secured lot:  
fencing, lighting, and gated access

**EV CHARGING** Two deployment strategies are available:

# 201 - 301 W Howard Lane



## Surplus Parking



[View Parking Brochure Here](#)



[View Parking Listing Here](#)

<b>SIZE</b>	1,112 Surface Spots
<b>DETAILS</b>	Flexible opportunity for surplus / excess parking Surface lot
<b>SECURITY</b>	Lit ; Opportunity to add gate and fencing

**SHOPS AT TECH RIDGE**



**TECH RIDGE CENTER**



**SHOPS AT TECH RIDGE**

**TECH RIDGE CENTER**

**CM TECH RIDGE**

**CORPORATE NEIGHBORS**



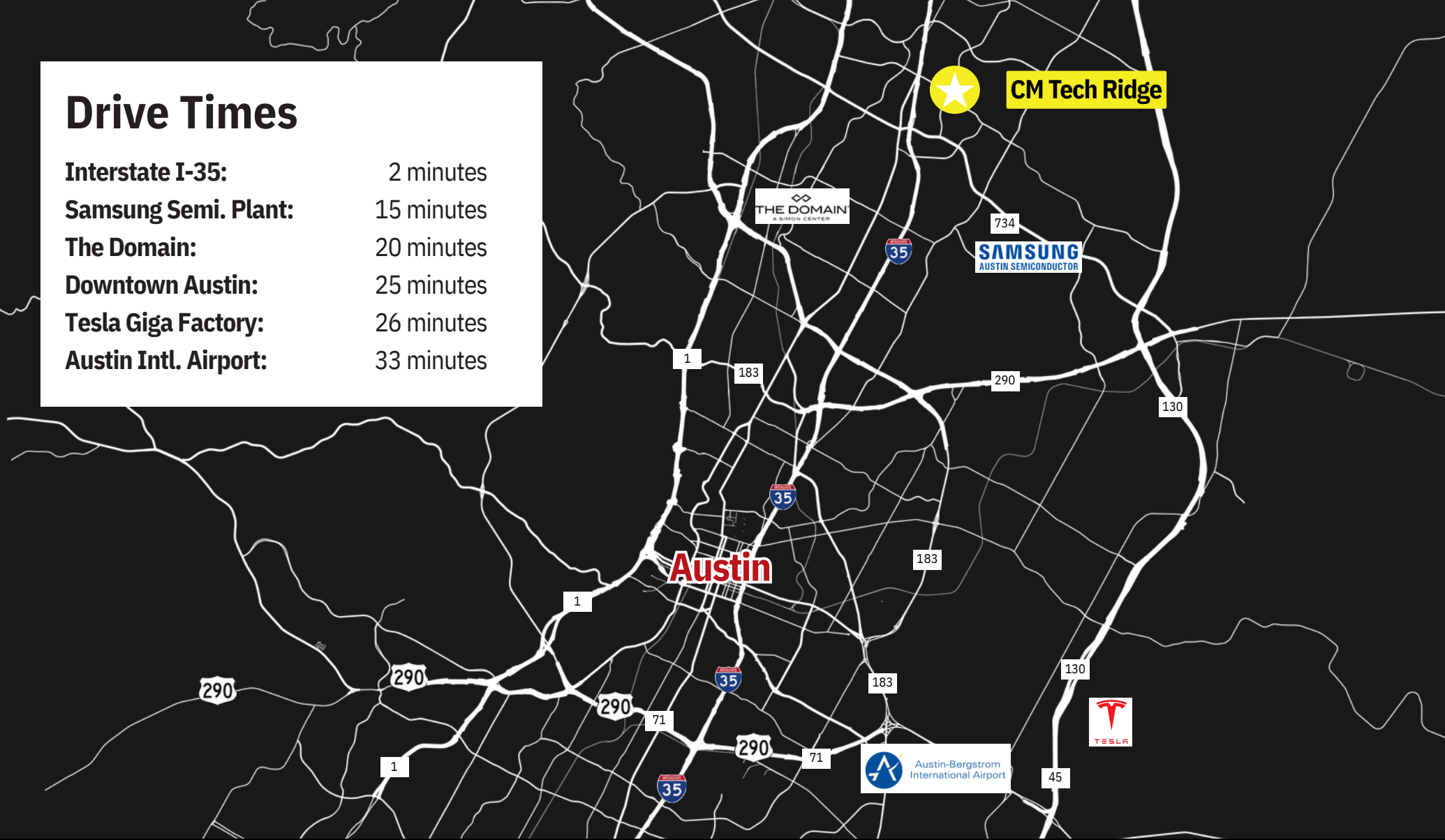
**INFRASTRUCTURE ADVANTAGES**

- Direct I-35 Access**      Immediate highway connectivity
- Parmer Lane Corridor**      Major East-West commercial thoroughfare
- Tech Ridge Park & Ride**      Public Transit Hub



# Drive Times

<b>Interstate I-35:</b>	2 minutes
<b>Samsung Semi. Plant:</b>	15 minutes
<b>The Domain:</b>	20 minutes
<b>Downtown Austin:</b>	25 minutes
<b>Tesla Giga Factory:</b>	26 minutes
<b>Austin Intl. Airport:</b>	33 minutes



## STRATEGIC NORTH AUSTIN LOCATION

201 & 301 W Howard Lane  
Austin, TX 78753

## Contact For More Information

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