

# 39,000 SF OFFICE/WAREHOUSE SPACE

## CM TECH RIDGE

201 W Howard Lane, Suite 500  
Austin, Texas 78753

### ADAM GREEN, SIOR

D 512.410.8264  
C 512.699.1103  
agreen@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







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.

## KEY CAMPUS FEATURES



Ample existing power



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



Adaptable configurations supporting diverse operational requirements

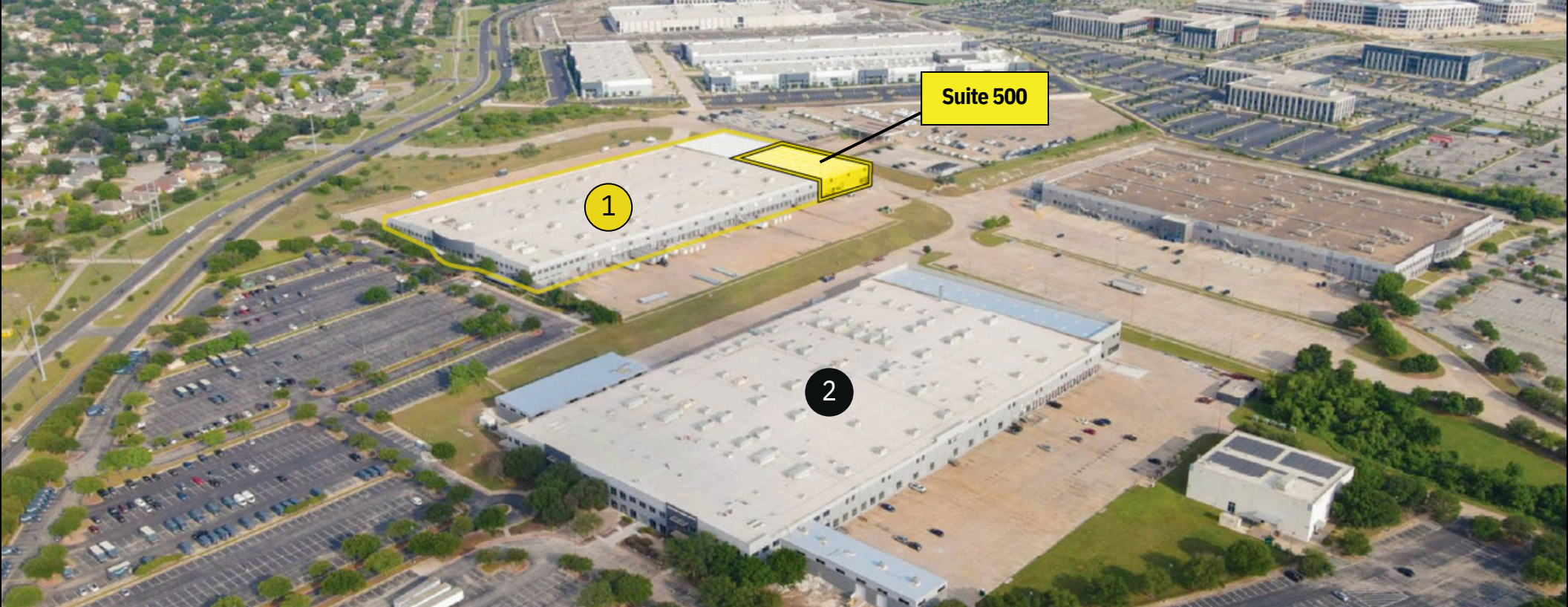


Ample Parking with room to expand



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





## 1 Building 1

**Address:** 201 W Howard Lane, Suite 500  
Austin, TX 78753

**Total Building Size:** 363,488 SF complex

**Available Space:** 39,000 SF

**Year Built:** 1999

**Lot Size:** 28.57 Acre

**Building Type:** Flex

**Clear Height:** ±28'

## 2 Building 2

**Address:** 301 W Howard Lane, Austin, TX 78753

**Total Building Size:** 296,521 SF complex

**Year Built:** 1999

**Lot Size:** 32.39 Acre

**Building Type:** Flex

**Clear Height:** ±30'

**Truck Court:** 120' - 180'

**Parking:** 1,352

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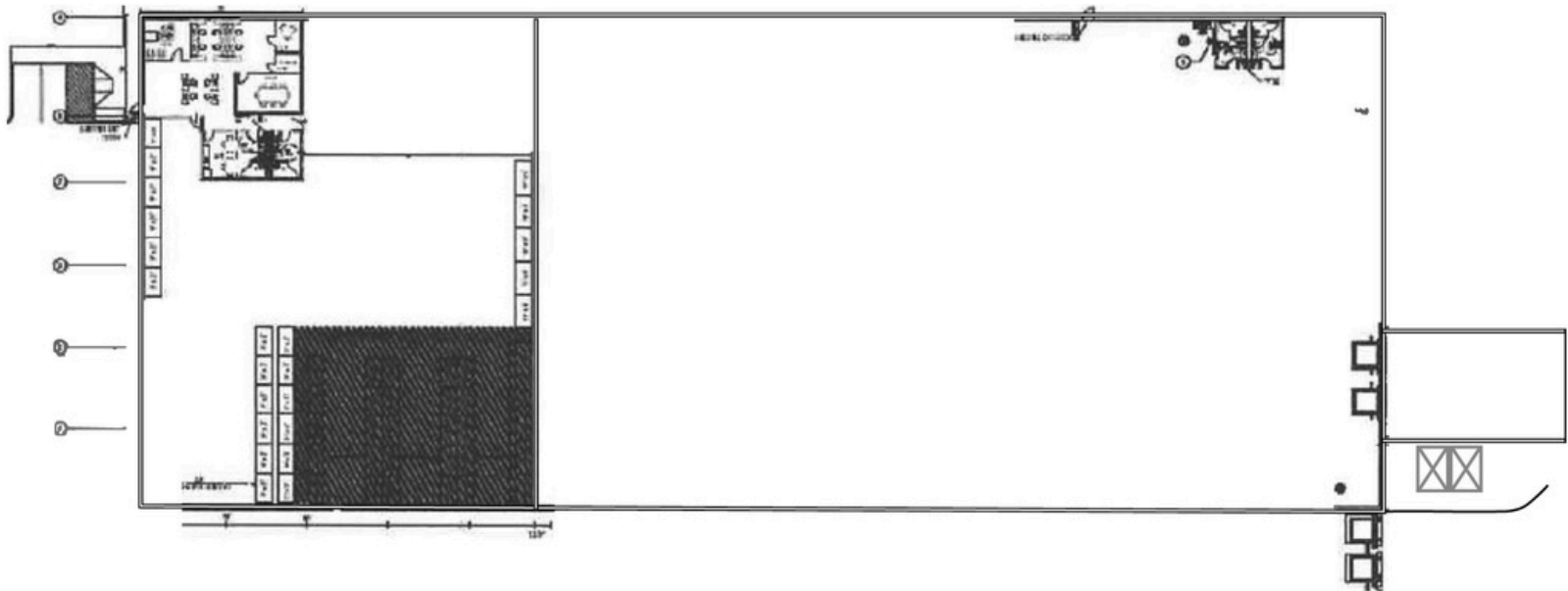
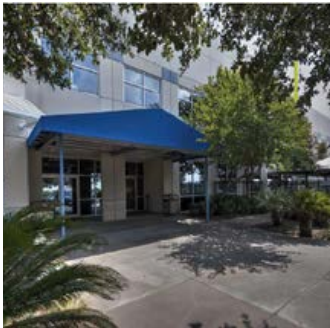
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# CM TECH RIDGE

201 W. HOWARD LANE, SUITE 500  
± 39,000 SF



CLEAR HEIGHT	±28"
LOADING	3 Dock High Doors ; 1 Oversized Grade Level Door
OFFICE	[TBD] SF'
FEATURES	100% Climate Controlled ; 2 “Big Ass” Fans
POWER	3 Phase 480
LOCATION FEATURES	Near Capital Metro Park & Ride Station



## SHOPS AT TECH RIDGE



## TECH RIDGE CENTER



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## 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

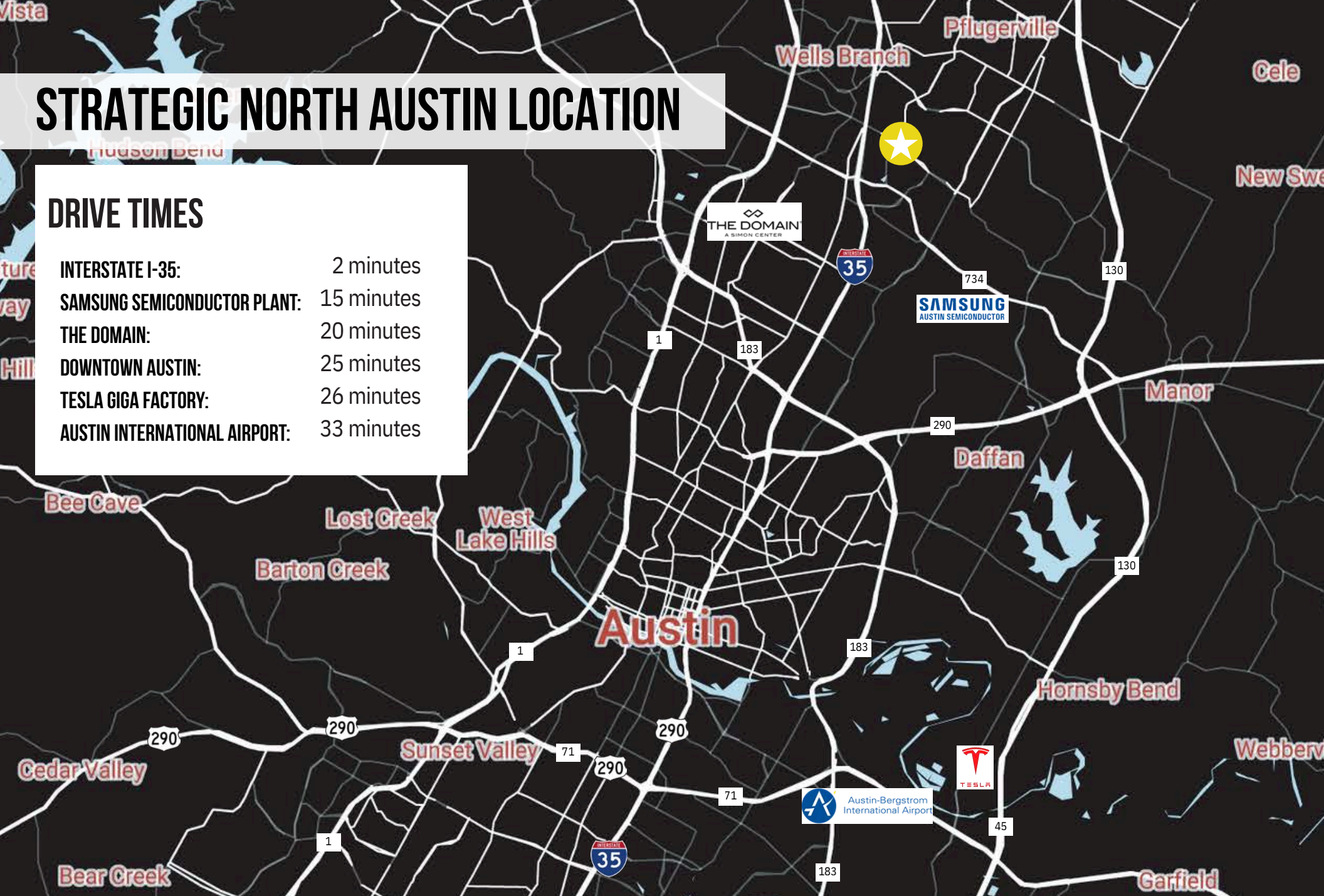




# STRATEGIC NORTH AUSTIN LOCATION

## 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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## FOR MORE INFORMATION, PLEASE CONTACT:

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