

INDUSTRIAL, FLEX & CREATIVE OFFICE

**FOR LEASE**

2,711 - 31,896 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 F

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

### BUILDING B

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

### BUILDING G

SUITE 200: 15,550 SF

### BUILDING D

100% LEASED

### BUILDING I

100% LEASED

### BUILDING E

SUITE 200: 14,613 SF

### 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

### 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**

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mbecker@lee-associates.com

**WILL SALLIS**

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# BUILDING A

1826 KRAMER LN

AVAILABLE: 2,711 - 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

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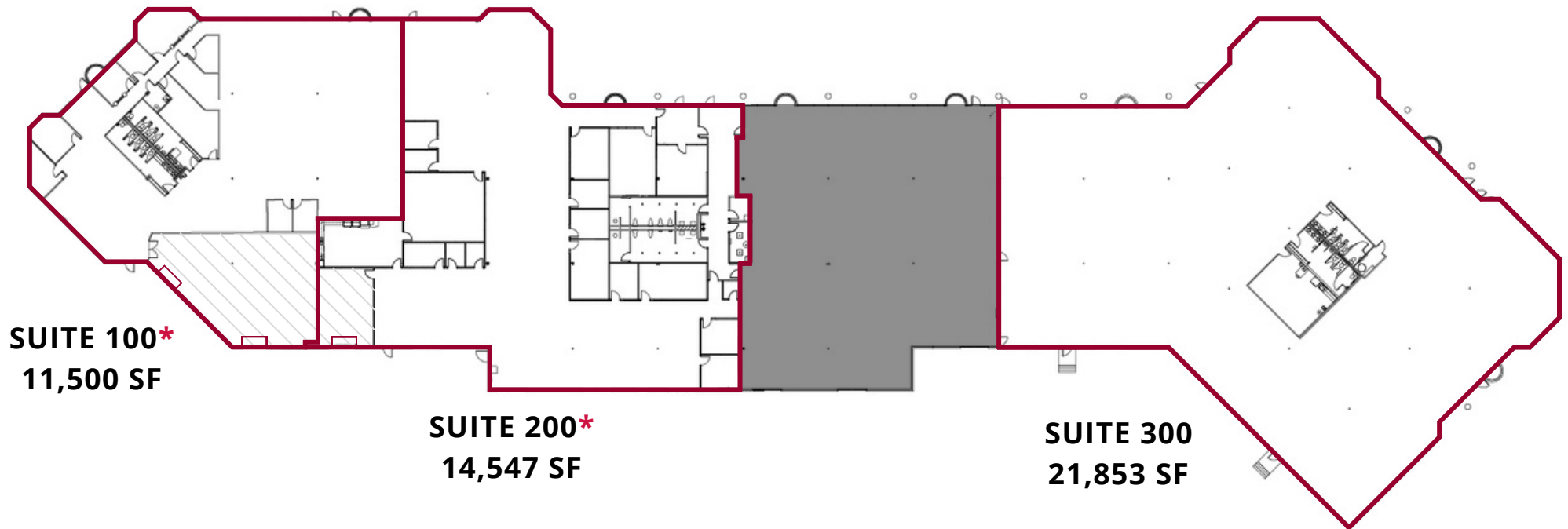
# BUILDING B

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**

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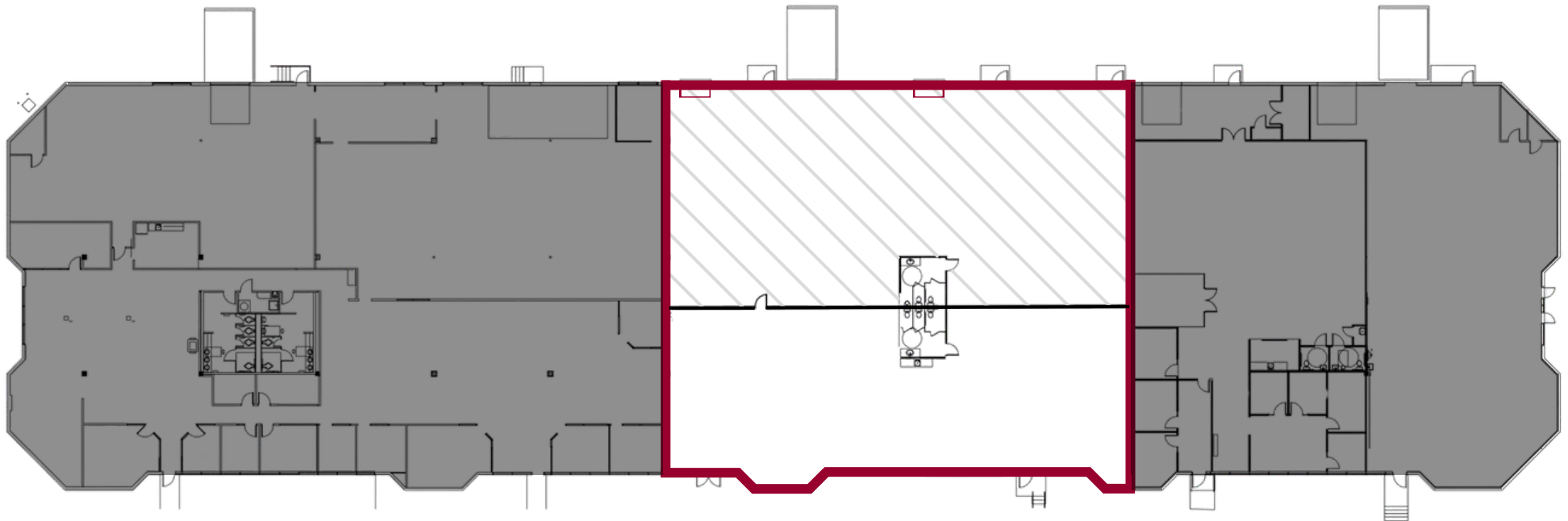
# BUILDING E

1909 W. BRAKER LN

AVAILABLE: 14,613 SF



WAREHOUSE



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

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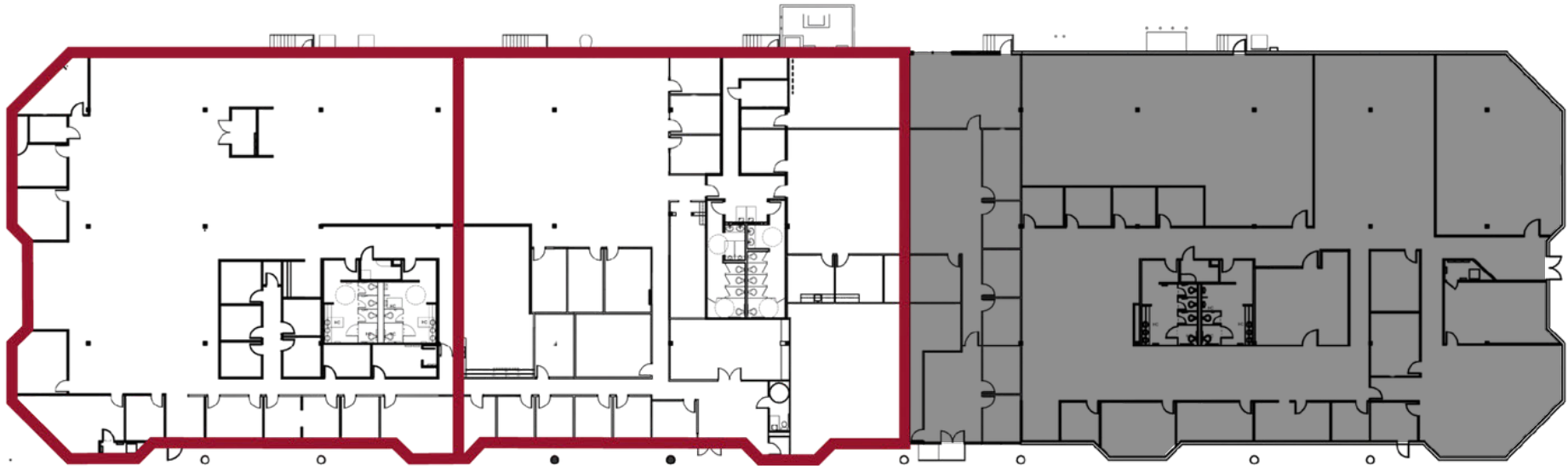
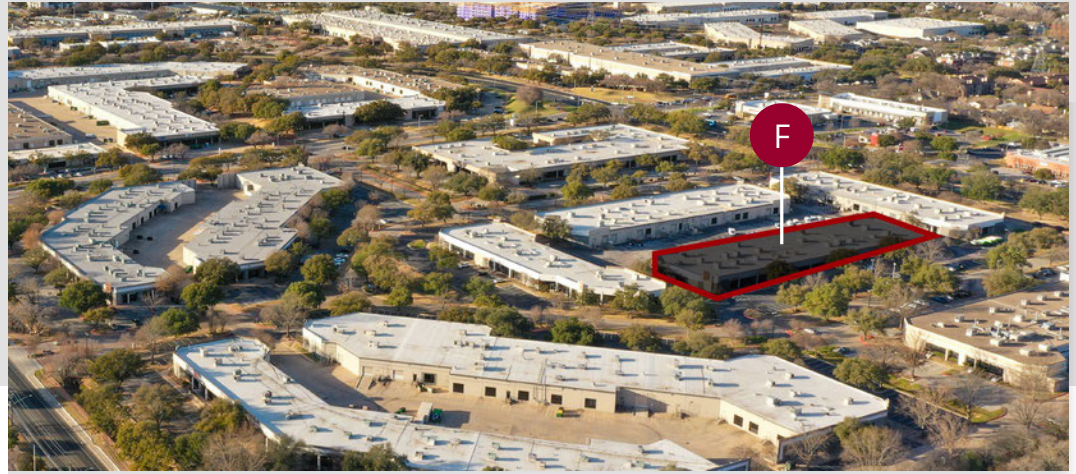
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# BUILDING F

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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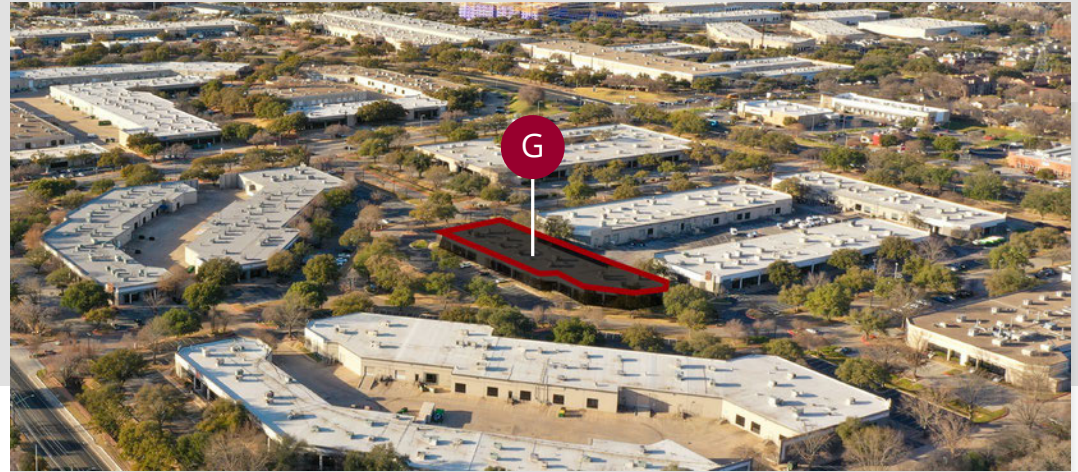
wsallis@lee-associates.com

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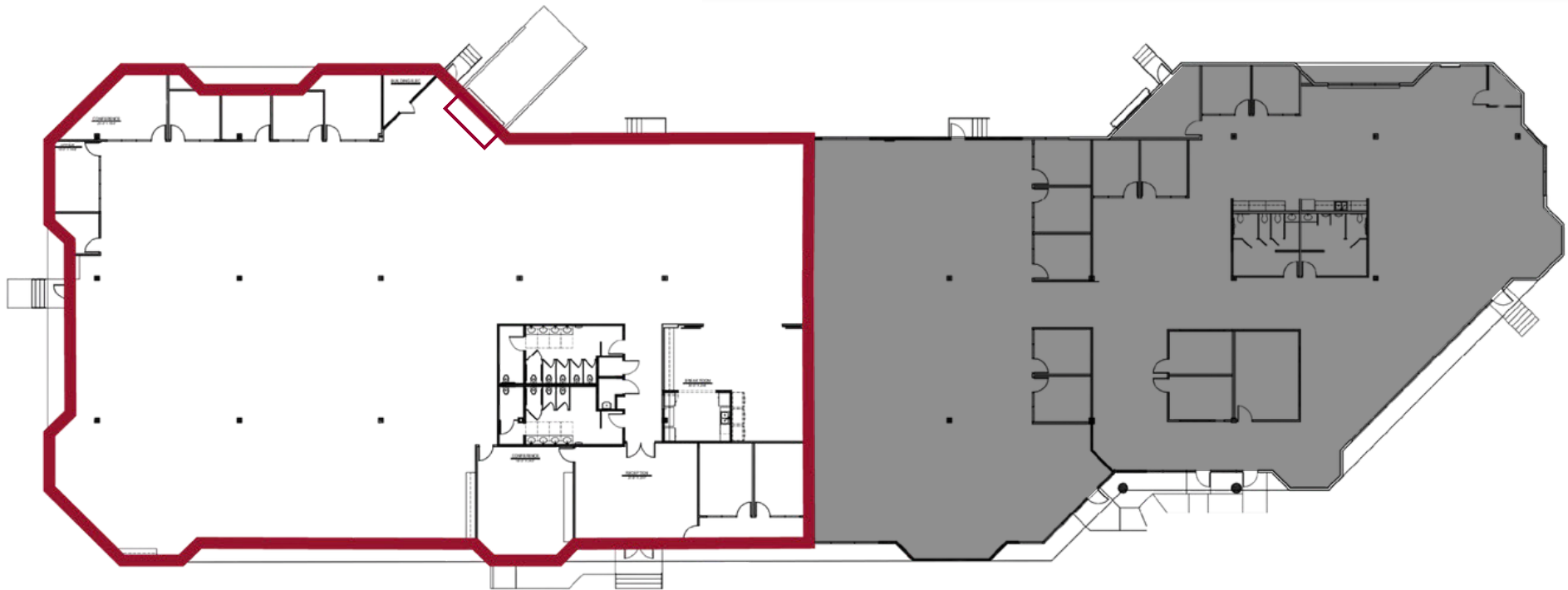
# BUILDING G

11109 METRIC BLVD

AVAILABLE: 15,550 SF



 WAREHOUSE



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

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# BUILDING J

11009 METRIC BLVD

AVAILABLE: 31,896 SF



WAREHOUSE



**SUITE 100**  
**31,896 SF**

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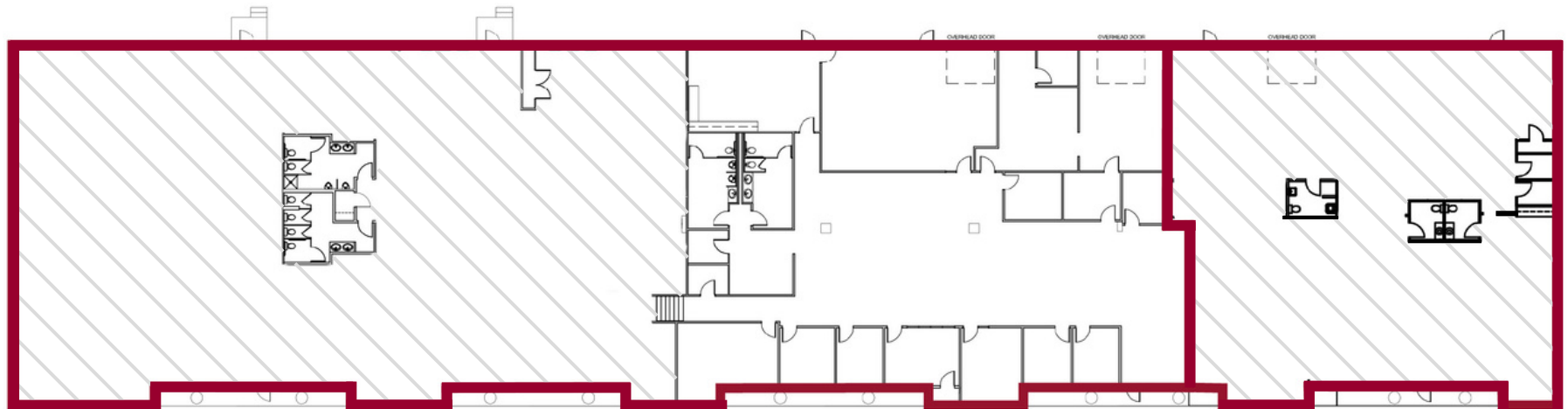
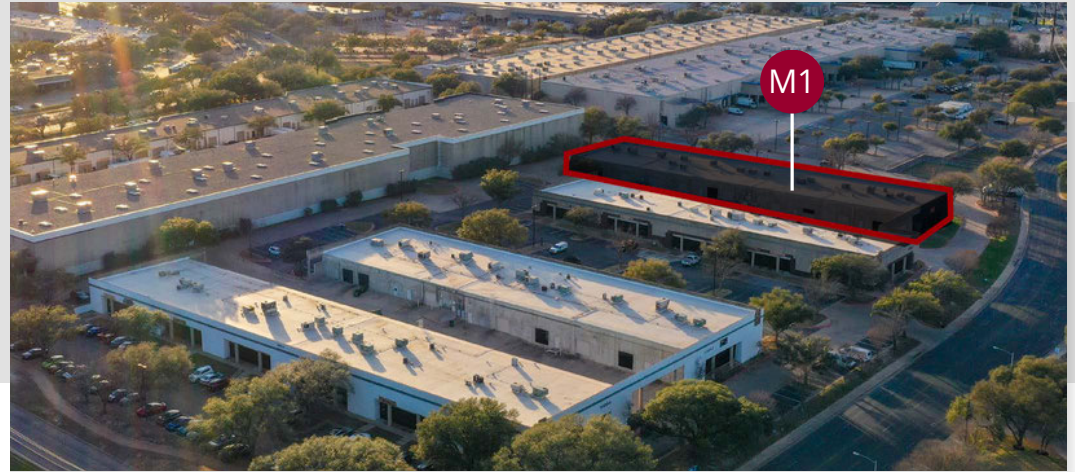
# BUILDING M1

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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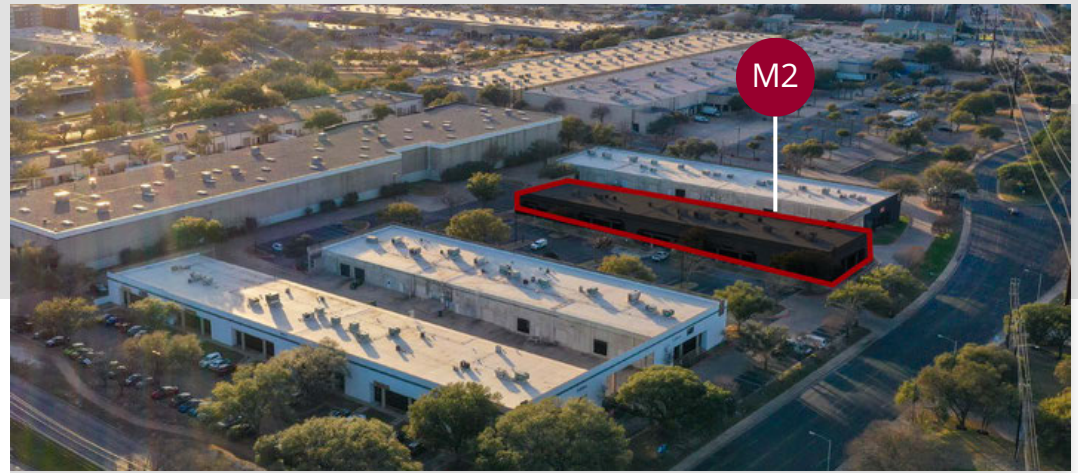
# BUILDING M2

11500-2 METRIC BLVD

AVAILABLE: 4,330 - 6,992 SF



WAREHOUSE



**SUITE 210**  
6,992 SF

**SUITE 280**  
4,330 SF

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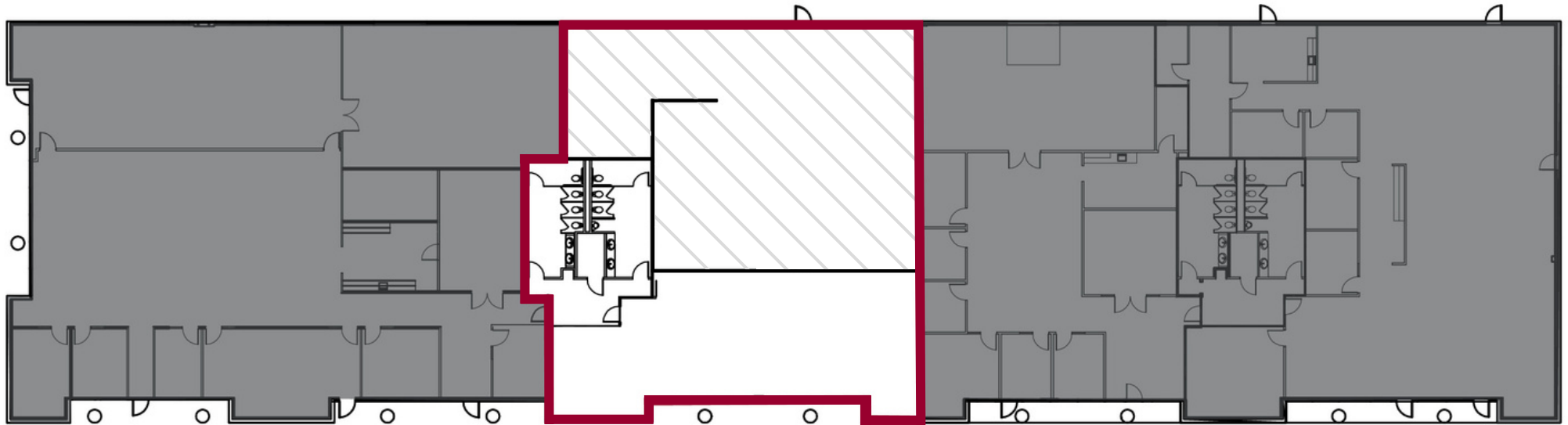
# BUILDING M3

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 - 12,949 SF



WAREHOUSE

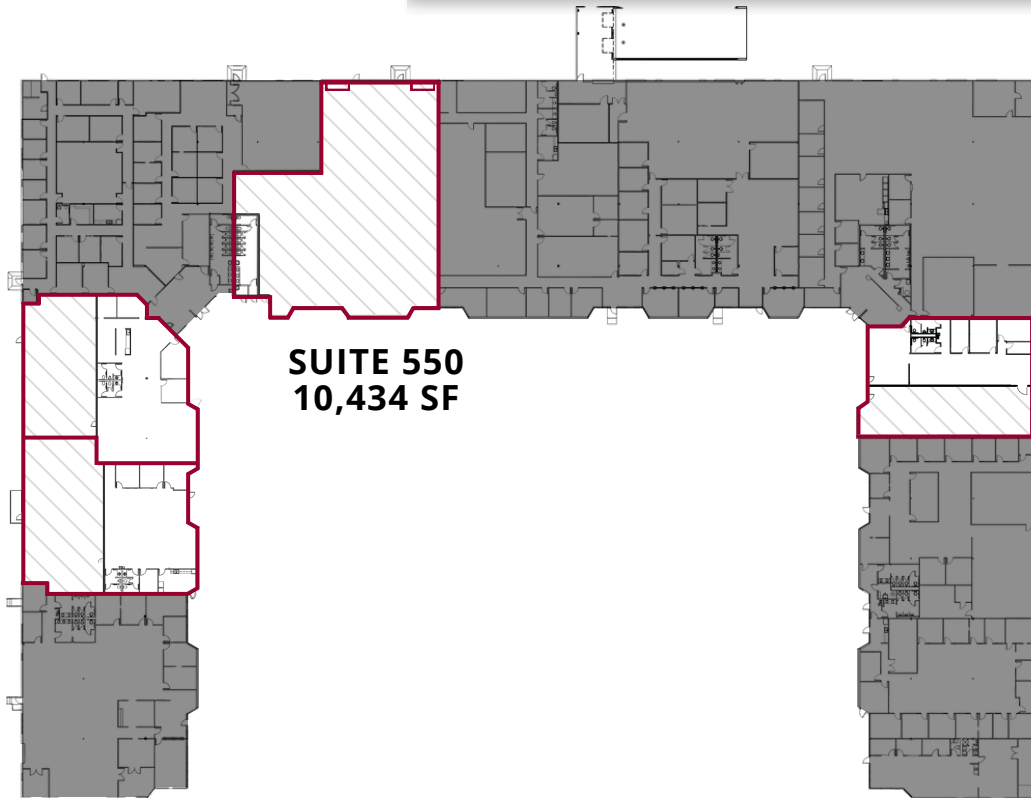


**SUITE 250\***  
6,946 SF

**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**

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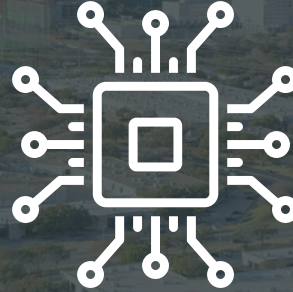
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# DRIVE TIMES



**15 MIN**  
TO DOWNTOWN



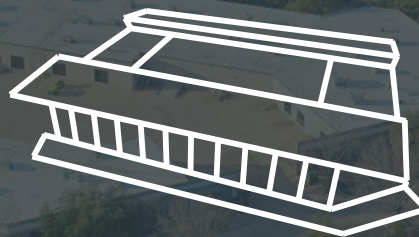
**33 MIN**  
TO SAMSUNG



**25 MIN**  
TO TESLA GIGAFACTORY



**20 MIN**  
TO THE AIRPORT



**4 MIN**  
TO Q2 STADIUM



**2 MIN**  
TO THE DOMAIN

# CONTACT US

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