

INDUSTRIAL, FLEX & CREATIVE OFFICE

**FOR LEASE**

5,000 SF AVAILABLE



**METRIC  
COLLECTIVE**



OWNED BY:

**MIG**<sup>®</sup>  
Real Estate

LEASED BY:

**LA**  
LEE & ASSOCIATES



# CAMPUS MAP



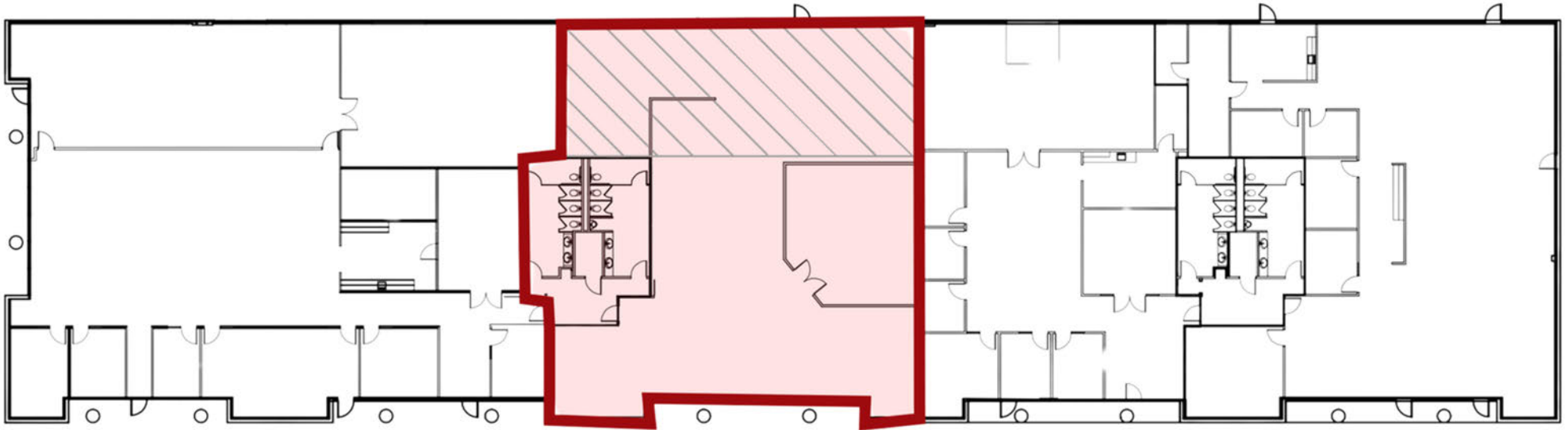


# BUILDING M3

11500-3 METRIC BLVD

AVAILABLE: 5,000 SF

 WAREHOUSE



**SUITE 310**  
**5,000 SF**

**MITCHELL BECKER**

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 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

# DRIVE TIMES



**15 MIN**  
TO DOWNTOWN



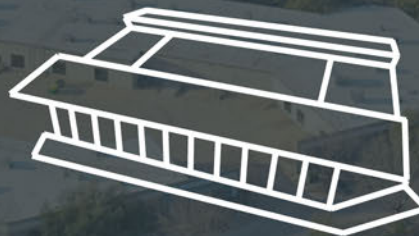
**33 MIN**  
TO SAMSUNG



**25 MIN**  
TO TESLA GIGAFACTORY



**20 MIN**  
TO THE AIRPORT



**4 MIN**  
TO Q2 STADIUM



**2 MIN**  
TO THE DOMAIN





## 550,000 SF CREATIVE CAMPUS

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.



# CONTACT US

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