

**FLEX SPACE / INDUSTRIAL**  
±2,250 - 12,577 SF AVAILABLE

**BRAKER IV**  
2120 W. Braker Ln, Austin, TX



Owned By

**AGELLAN**

Leased By

**LEE & ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

**ADAM GREEN, SIOR**  
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**MICHAEL SMITH**  
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**AVERY LEVY**  
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## FLEX SPACE / INDUSTRIAL

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# BRAKER IV

2120 W. Braker Ln, Austin, TX

Braker IV is a versatile office/flex property in Austin's highly desirable North submarket, offering convenient access to MoPac Expressway, Highway 183, and I-35. Located at the corner of Metric Boulevard and Braker Lane, the property is just two miles from The Domain and less than five miles from The Arboretum, providing tenants with proximity to major employers, amenities, and a deep local talent pool. This prime positioning supports a wide range of tenants seeking connectivity and visibility in North Austin.

### PROPERTY FEATURES

|                |             |
|----------------|-------------|
| SUBMARKET      | North       |
| SQUARE FOOTAGE | 45,913 SF   |
| # OF BUILDINGS | 1           |
| PARKING        | 3.33:1,000  |
| ZONING         | LI          |
| POWER          | Three Phase |



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# BRAKER IV

Suite K |  $\pm$ 2,250 SF

360° TOUR



CLICK OR SCAN

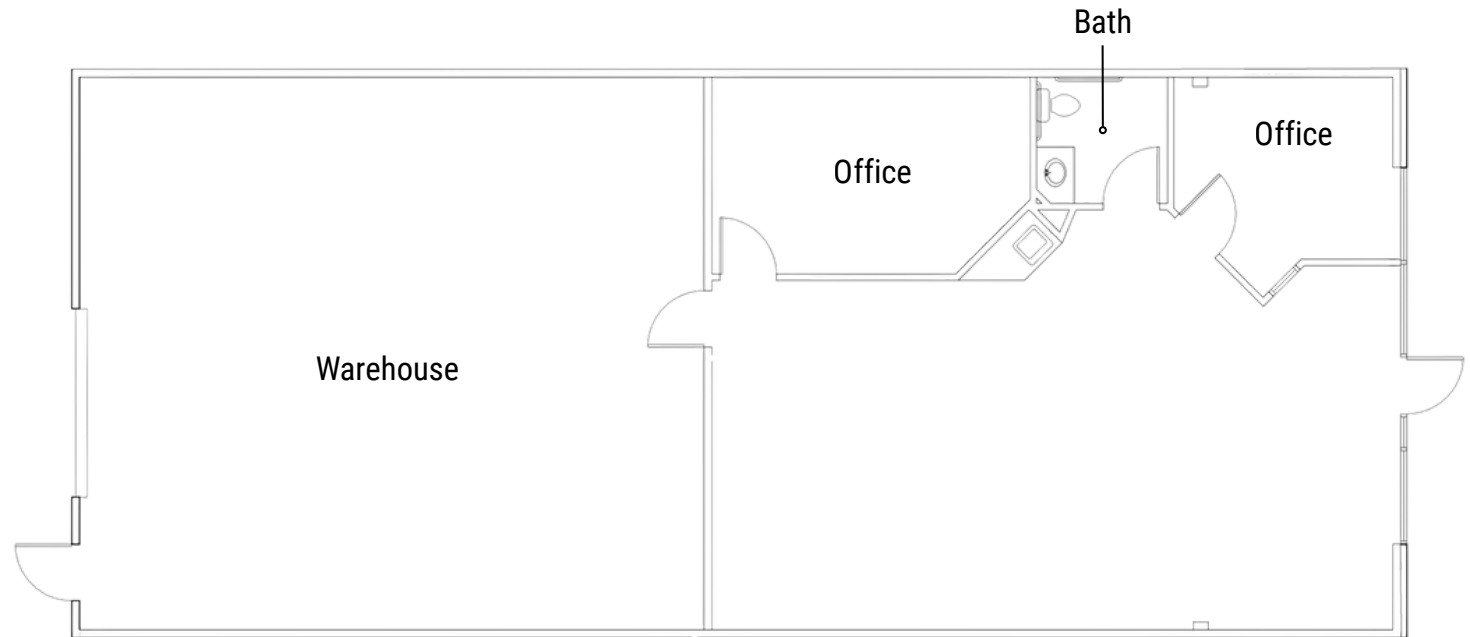
**CLEAR HEIGHT:**  $\pm$ 14'

**LOADING:** 1 SEMI-DOCK

**WAREHOUSE:** 100% HVAC

**OFFICE PERCENTAGE:** 50%

**PARKING:** 3.33:1,000 SF



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# BRAKER IV

Suite N\* |  $\pm 2,488$  SF

**360° TOUR  
COMING SOON**

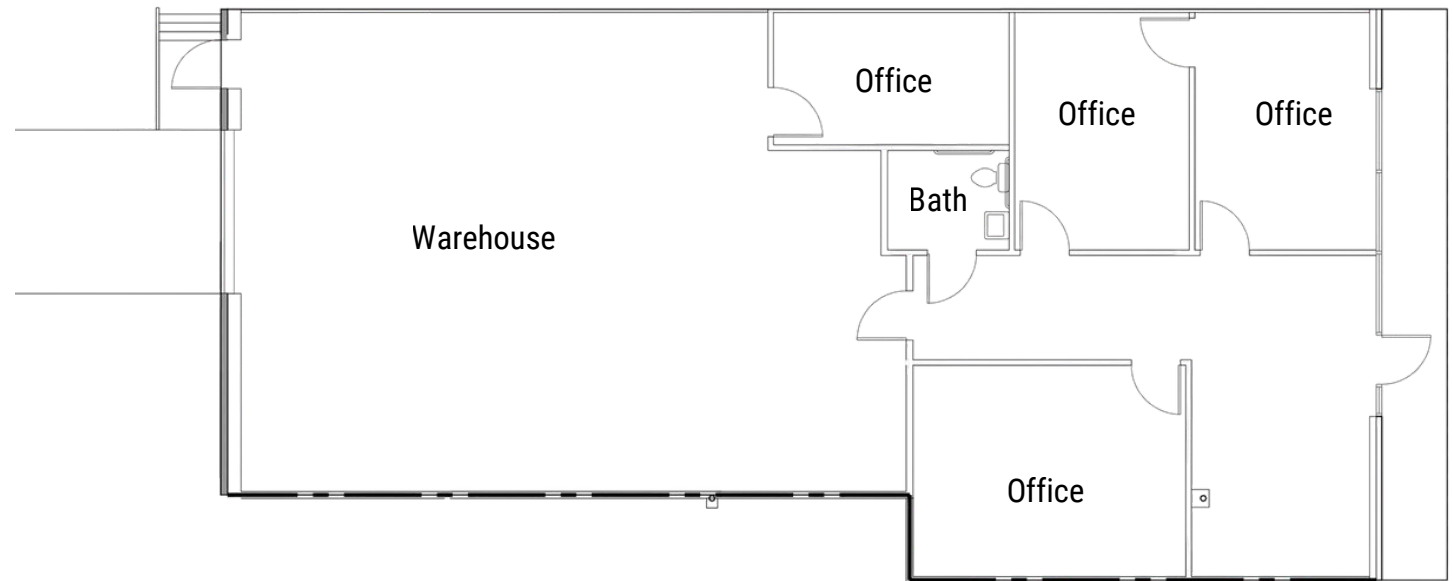
**CLEAR HEIGHT:  $\pm 14'$**

**LOADING: 1 RAMP**

**WAREHOUSE: 100% HVAC**

**OFFICE PERCENTAGE: 55%**

**PARKING: 3.33:1,000 SF**



\*Can be combined with Suites O & P for 5,574 - 12,577 SF

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# BRAKER IV

Suites N & O | ±5,574 SF

**360° TOUR  
COMING SOON**

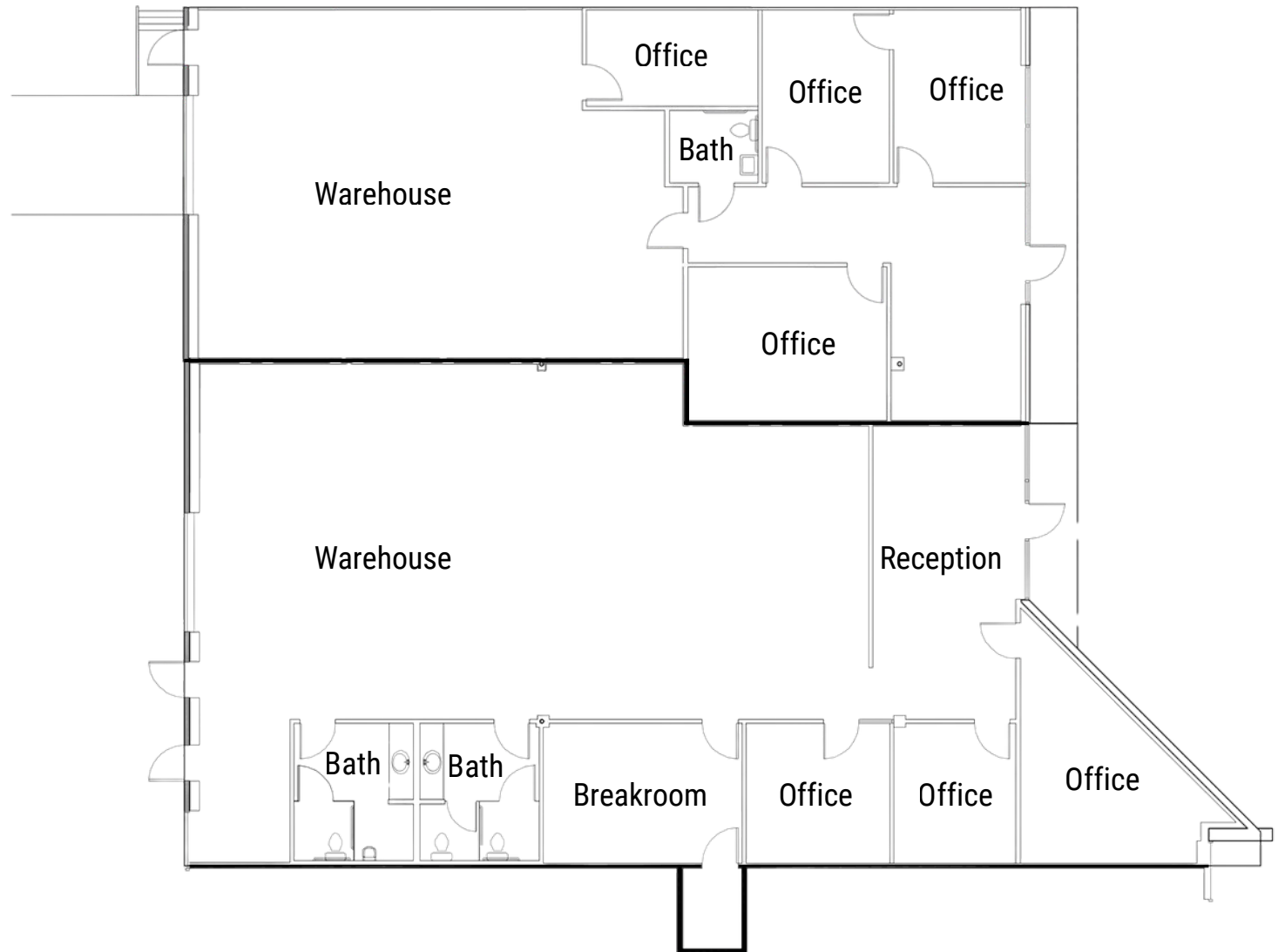
**CLEAR HEIGHT: ±14'**

**LOADING: 1 DOCK HIGH  
1 RAMP**

**WAREHOUSE: 100% HVAC**

**OFFICE PERCENTAGE: 44%**

**PARKING: 3.33:1,000 SF**



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# BRAKER IV

Suite O\* | ±3,086 SF

**360° TOUR  
COMING SOON**

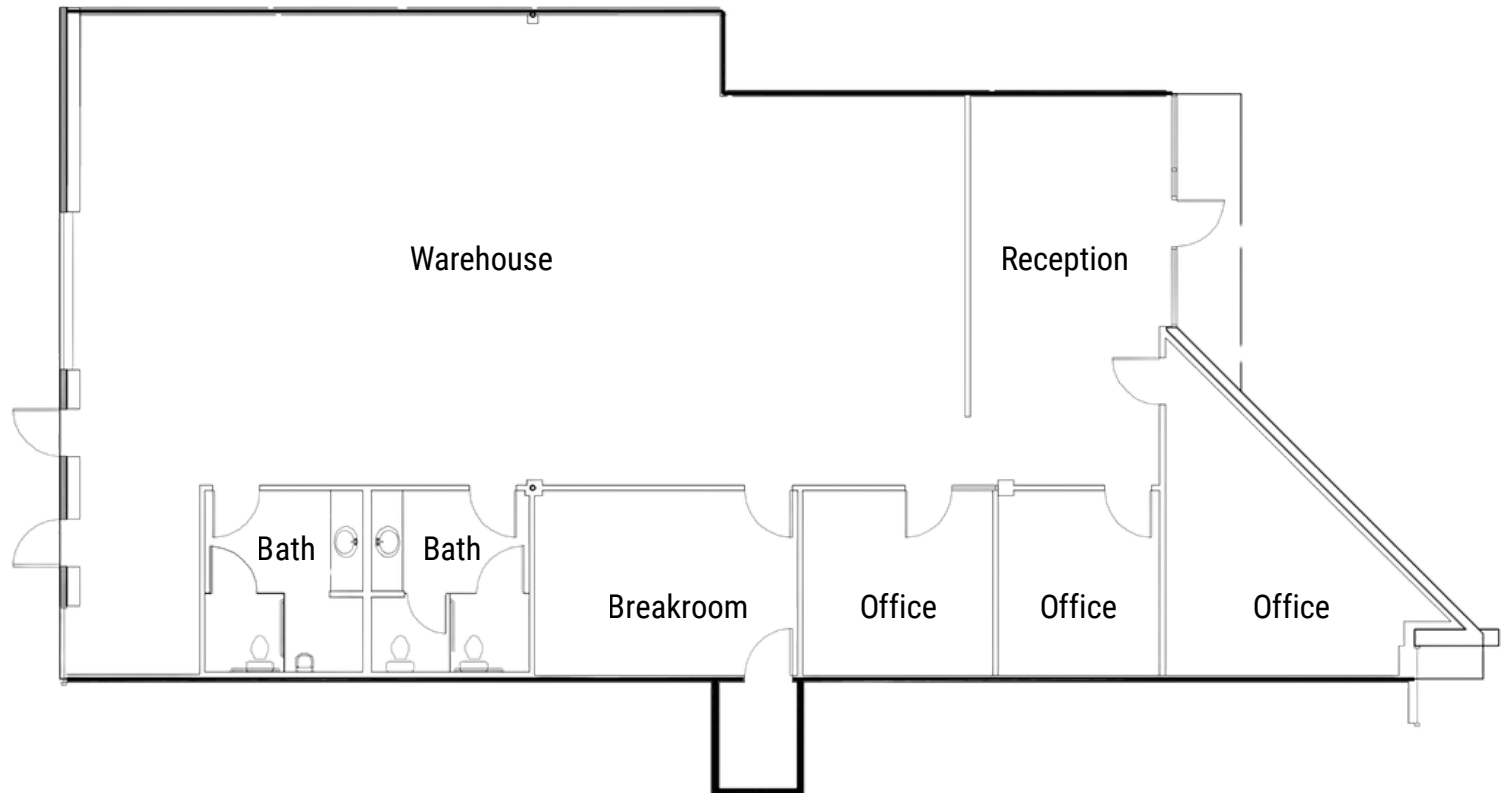
**CLEAR HEIGHT: ±14'**

**LOADING: 1 DOCK-HIGH**

**WAREHOUSE: 100% HVAC**

**OFFICE PERCENTAGE: 35%**

**PARKING: 3.33:1,000 SF**



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# BRAKER IV

Suites O & P | ±10,089 SF

**360° TOUR  
COMING SOON**

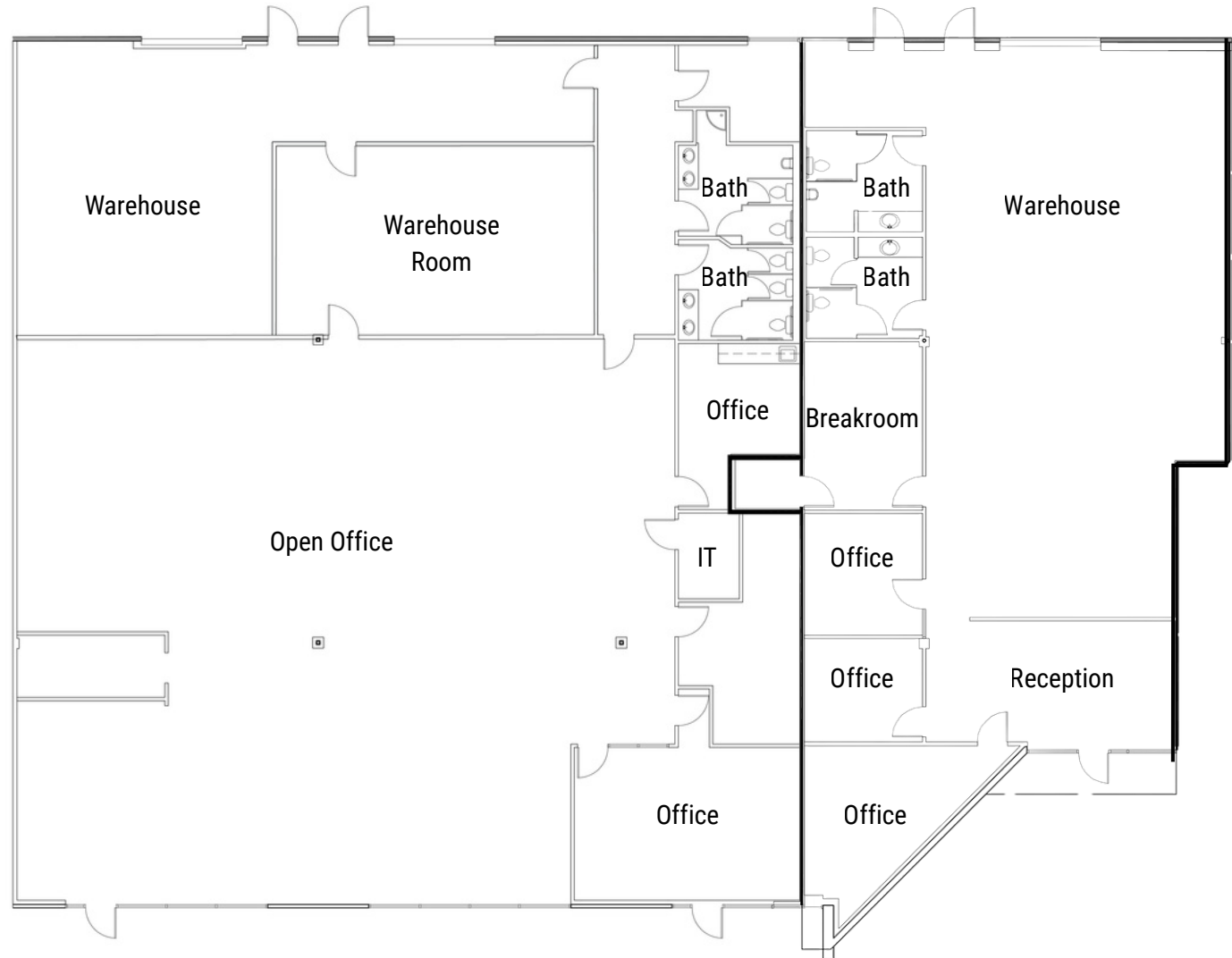
**CLEAR HEIGHT: ±14'**

**LOADING: 3 DOCK HIGH**

**WAREHOUSE: 100% HVAC**

**OFFICE PERCENTAGE: 56%**

**PARKING: 3.33:1,000 SF**



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# BRAKER IV

Suite P | ±7,003 SF

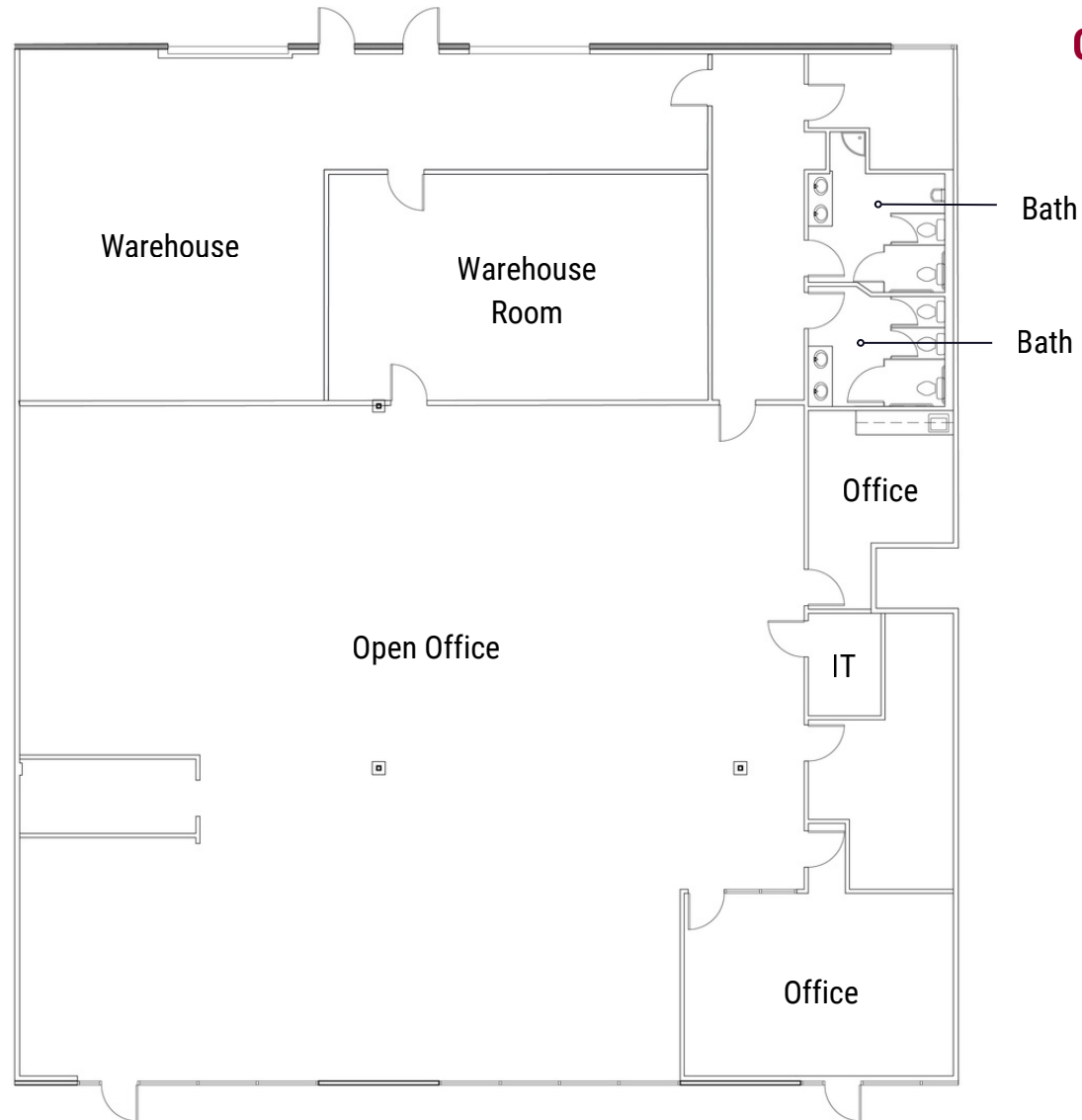
**CLEAR HEIGHT: ±14'**

**LOADING: 2 DOCK HIGH**

**WAREHOUSE: 100% HVAC**

**OFFICE PERCENTAGE: 65%**

**PARKING: 3.33:1,000 SF**



**360° TOUR**



**CLICK OR SCAN**

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# BRAKER IV

Suites N, O & P | ±12,577 SF

**360° TOUR  
COMING SOON**

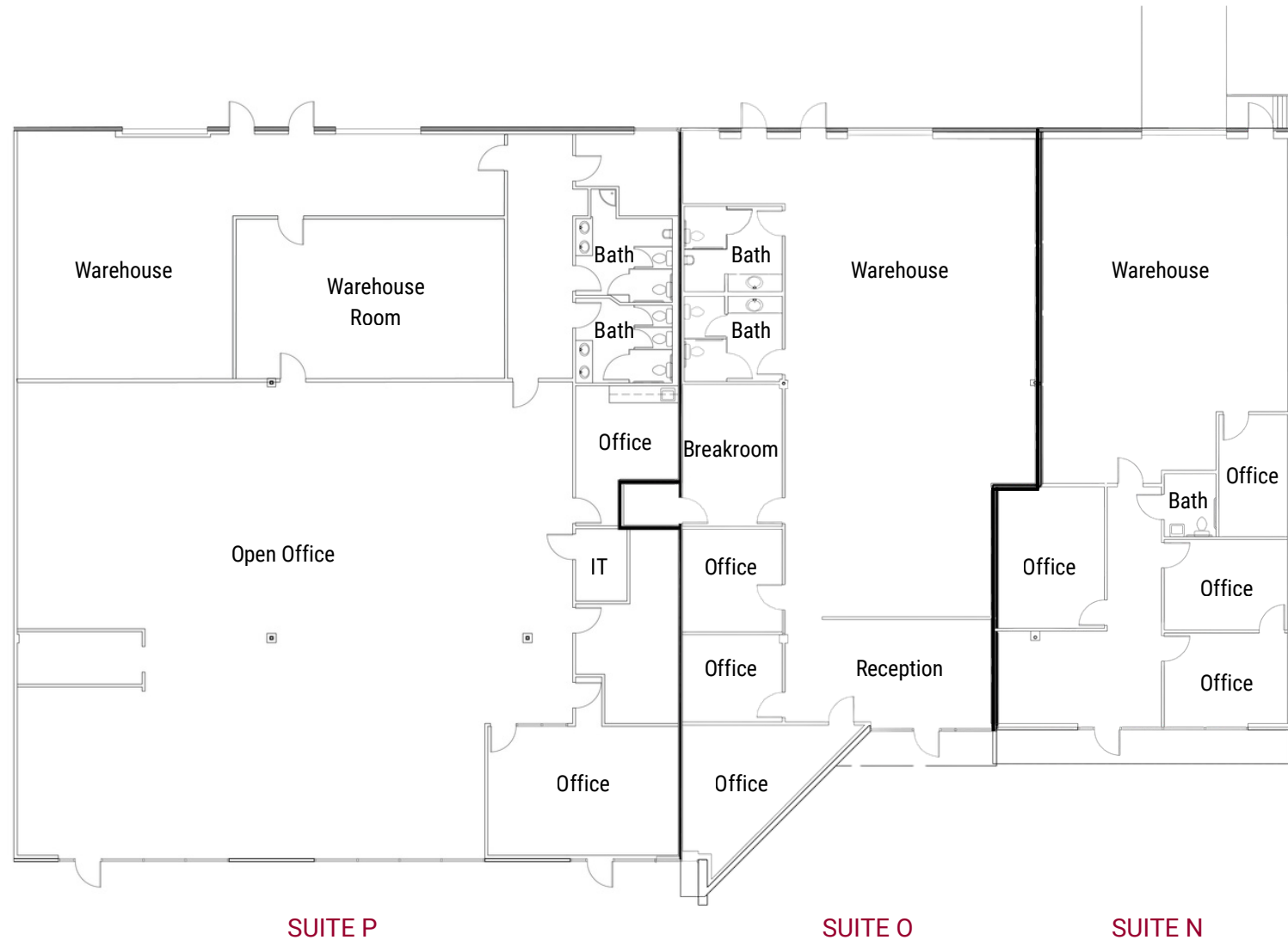
**CLEAR HEIGHT: ±14'**

**LOADING: 3 DOCK HIGH  
1 RAMP**

**WAREHOUSE: 100% HVAC**

**OFFICE PERCENTAGE: 58%**

**PARKING: 3.33:1,000 SF**



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# BRAKER IV

Suite S | ±5,389 SF

**360° TOUR  
COMING SOON**

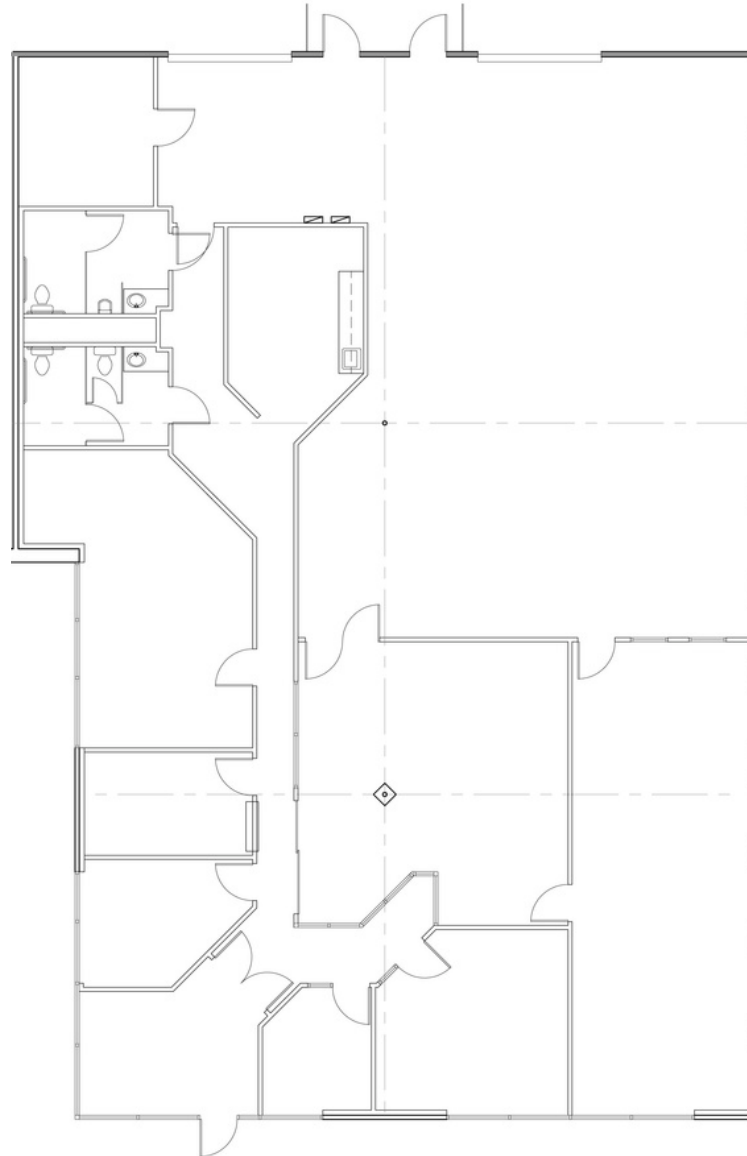
**CLEAR HEIGHT: ±14'**

**LOADING: 2 DOCK HIGH**

**WAREHOUSE: 100% HVAC**

**OFFICE PERCENTAGE: 65%**

**PARKING: 3.33:1,000 SF**



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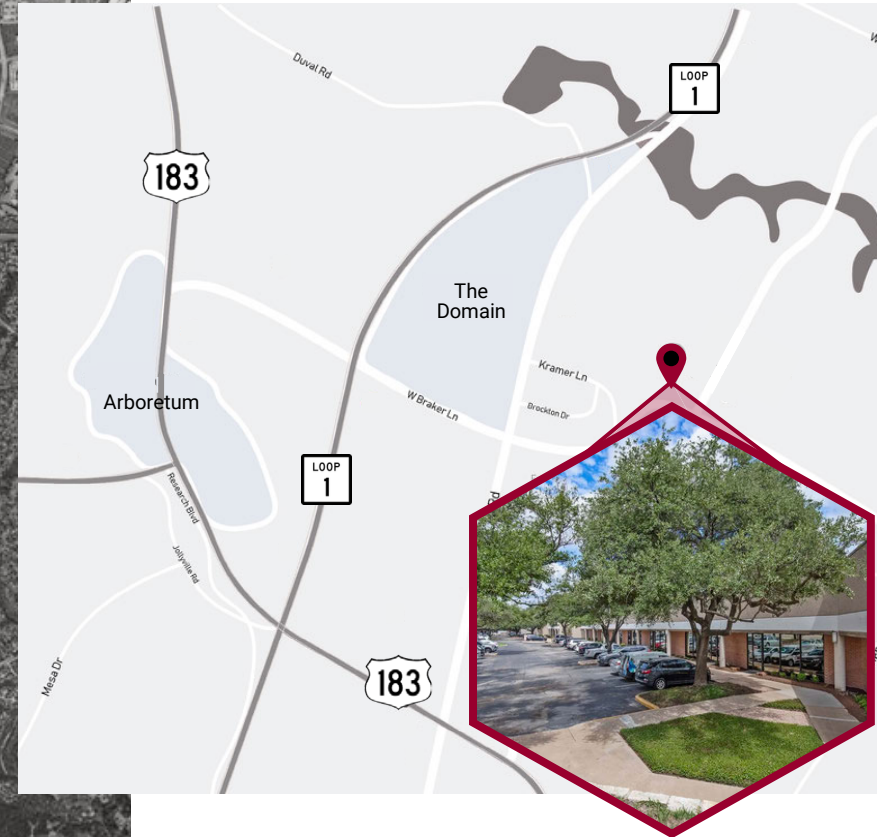
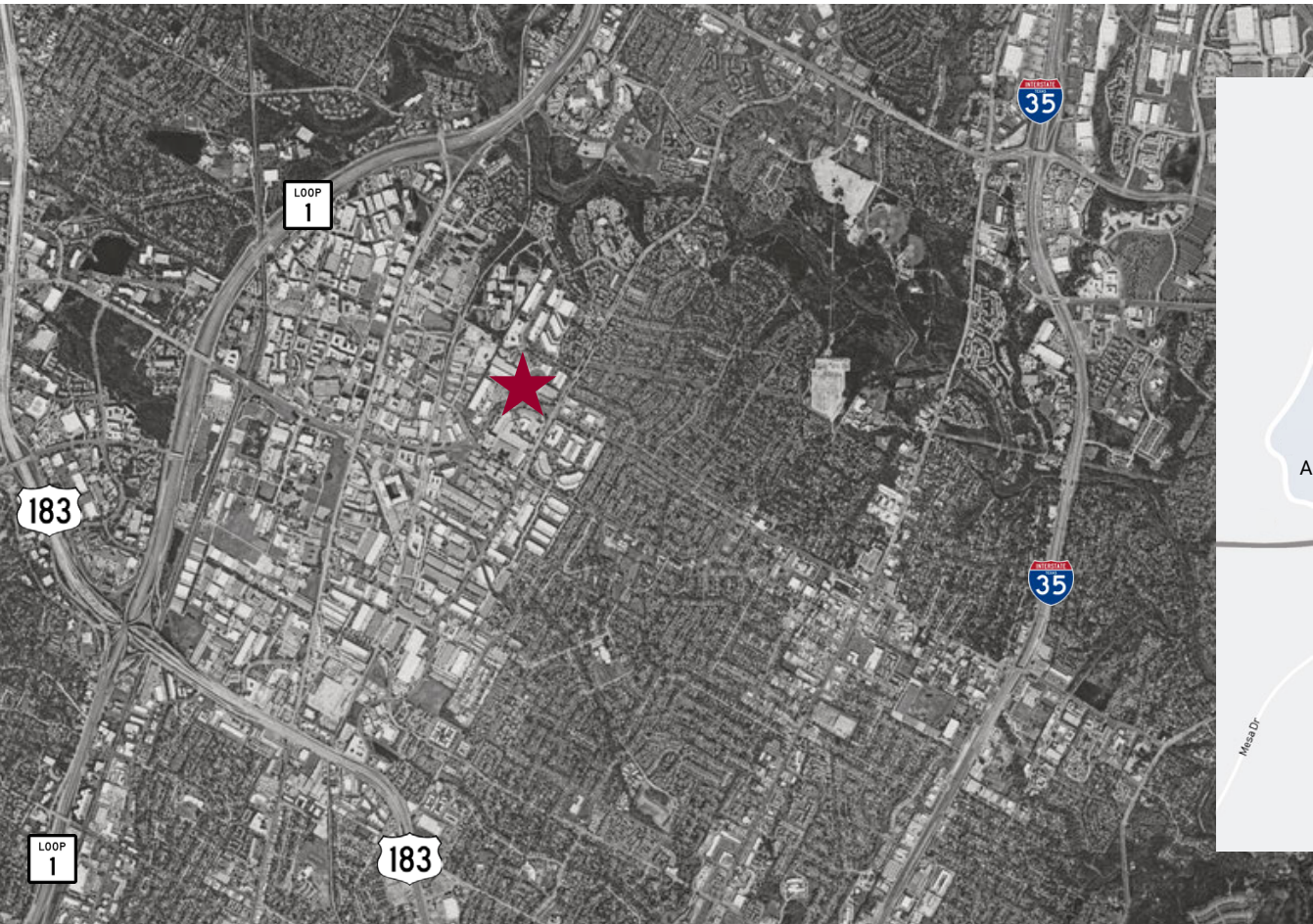
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# BRAKER IV

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**DRIVE  
TIMES**

**2 MIN**  
THE DOMAIN

**5 MIN**  
ARBORETUM

**15 MIN**  
DOWNTOWN  
AUSTIN

**20 MIN**  
AUSTIN-BERGSTROM  
INT'L AIRPORT

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