

FLEX / CREATIVE OFFICE WITH MAJOR VISIBILITY

FOR LEASE

31,896 SF



OWNED BY:

MIG[®]
Real Estate

LEASED BY:


LEE & ASSOCIATES

CAMPUS MAP



BUILDING J, SUITE 100

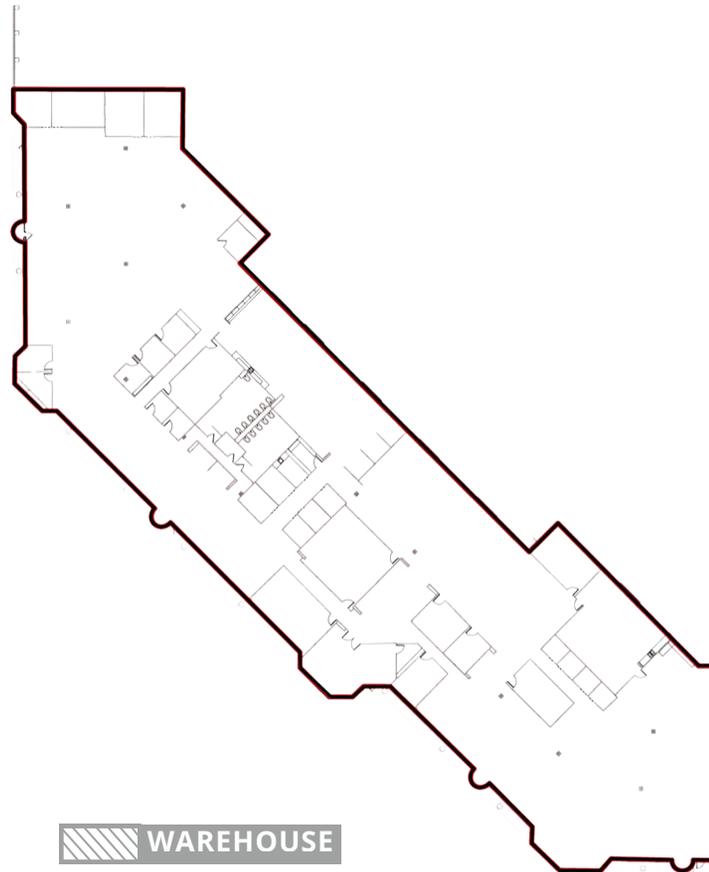
11009 METRIC BLVD



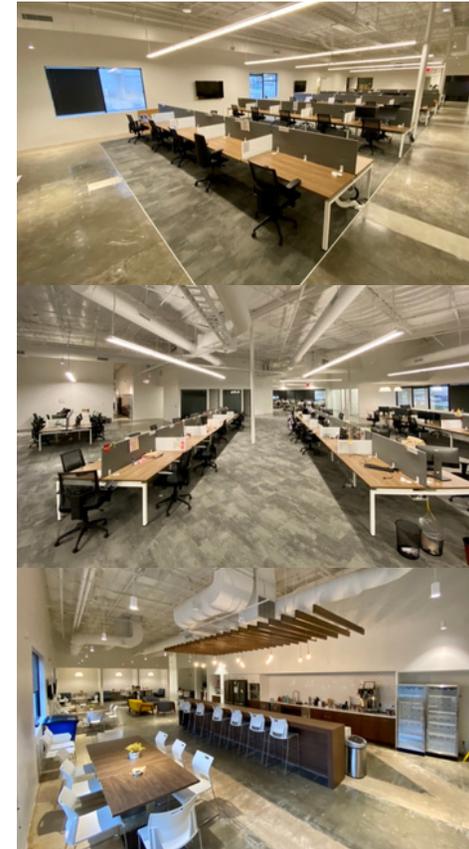
SUITE FEATURES

SIZE:	±31,896 SF
LOADING:	9-Grade Level Opportunity to Punch More
CLEAR HEIGHT:	± 15'
POWER:	1,600 Amps for Building Increase Turnkey as Needed
CONDITION:	100% HVAC 100% Office - Divisible to 50/50 warehouse
PARKING:	Up to 300 spaces available
ZONING:	Not in NBG
EXPANSION:	Option to occupy full building within a few years
VISIBILITY	Hard corner of Kramer and Metric

FLOOR PLAN



PHOTOS



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WILL SALLIS

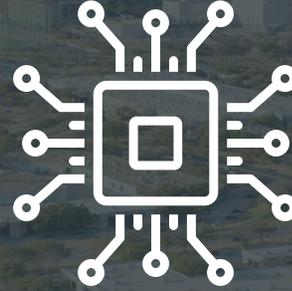
512.410.8269

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DRIVE TIMES



15 MIN
TO DOWNTOWN



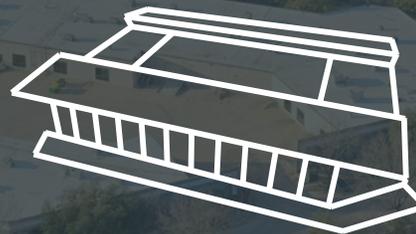
33 MIN
TO SAMSUNG



25 MIN
TO TESLA GIGAFACTORY



20 MIN
TO THE AIRPORT



4 MIN
TO Q2 STADIUM



2 MIN
TO THE DOMAIN



**METRIC
COLLECTIVE**

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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