

INDUSTRIAL, FLEX & CREATIVE OFFICE

FOR LEASE

2,711 - 31,896 SF



**METRIC
COLLECTIVE**



OWNED BY:

M|I|G[®]
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

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

512.410.8265

mbecker@lee-associates.com

WILL SALLIS

512.410.8269

wsallis@lee-associates.com

AVERY LEVY

512.410.8263

alevy@lee-associates.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

BUILDING A

1826 KRAMER LN

AVAILABLE: 3,606 - 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

MITCHELL BECKER

512.410.8265

mbecker@lee-associates.com

WILL SALLIS

512.410.8269

wsallis@lee-associates.com

AVERY LEVY

512.410.8263

alevy@lee-associates.com

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

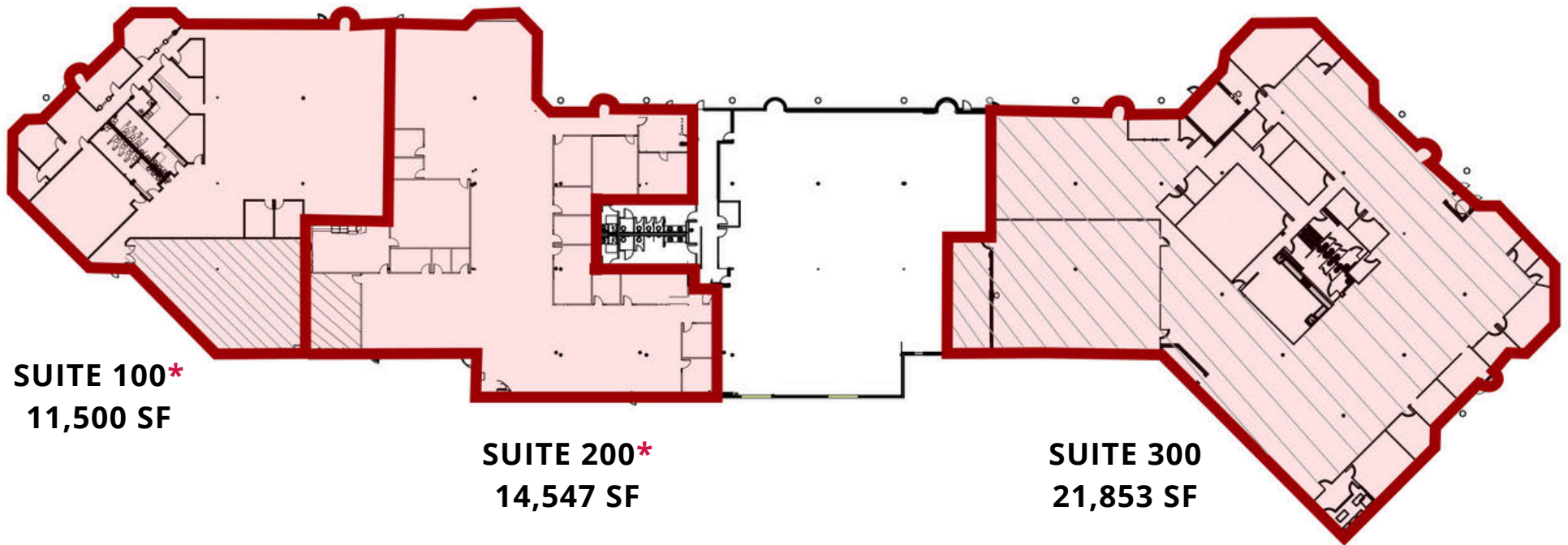
BUILDING B

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**

MITCHELL BECKER

512.410.8265

mbecker@lee-associates.com

WILL SALLIS

512.410.8269

wsallis@lee-associates.com

AVERY LEVY

512.410.8263

alevy@lee-associates.com

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

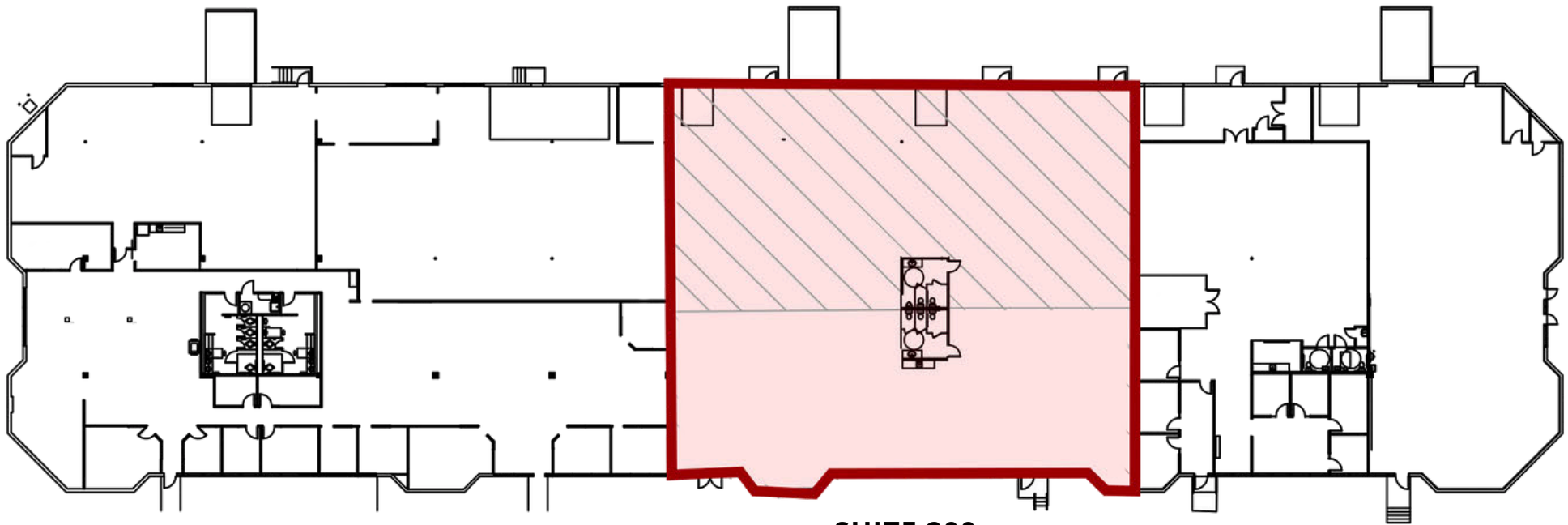
BUILDING E

1909 W. BRAKER LN

AVAILABLE: 14,613 SF



WAREHOUSE



SUITE 200
14,613 SF

MITCHELL BECKER

512.410.8265

mbecker@lee-associates.com

WILL SALLIS

512.410.8269

wsallis@lee-associates.com

AVERY LEVY

512.410.8263

alevy@lee-associates.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

1817

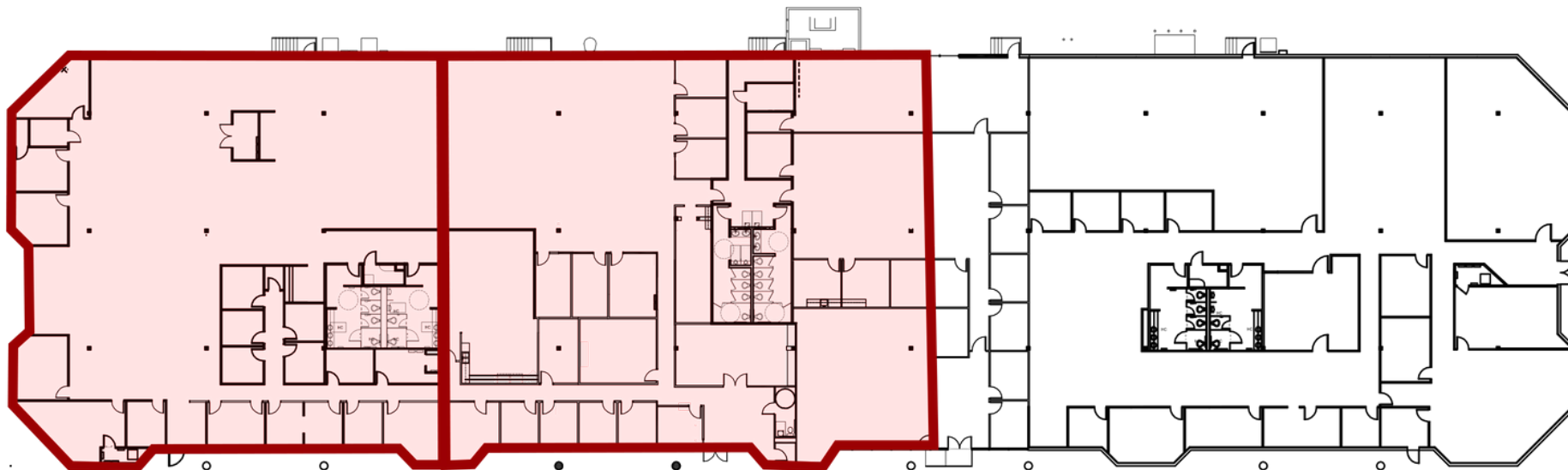
BUILDING F

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**

MITCHELL BECKER

512.410.8265

mbecker@lee-associates.com

WILL SALLIS

512.410.8269

wsallis@lee-associates.com

AVERY LEVY

512.410.8263

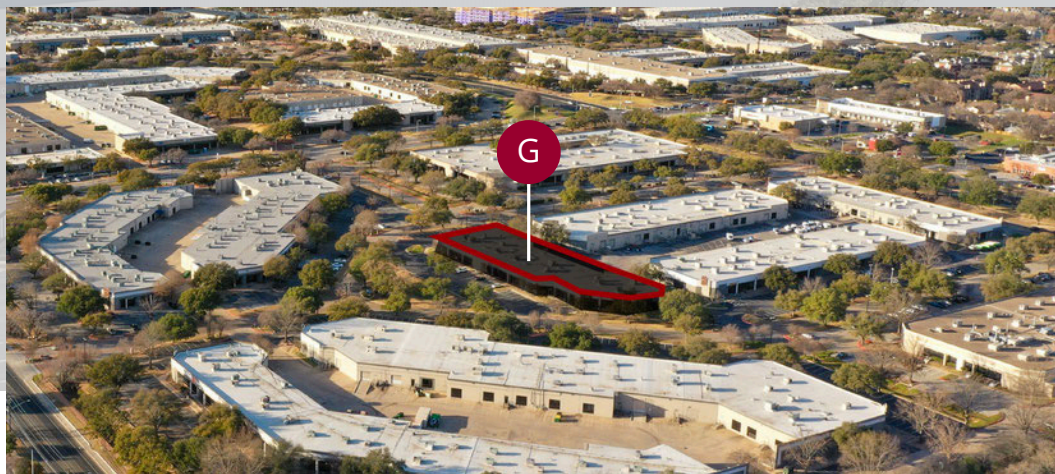
alevy@lee-associates.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

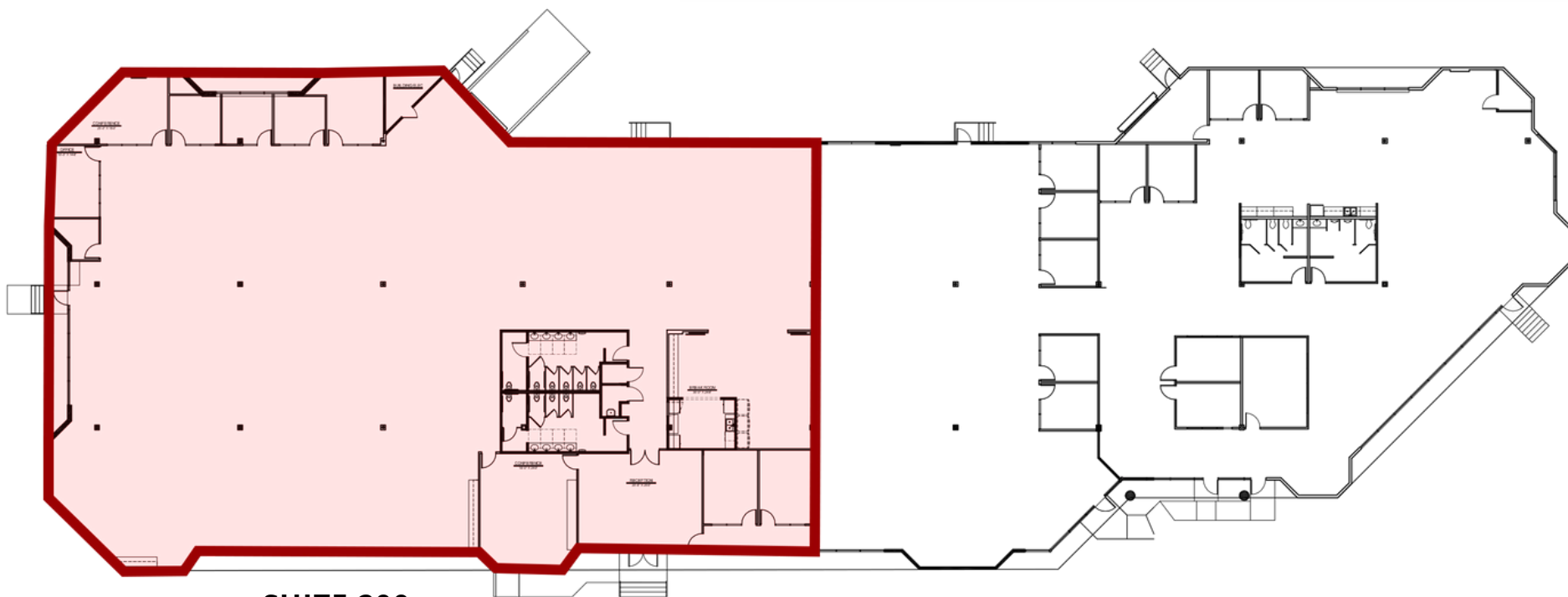
BUILDING G

11109 METRIC BLVD

AVAILABLE: 15,550 SF



 WAREHOUSE



SUITE 200
15,550 SF

MITCHELL BECKER

512.410.8265

mbecker@lee-associates.com

WILL SALLIS

512.410.8269

wsallis@lee-associates.com

AVERY LEVY

512.410.8263

alevy@lee-associates.com

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

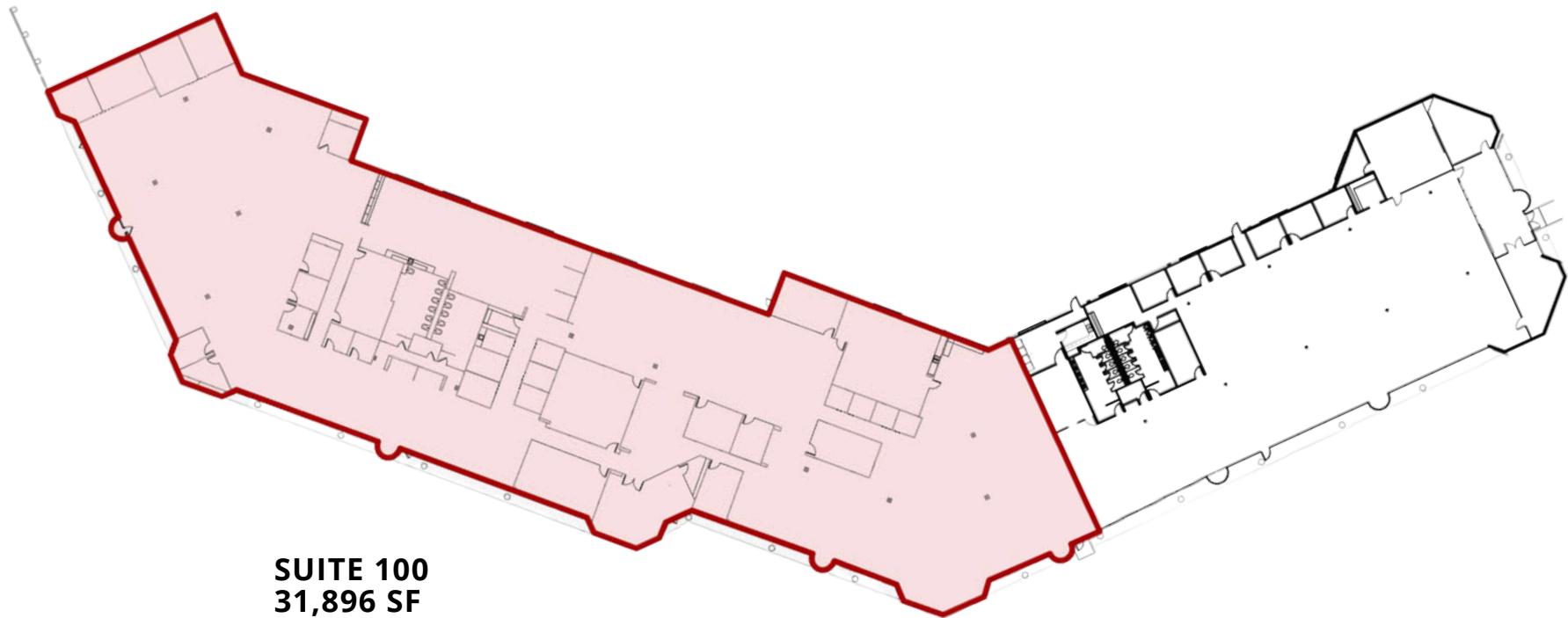
BUILDING J

11009 METRIC BLVD

AVAILABLE: 31,896 SF



WAREHOUSE



SUITE 100
31,896 SF

MITCHELL BECKER

512.410.8265

mbecker@lee-associates.com

WILL SALLIS

512.410.8269

wsallis@lee-associates.com

AVERY LEVY

512.410.8263

alevy@lee-associates.com

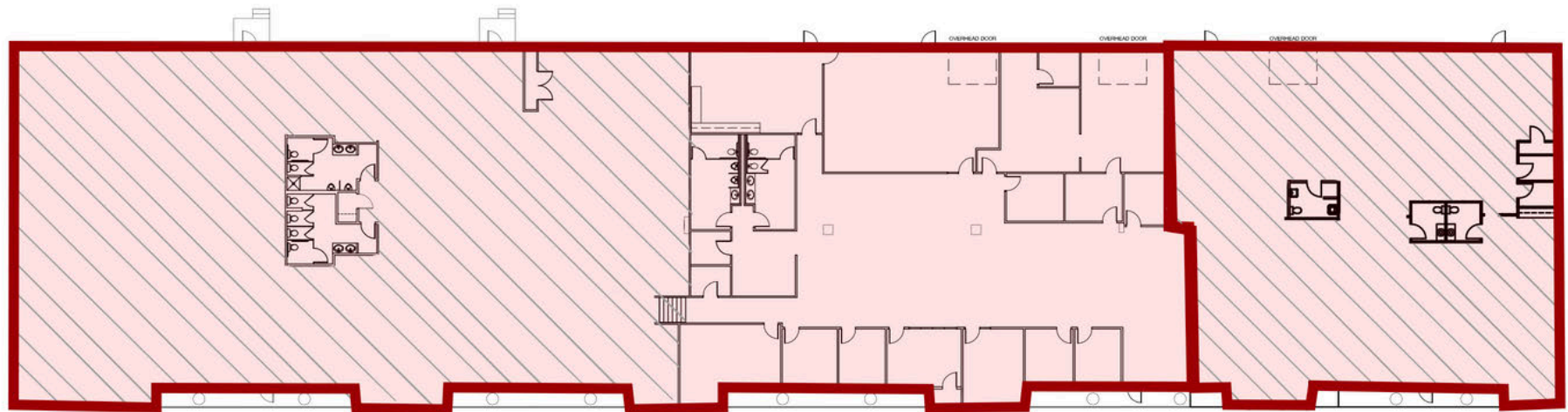
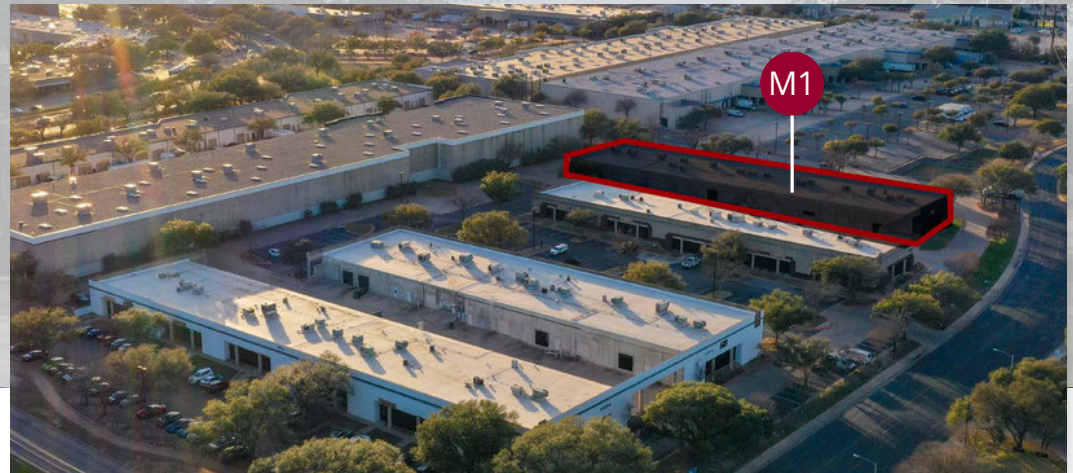
 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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**

MITCHELL BECKER

512.410.8265

mbecker@lee-associates.com

WILL SALLIS

512.410.8269

wsallis@lee-associates.com

AVERY LEVY

512.410.8263

alevy@lee-associates.com

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

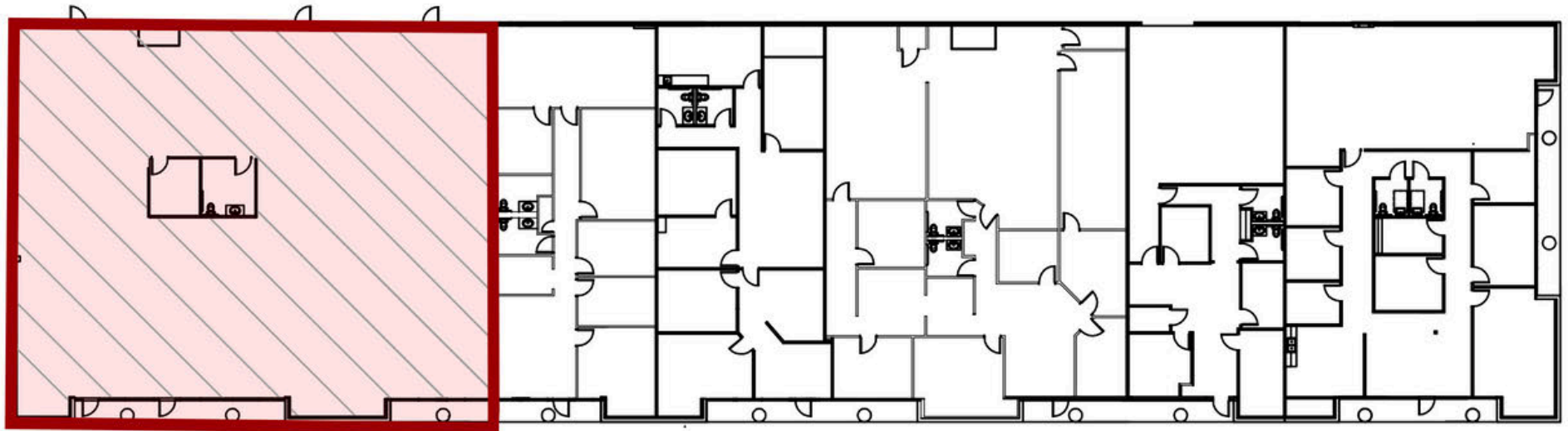
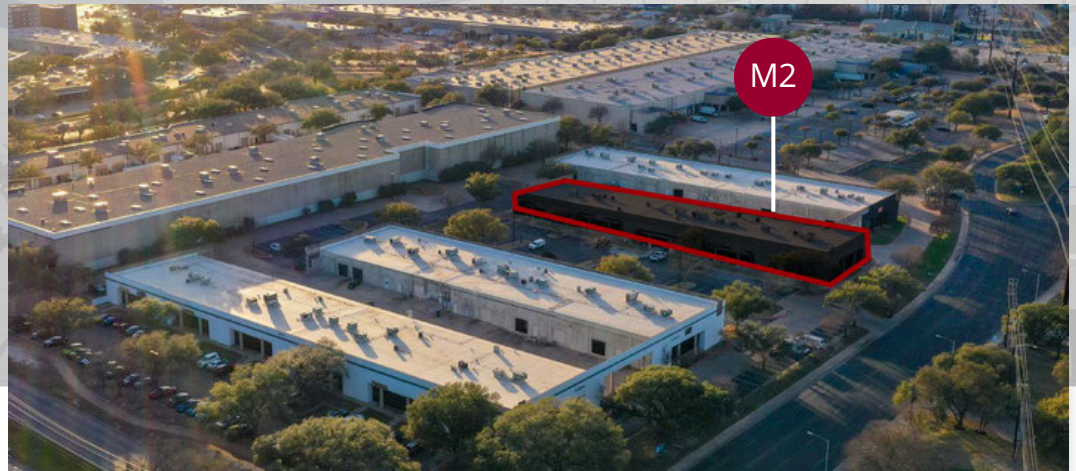
BUILDING M2

11500-2 METRIC BLVD

AVAILABLE: 6,992 SF



WAREHOUSE



SUITE 210
6,992 SF

MITCHELL BECKER

512.410.8265

mbecker@lee-associates.com

WILL SALLIS

512.410.8269

wsallis@lee-associates.com

AVERY LEVY

512.410.8263

alevy@lee-associates.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

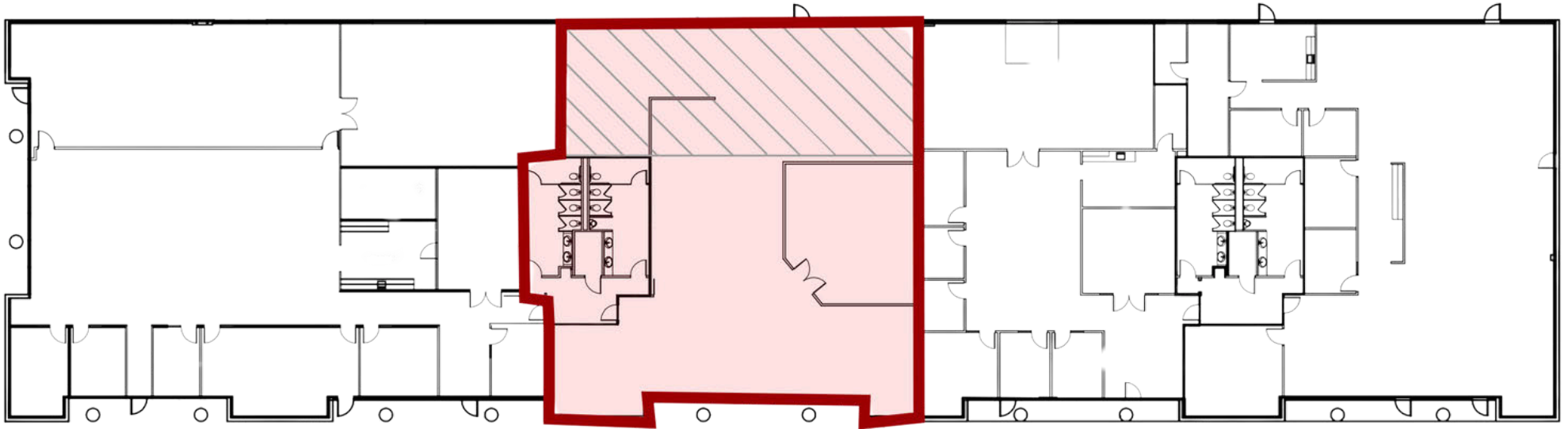
BUILDING M3

11500-3 METRIC BLVD

AVAILABLE: 5,000 SF



 WAREHOUSE



SUITE 310
5,000 SF

MITCHELL BECKER

512.410.8265

mbecker@lee-associates.com

WILL SALLIS

512.410.8269

wsallis@lee-associates.com

AVERY LEVY

512.410.8263

alevy@lee-associates.com

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

BUILDING 1

2100 KRAMER LN

AVAILABLE: 5,181 - 12,949 SF



WAREHOUSE

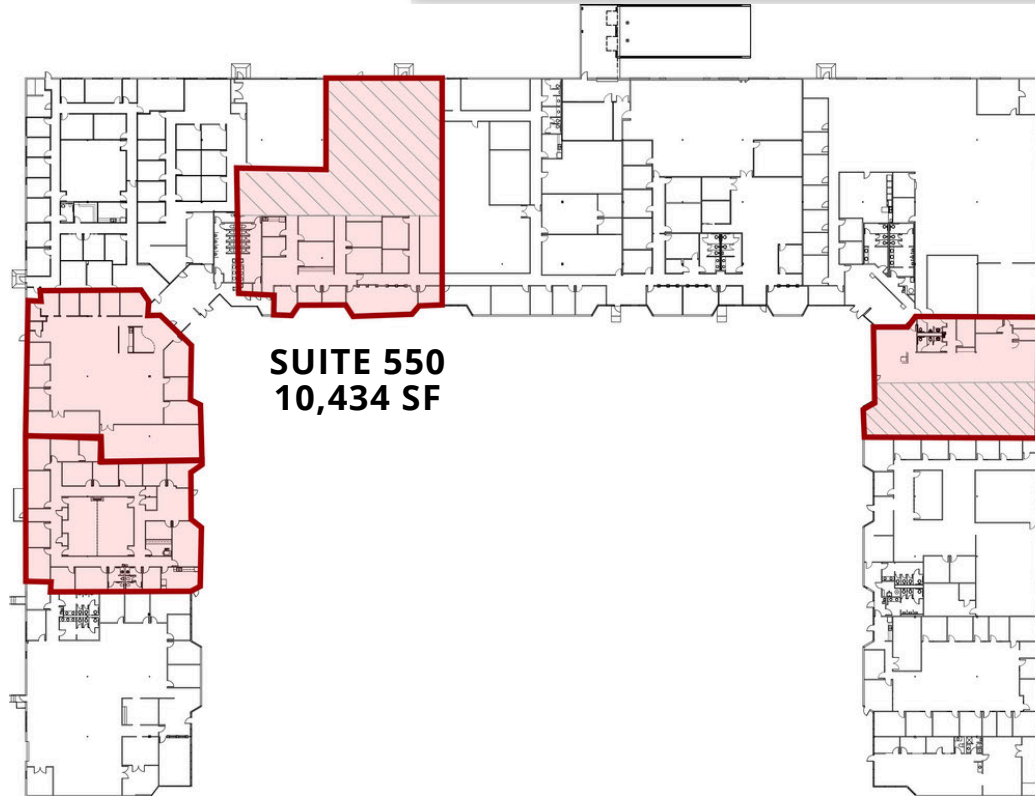


SUITE 250*
6,946 SF

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**

MITCHELL BECKER

512.410.8265

mbecker@lee-associates.com

WILL SALLIS

512.410.8269

wsallis@lee-associates.com

AVERY LEVY

512.410.8263

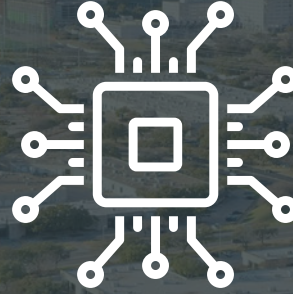
alevy@lee-associates.com

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

DRIVE TIMES



15 MIN
TO DOWNTOWN



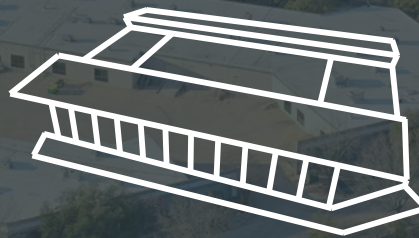
33 MIN
TO SAMSUNG



25 MIN
TO TESLA GIGAFACTORY



20 MIN
TO THE AIRPORT



4 MIN
TO Q2 STADIUM



2 MIN
TO THE DOMAIN

CONTACT US

MITCHELL BECKER

512.410.8265

mbecker@lee-associates.com

WILL SALLIS

512.410.8269

wsallis@lee-associates.com

AVERY LEVY

512.410.8263

alevy@lee-associates.com



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES