

FLEX SPACE / INDUSTRIAL
±2,042 - 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
agreen@lee-associates.com
512.410.8264

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 | SUBLEASE

Suite H | 2,042 SF

CLEAR HEIGHT: ±14'

LOADING: 1 DOCK-HIGH

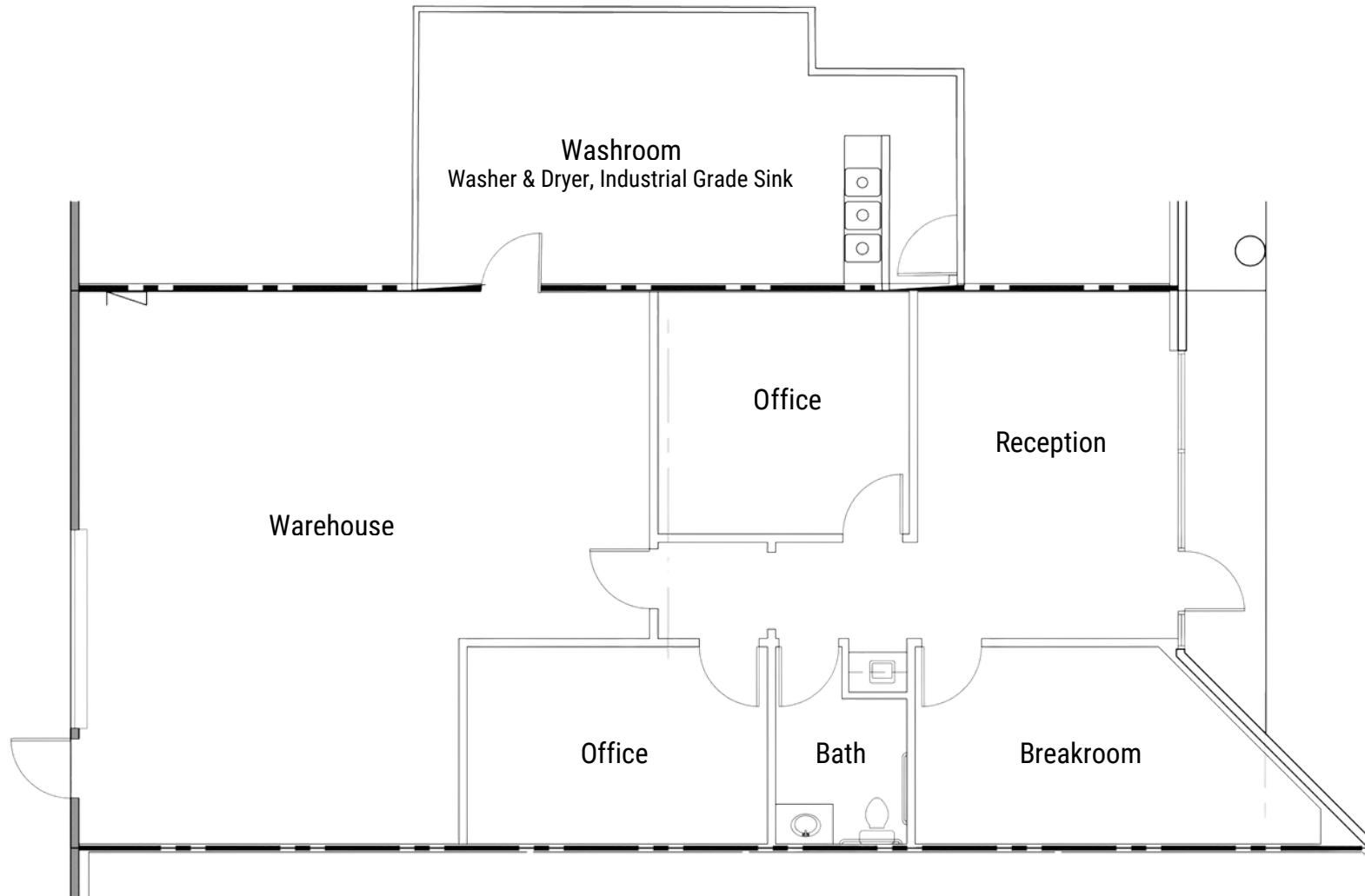
WAREHOUSE: 100% HVAC

OFFICE PERCENTAGE: 60%

PARKING: 3.33:1,000 SF

TERM EXPIRES: 07/31/2028

AVAILABLE IN 30 DAYS



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BRAKER IV

Suite K | 2,250 SF

360° TOUR



CLICK OR SCAN

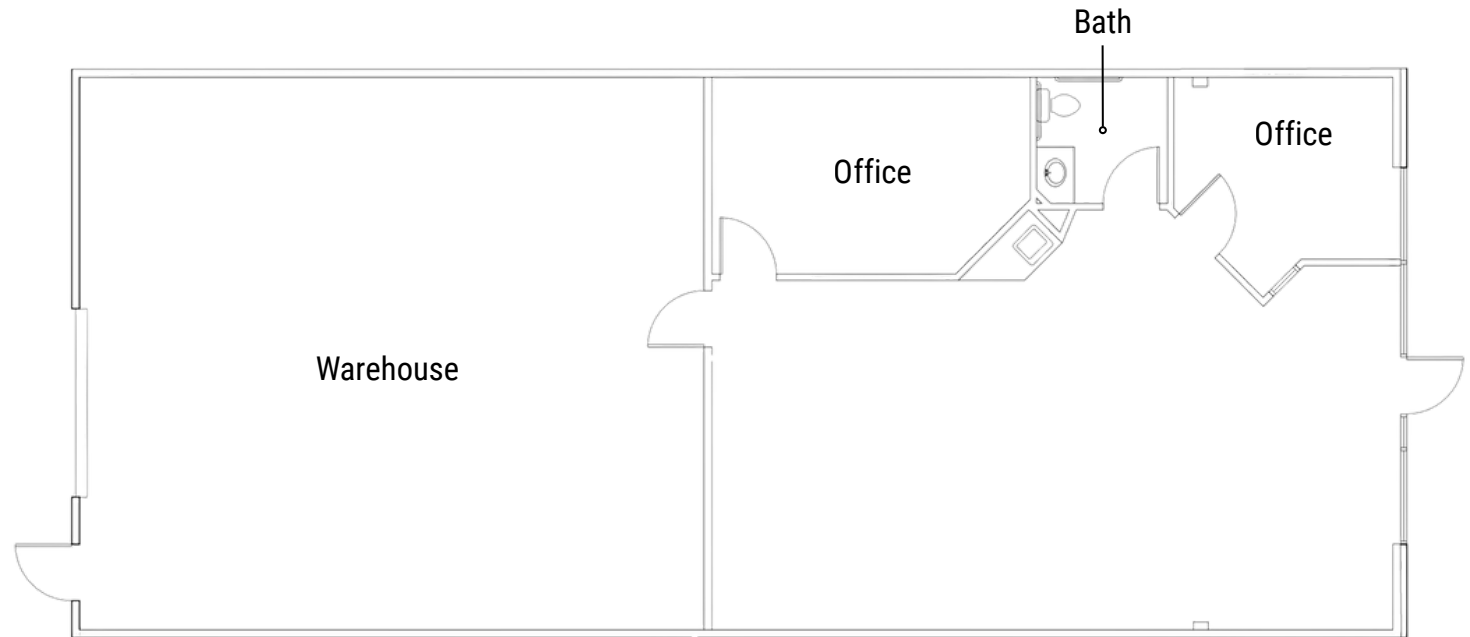
CLEAR HEIGHT: ±14'

LOADING: 1 SEMI-DOCK

WAREHOUSE: 100% HVAC

OFFICE PERCENTAGE: 50%

PARKING: 3.33:1,000 SF



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BRAKER IV

Suite N* | 2,488 SF

**360° TOUR
COMING SOON**

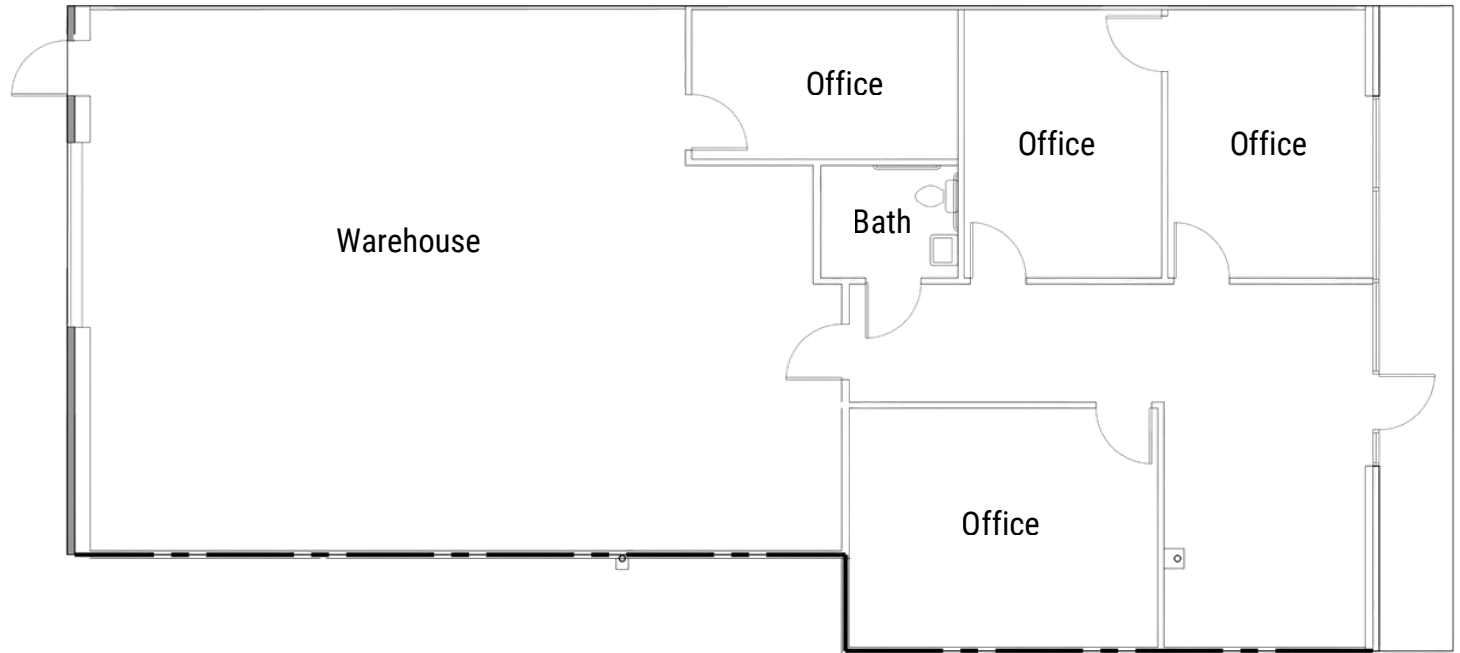
CLEAR HEIGHT: ±14'

LOADING: 1 DOCK-HIGH

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**

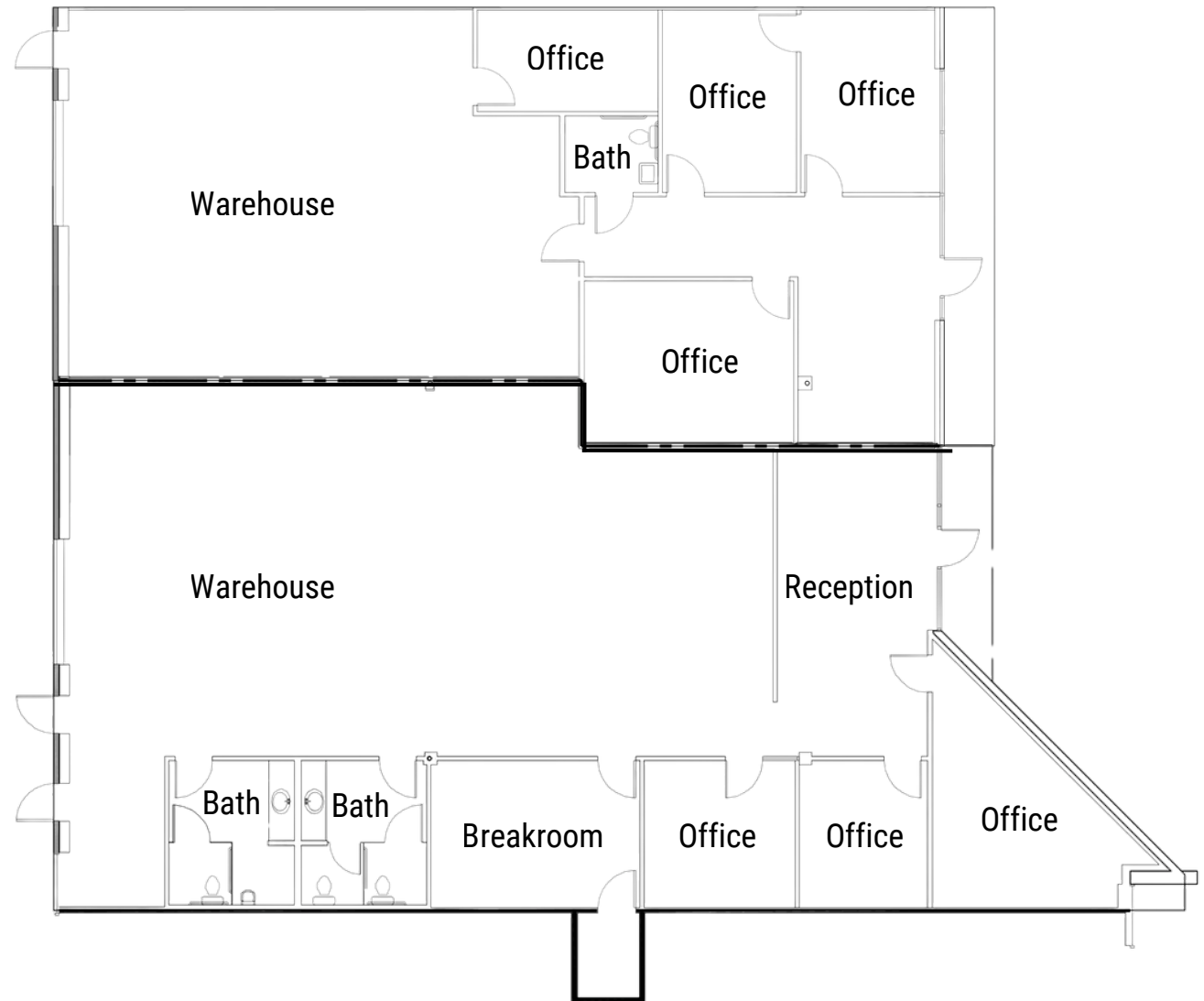
CLEAR HEIGHT: ±14'

LOADING: 2 DOCK HIGH

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**

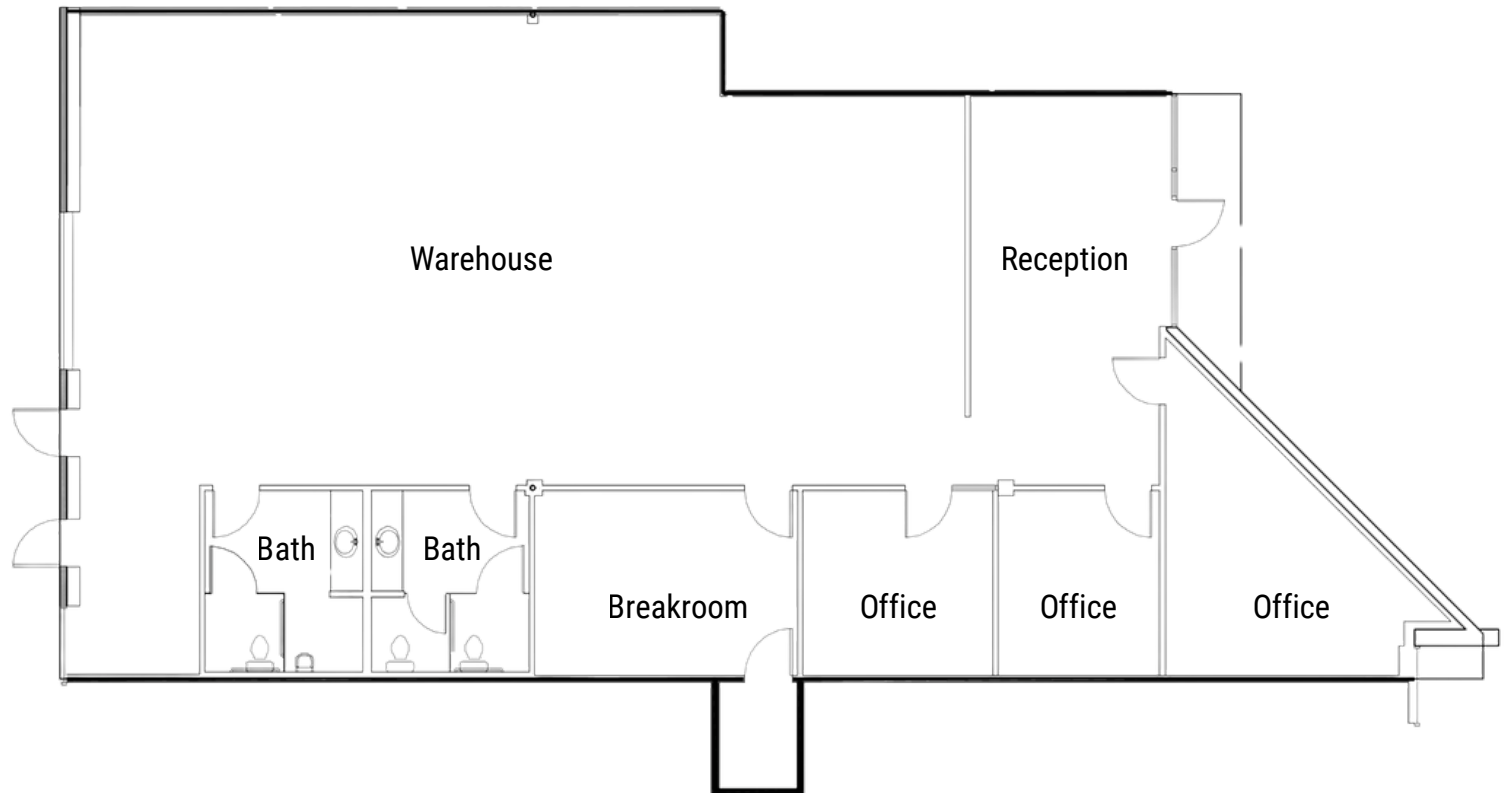
CLEAR HEIGHT: ±14'

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**

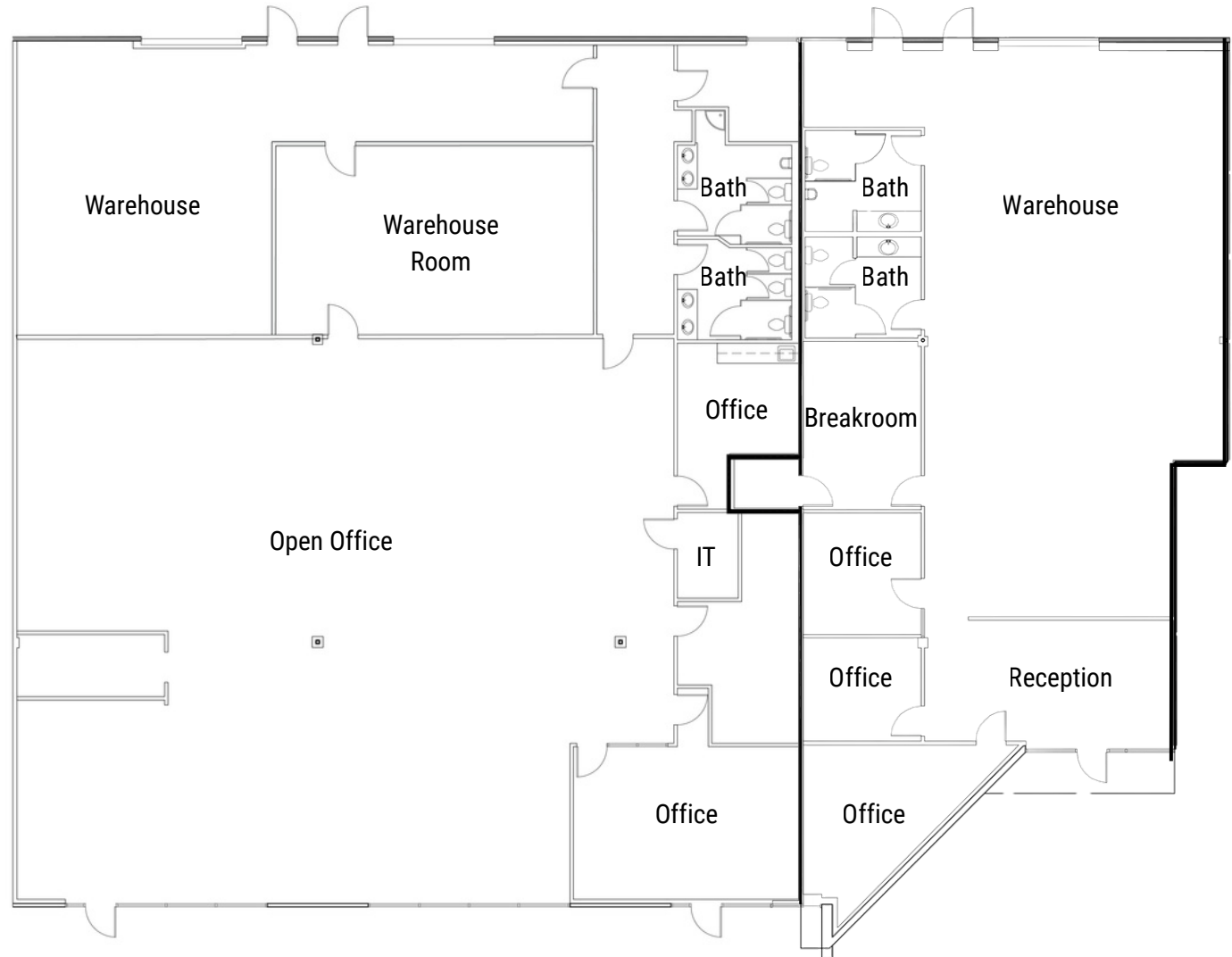
CLEAR HEIGHT: ±14'

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

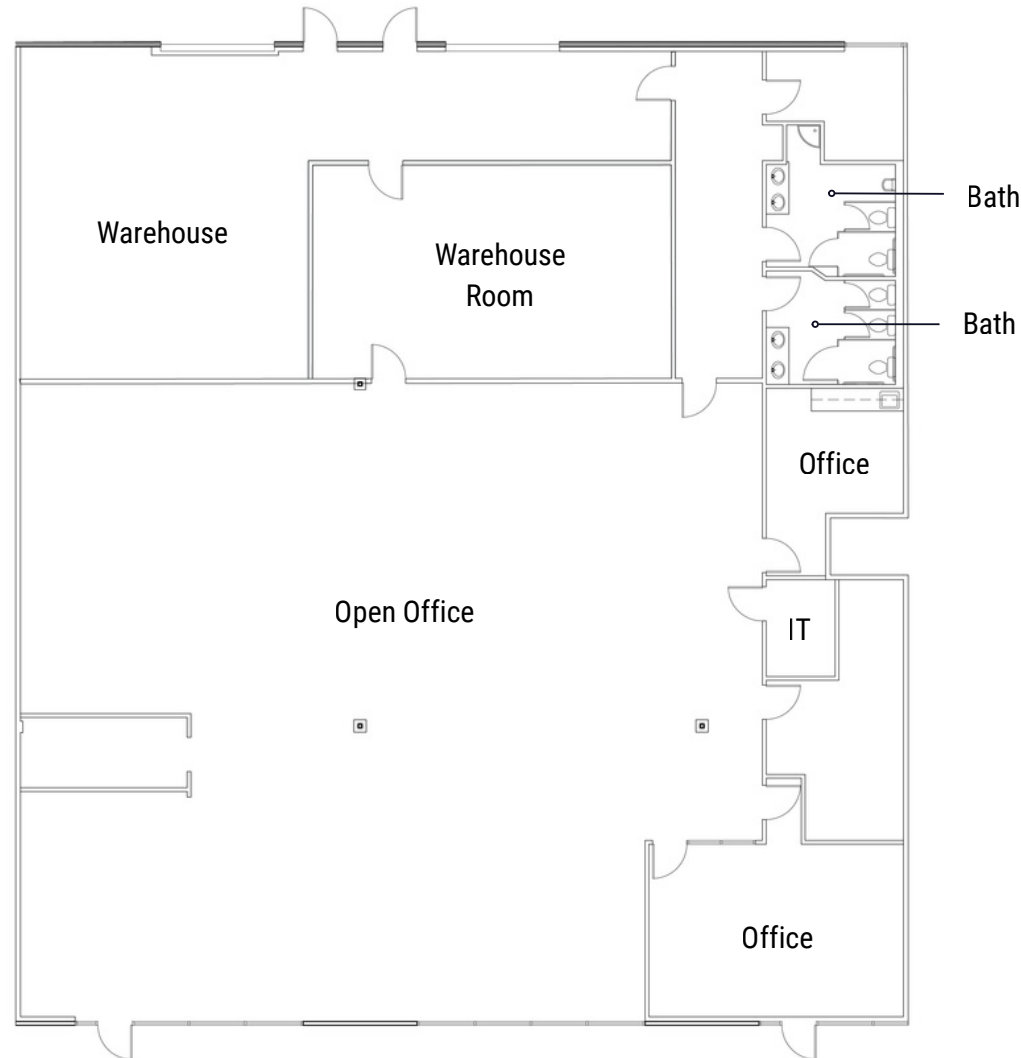
CLEAR HEIGHT: ±14'

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**

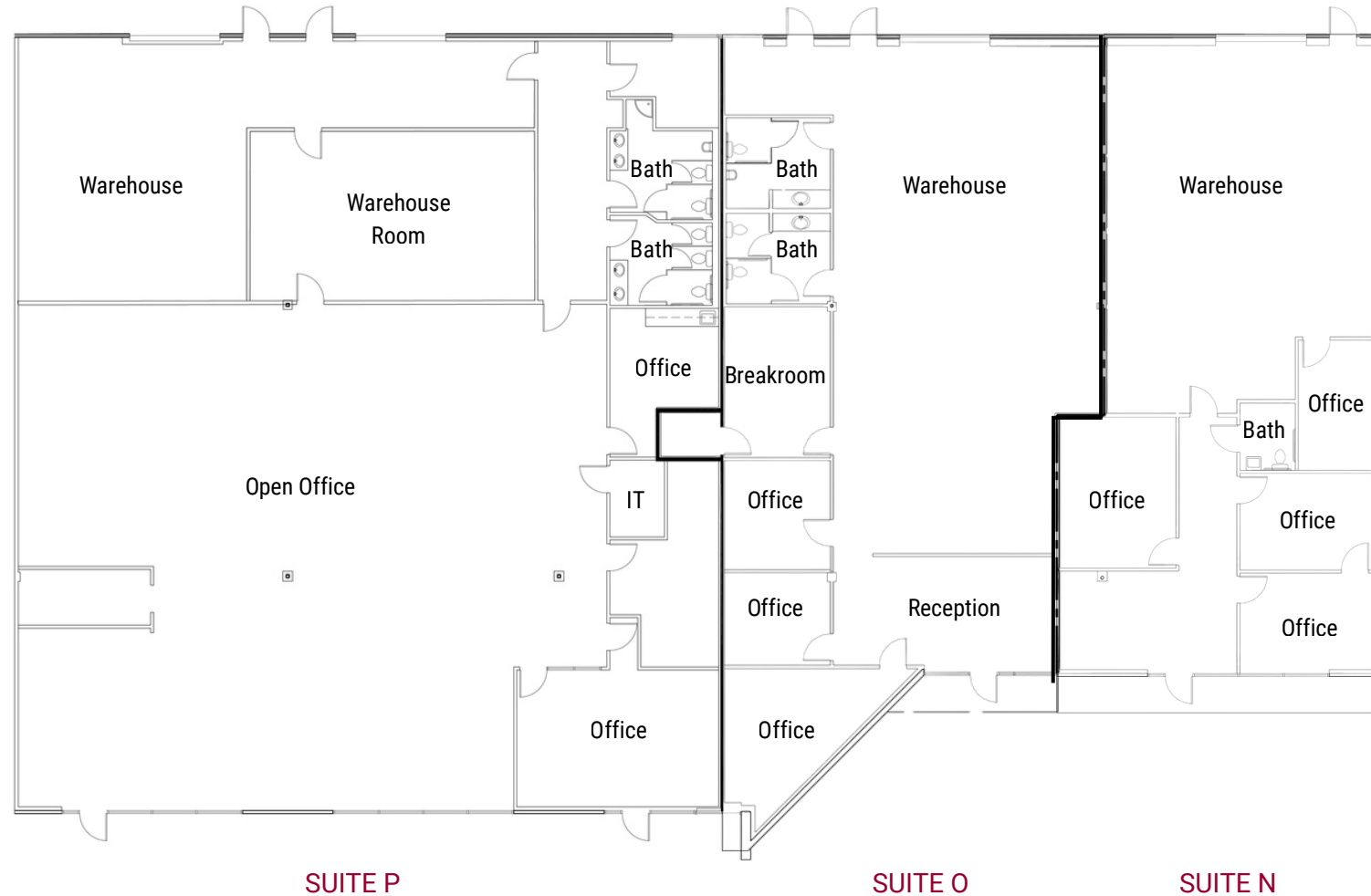
CLEAR HEIGHT: ±14'

LOADING: 4 DOCK HIGH

WAREHOUSE: 100% HVAC

OFFICE PERCENTAGE: 58%

PARKING: 3.33:1,000 SF



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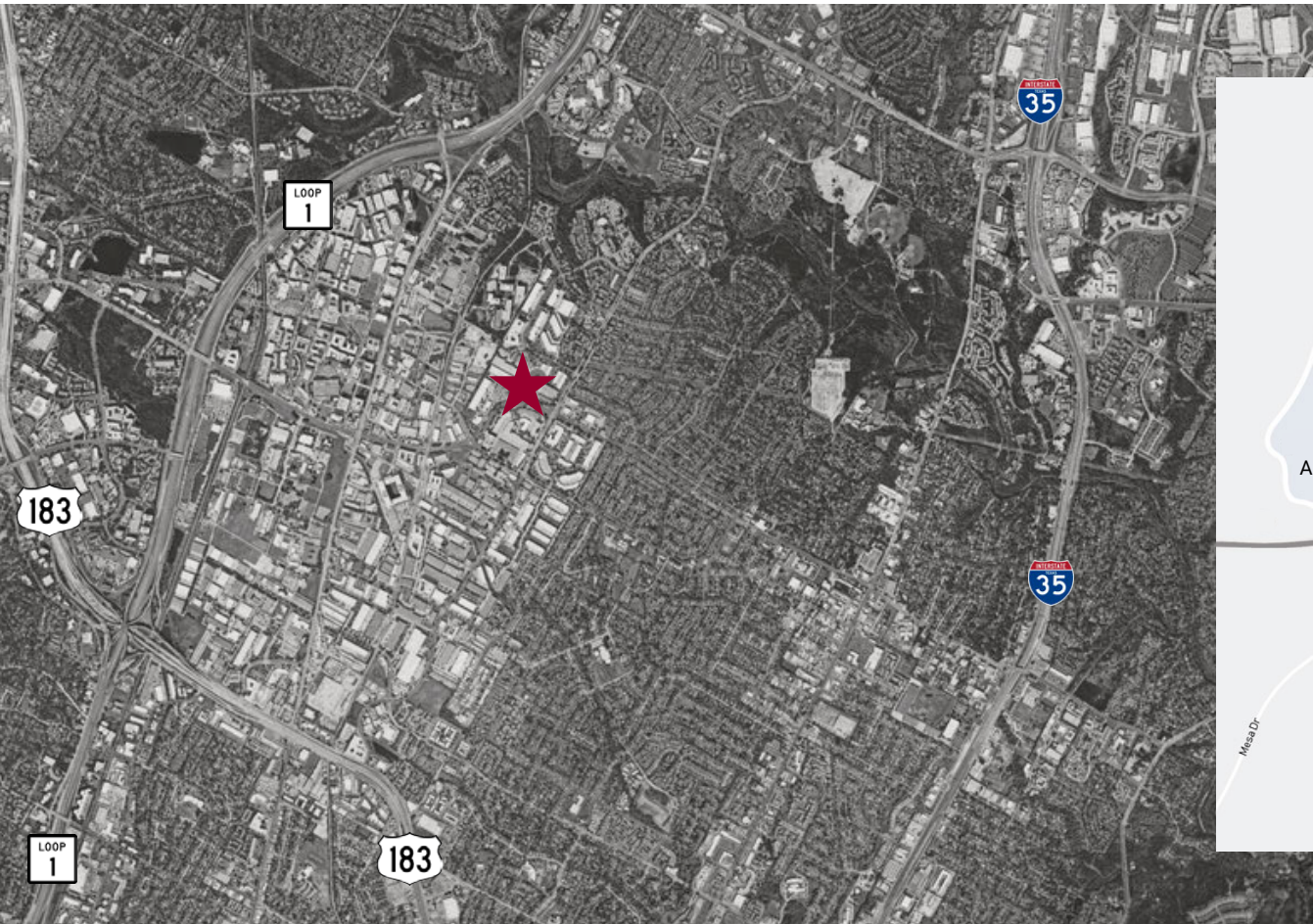
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BRAKER IV

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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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