

# BRAKER 2



11000 - 11006 METRIC BLVD  
AUSTIN, TX 78758







## Braker 2

is a value office/flex property located on the northwest corner of Metric Blvd and Kramer Ln in the heart of Austin's Braker/Metric area.

Braker 2 has convenient access to MoPac Expy, Hwy 183 and I-35, and is located just 2 miles from The Domain and less than 5 miles from The Arboretum. The property parks at a ratio of 3.0/1,000 and can accommodate a wide range of users, from traditional flex tenants to creative office tenants.

## Building Highlights

27,359 SF

Parking: 3.0:1,000

Excellent frontage on the corner of Metric Blvd. and Kramer Lane

Attractive, park-like setting

Easy Access to the Metro Line at Kramer Station

Creative Office TI Package Available



## BEST OF THE AREA

### THE DOMAIN

The multi-phased Domain development is anchored by Neiman Marcus, Macy's, Dillard's and Dick's Sporting Goods and also offers more than 800 residential units and ample Class A office space, in addition to four on site hotels - Westin Austin at The Domain, Lone Star Court by Valencia Group, The Archer Hotel and Aloft Austin. With the center's ideal location and exceptional amenities, amazing restaurant selection, convenient parking and wifi connectivity, The Domain is the most desired place in Austin to shop, dine, and live.

### THE ARBORETUM

Home to more than 40 fine shops and restaurants, the Arboretum is the perfect place to enjoy upscale shopping at places like Lamps Plus or Z Gallerie, or stock up on favorites at classics like the Gap and Barnes & Noble. In between stores, make time to sit outside and listen to the soothing sounds of fountains, or enjoy a delicious meal at one of the area eateries like The Cheesecake Factory, Five Guys Burgers and Fries or the Blue Baker.

### WALNUT CREEK METROPOLITAN PARK

Walnut Creek Metropolitan Park is an expansive 293 acre park situated just north of downtown Austin, and features miles of hiking trails, an off leash dog area, a swimming pool, a playground, and sports and recreational facilities.

## ● RESTAURANTS

OSKAR BLUES BREWERY  
ALBERTS BREWERY  
AUSTIN BEERWORKS  
ROARING FORK  
STARBUCKS  
TACODELI  
NEWK'S EATERY  
MODERN MARKET  
SUMMERMOON COFFEE BAR  
JIMMY JOHN'S  
FREEBIRDS  
CIRCLE BREWING COMPANY  
KIEFER'S  
4TH TAP BREWING  
RESTAURANTS AT THE ARBORETUM  
RESTAURANTS SHOPS AT THE DOMAIN

## ● RETAIL

COSTCO WHOLESALE  
THE HOME DEPOT  
WHOLE FOODS MARKET  
THE SHOPS AT THE ARBORETUM  
THE SHOPS AT THE DOMAIN

## DRIVE TIMES

**DOMAIN**  
2 MINUTES

**ARBORETUM**  
5 MINUTES

**CBD**  
15 MINUTES

**AIRPORT**  
20 MINUTES

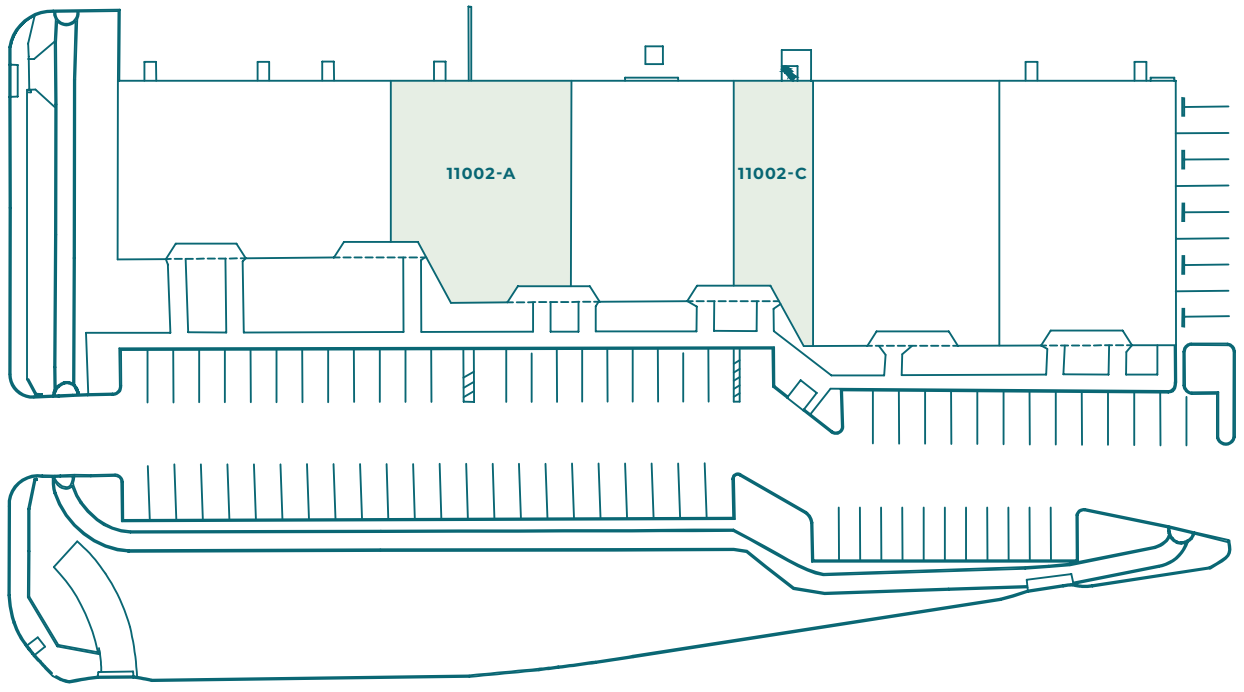
## THE DOMAIN AND THE ARBORETUM - RESTAURANTS

BURGER KING	TRULUCK'S
PANERA BREAD	JASON'S DELI
FIRE BOWL CAFE	ROARING FORK
TEXADELPHIA	GOLDEN LAKE
LA MADELINE	RYU OF JAPAN
SUSHI ZUSHI	MADRA'S PAVILLION
MAGGIANO'S	MCDONALD'S
GLORIA'S	TACO BELL
CALIFORNIA PIZZA KITCHEN	CULVER'S
KONA GRILL	TRUDY'S NORTH STAR
THE STEEPING ROOM	LUPE TORTILLA
CRU FOOD & WINE BAR	MASALA WOK
BLACKFINN	MIGHTY FINE BURGERS
JASPER'S	CHIPOTLE
NORTH ITALIA	FIREHOUSE SUBS
DAILY GRILL	FREEBIRD'S
FLEMING'S	NORTH BY NORTHWEST
MCCORMICK & SCHMICK'S	IRON CACTUS
FLAMING PIZZA	SHAKE SHACK
XIAN NOODLES	FLOWER CHILD
PUNCH BOWL SOCIAL	GRAND LUX CAFE

## THE DOMAIN AND THE ARBORETUM - RETAIL

NEIMAN MARCUS	SUNGLASS HUT
TIFFANY & CO.	THE STEEPING ROOM
RALPH LAUREN	BANANA REPUBLIC
TORY BURCH	APPLE
BEVELLO	ANTHROPOLOGIE
ATHLETICA	VICTORIA'S SECRET
COACH	ALTAR'D STATE
COLE HAAN	SURLA TABLE
BAILEY BANKS & BIDDLE	FOREVER 21
LOUIS VUITTON	ZARA
MICHAEL KORS	LUCKY BRAND JEANS
LULULEMON ATHLETICA	ORIGINS
DIESEL	CLARK'S
PETER MILLAR	ALDO SHOES
SPLENDID	FOSSIL
BCBGMAXAZRIA	FREE PEOPLE
SPERRY'S	HATBOX
LILY PULITZER	L'OCCITANE
VINEYARD VINES	H & M
MADEWELL	MACY'S
LUXE APOTHETIQUE	ARHAUS
LOFT	MICROSOFT
J.CREW	DICK'S SPORTING GOODS
TOMMY BAHAMA	MASSAGE ENVY
TUMI	PURE PILATES AUSTIN

KRAMER LANE

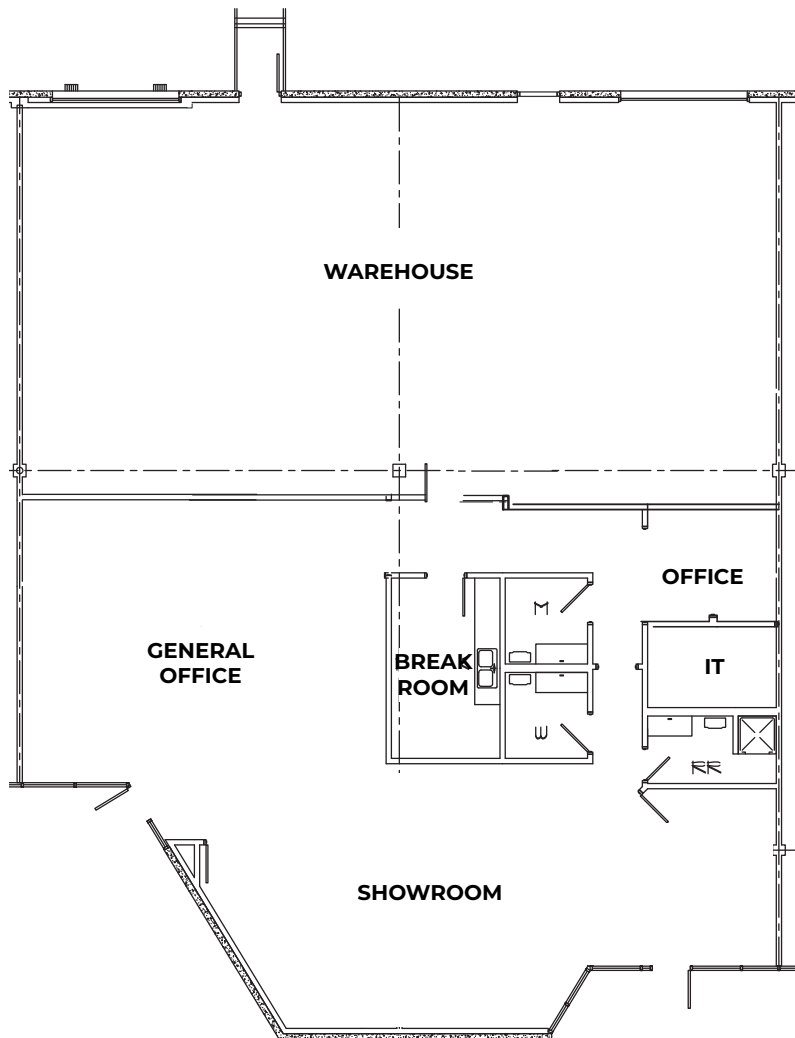


METRIC BLVD.

 AVAILABLE

**SUITE 11002-A FLOOR PLAN**

Square Feet	4,223 SF
Dock Level	1 Grade-Level, 1 Semi-Dock
Office/Warehouse	60%/40%
Clear Height	+/-15



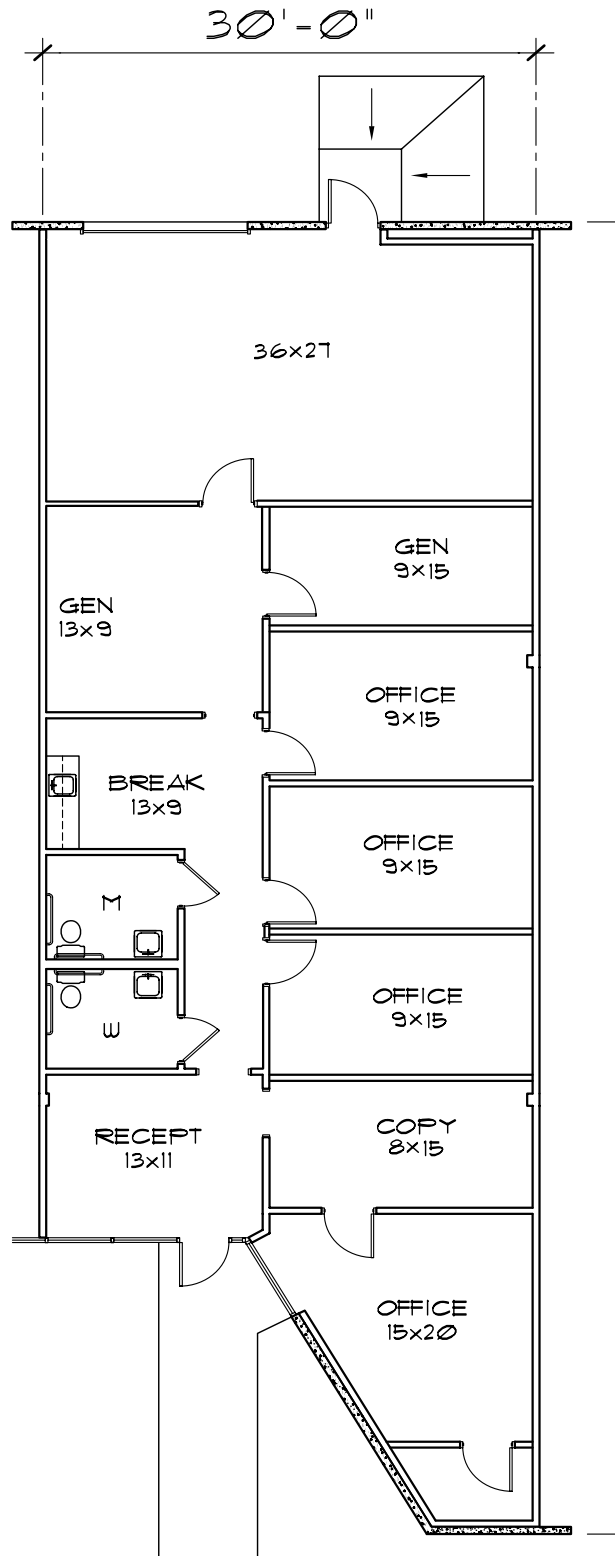
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SUITE 11002-C FLOOR PLAN

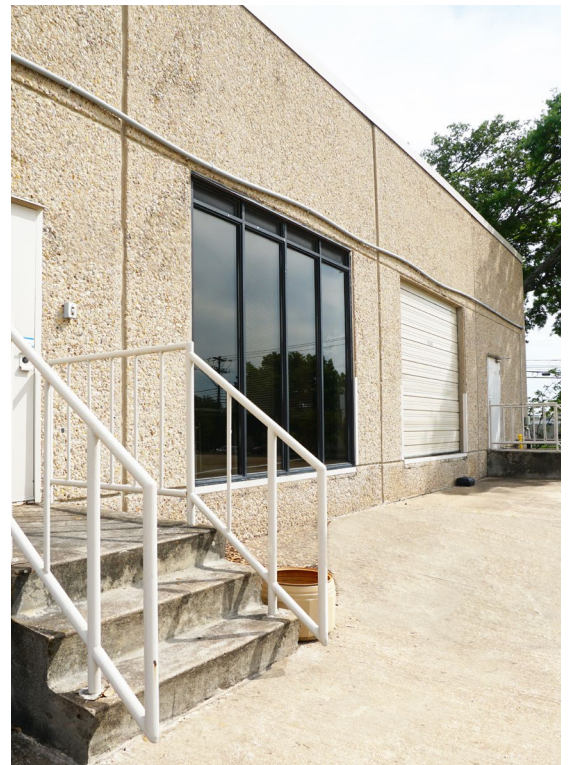
Square Feet	2,425 SF
Loading	Grade-Level
Office/Warehouse	80% / 20%
Parking	3.0/1,000
HVAC	100%



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