

FLEX / CREATIVE OFFICE WITH MAJOR VISIBILITY

**FOR LEASE**

31,896 SF



OWNED BY:

M|I|G<sup>®</sup>  
Real Estate

LEASED BY:

  
LEE & ASSOCIATES

# CAMPUS MAP



# BUILDING J, SUITE 100

11009 METRIC BLVD



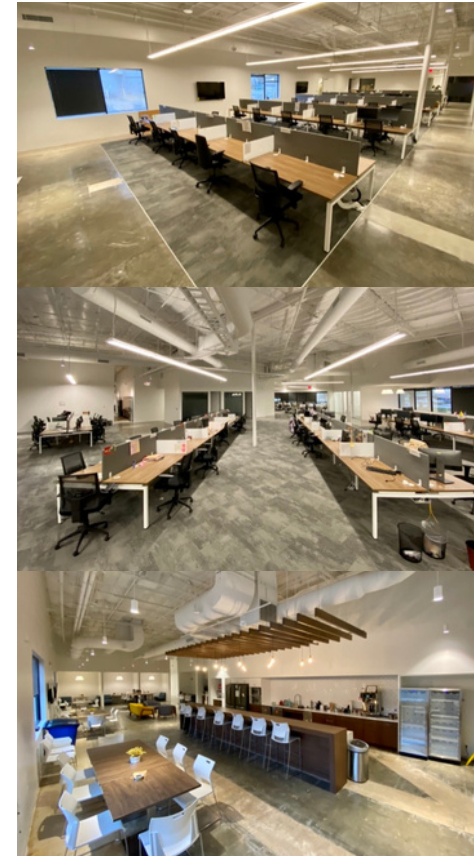
## SUITE FEATURES

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

## FLOOR PLAN



## PHOTOS



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**WILL SALLIS**

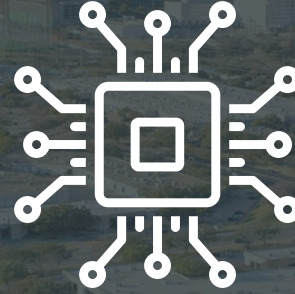
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# DRIVE TIMES



**15 MIN**  
TO DOWNTOWN



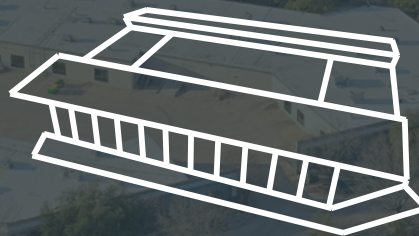
**33 MIN**  
TO SAMSUNG



**25 MIN**  
TO TESLA GIGAFACTORY



**20 MIN**  
TO THE AIRPORT



**4 MIN**  
TO Q2 STADIUM



**2 MIN**  
TO THE DOMAIN



## 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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