

16,779 SF SUBLEASE

8000 METROPOLIS DRIVE, AUSTIN, TX 78744

SUBLEASE FOR CREATIVE / TECH OCCUPIER

SPACE PROFILE

16,779 SF

Total Available Space

8,779 SF

Suite 100
(Rentable SF)

~8,000 SF

Suite 200
(Rentable SF)

Immediate

Availability
(30 Days' advance notice)

6/30/31

Term (5 years)

\$11.14 PSF+ E&J

OpEx

\$16.00 PSF

NNN Asking Rate

Furniture

Available: Cost Negotiable

TI Allowance

(Negotiable for Suite 200)

MET CENTER II

SUITES 100 & 200

Suite 100 is roughly 8,779 Rentable SF. It is finished out completely, and is currently occupied by the Austin American Statesman Newspaper. Suite 200 is roughly 8,000 SF and is a warm lit, conditioned shell space with finished-out M & W restrooms. A Tenant Improvement Allowance is negotiable.



KEY HIGHLIGHTS

- Onsite amenities at Met Center include wooded hike and bike trails, rotating food trucks, basketball and tennis courts, 18 hole disc golf course, public transportation, after hours security patrol, and 13 national hotels with conference rooms.
- Met Center is just minutes away from downtown and Austin Bergstrom International Airport.

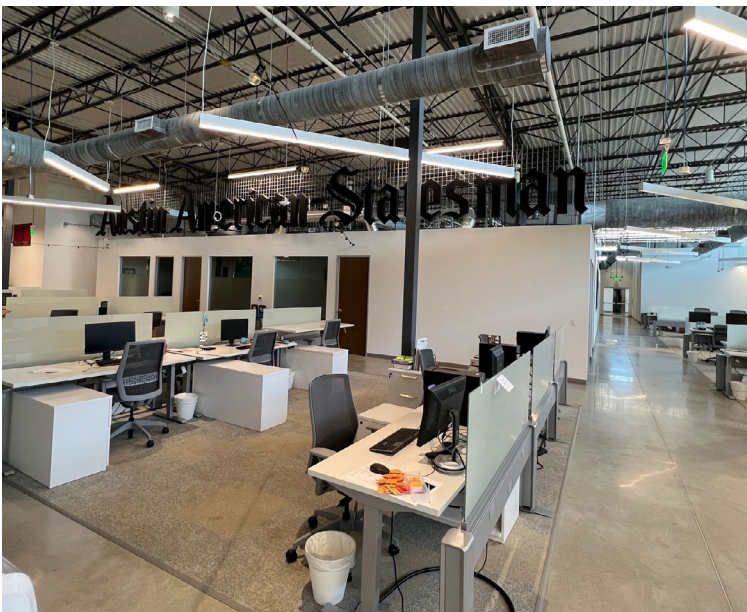
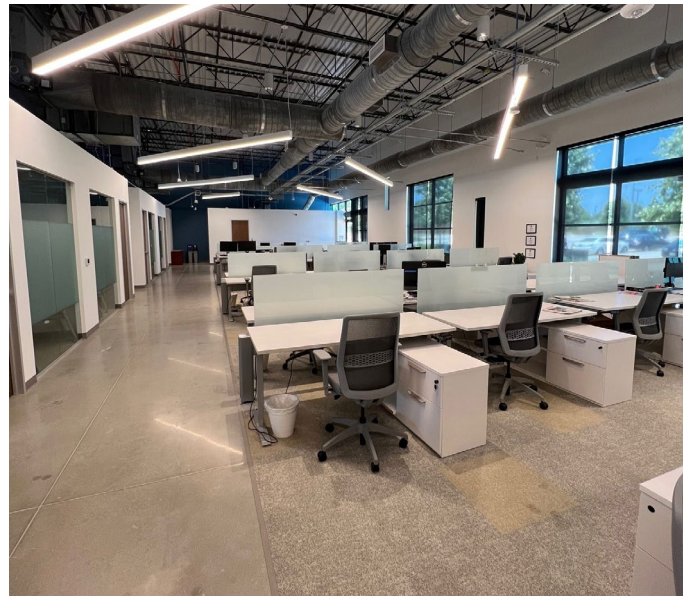
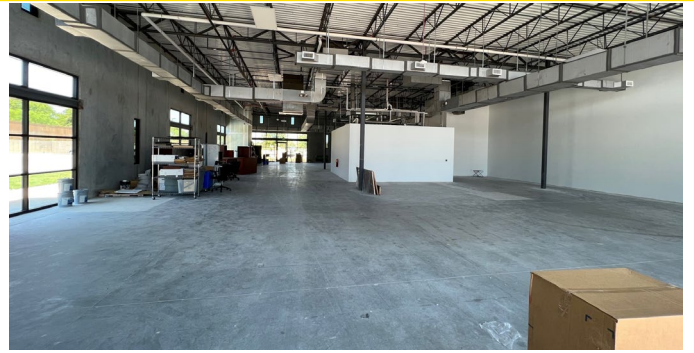
SUBLEASE PHOTOS



EXTERIOR



SUBLEASE PHOTOS

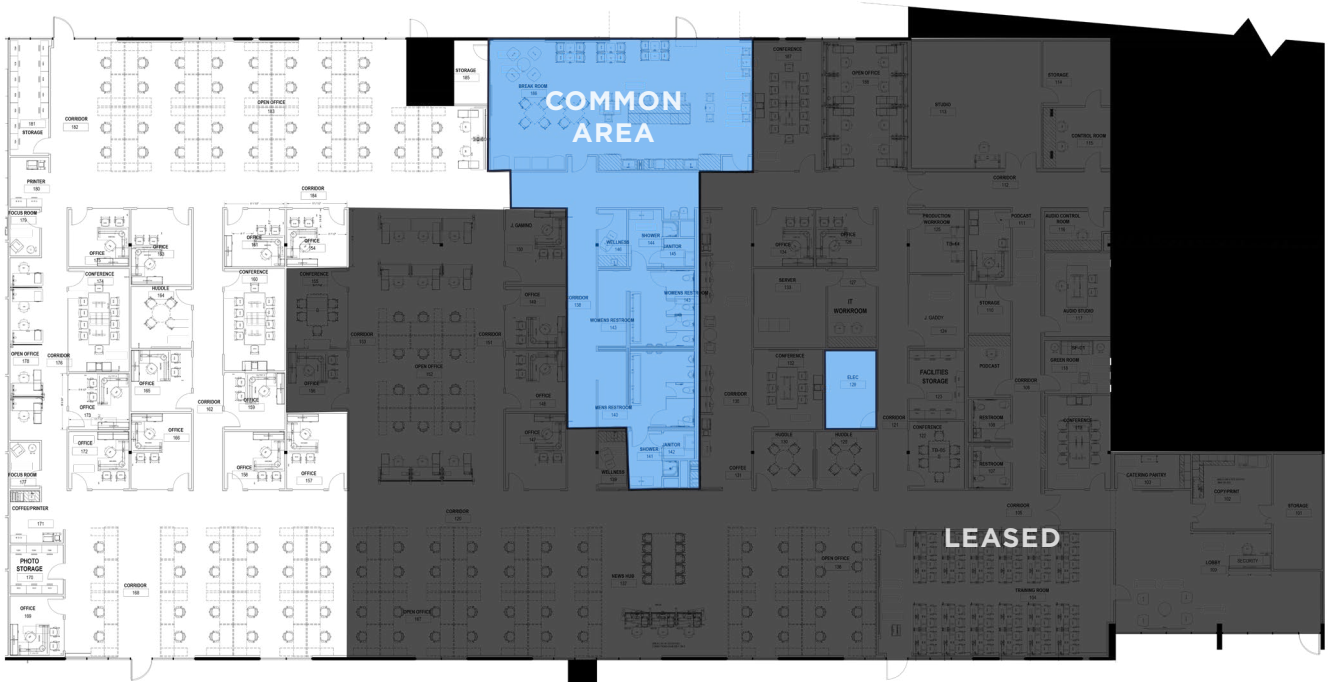


INTERIOR

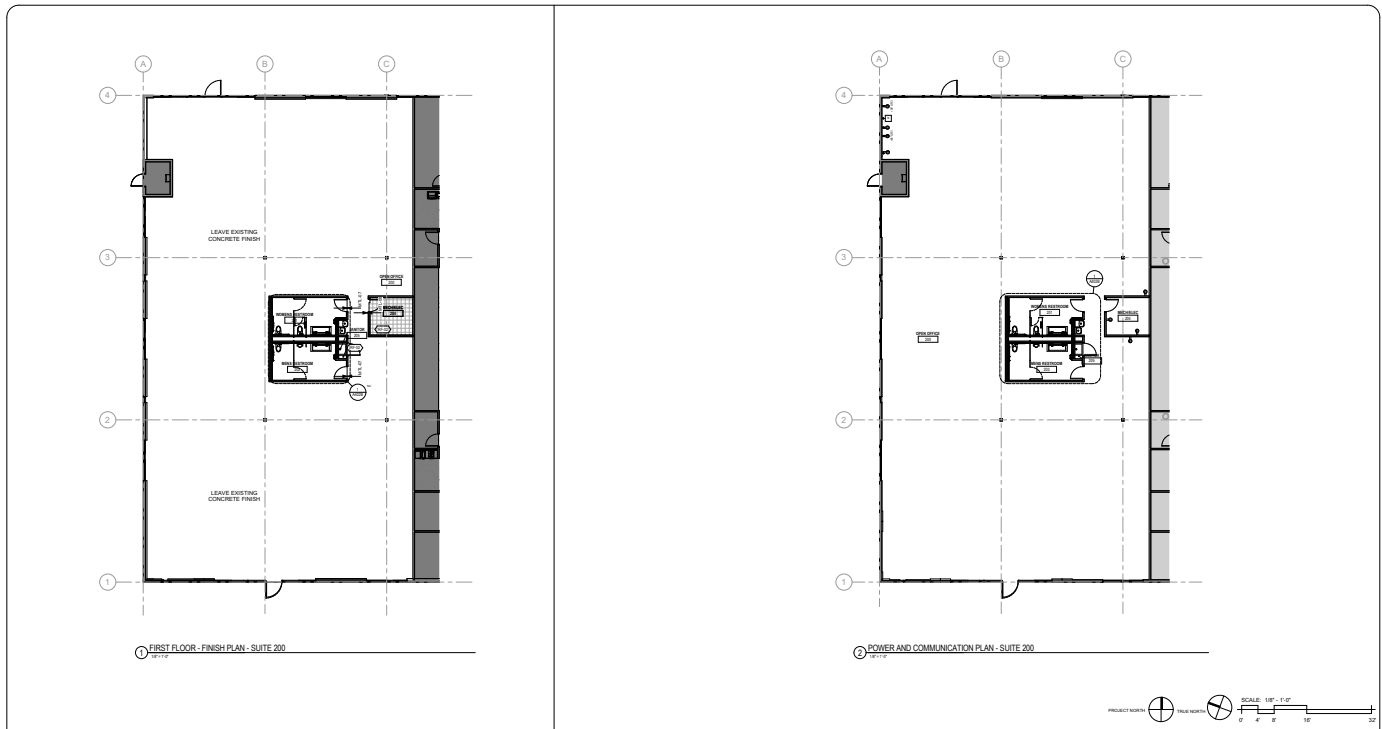


FLOOR PLANS: SUITES 100 & 200

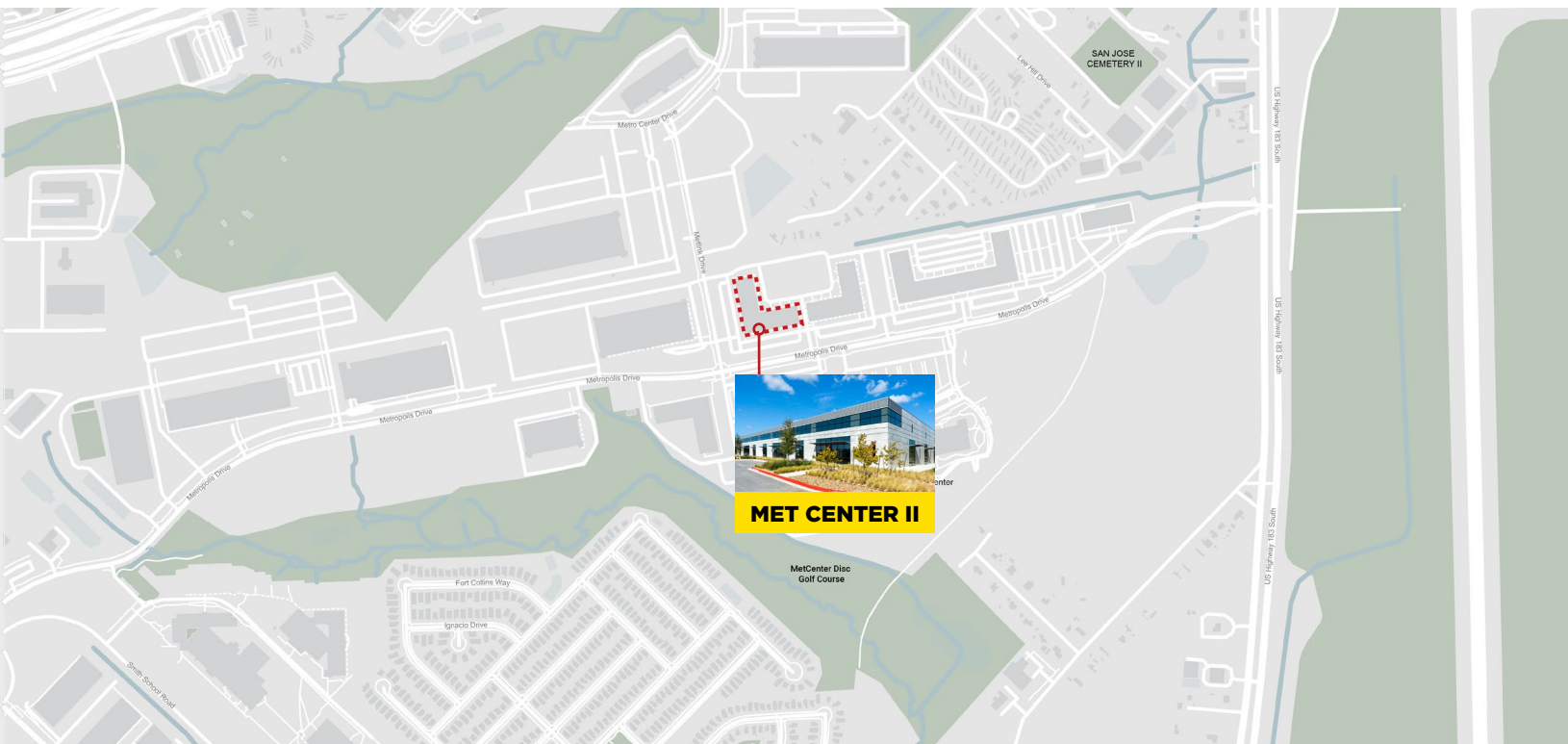
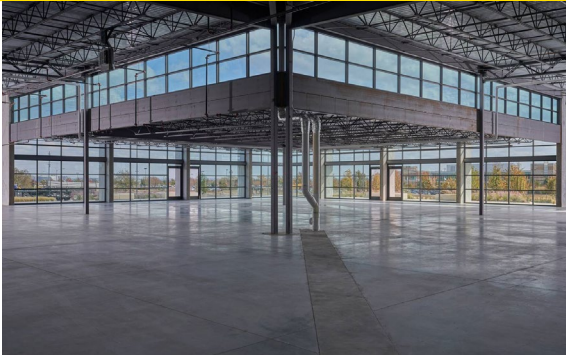
SUITE 100 (8,779 RSF)



SUITE 200 (~8,000 RSF)



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