

7901 EAST RIVERSIDE DRIVE AUSTIN, TX 78744

OFFICE FOR LEASE | AUSTIN, TX

M METCENTER 1&2

A WORKPLACE BUILT AROUND ACCESS,
CONNECTIVITY AND ROBUST INFRASTRUCTURE

AVAILABLE
SUITE 115 · 8,347 SF

PARKING
5.0 / 1,000 SF

DRIVE TO ABIA
3 MINUTES

STREAM

DRA
ADVISORS

MET CENTER 1 & 2 · 7901 E RIVERSIDE DRIVE

— THE PROPERTY

Plug-and-play space *in the most connected business park in Austin.*

Met Center 1 & 2 sits inside one of Texas's largest master-planned business parks — minutes from Austin-Bergstrom International Airport, downtown, and every major freeway connecting Austin to the rest of the region.

The 8,347 SF Suite 115 delivers a 100% office build-out designed for a fast move-in: open collaboration areas, private offices, a kitchen, and conference rooms — all wrapped in glass-front frontage and a 5.0 / 1,000 SF parking ratio that's nearly impossible to match.



8,347 SF
AVAILABLE



5.0/1,000
PARKING RATIO



3 min
TO ABIA



12 min
TO DOWNTOWN

STREAM



MET CENTER 1 & 2 · 7901 E RIVERSIDE DRIVE

THE CAMPUS

The largest master-planned business park in Austin, Texas.

Met Center is more than an address – it's a 380-acre business community shaped by three decades of intentional planning, anchor tenants, and infrastructure investment.

Two on-site electric substations, three independent water sources, and underground, carrier-redundant telecom give Met Center the kind of mission-critical foundation usually reserved for data centers and life sciences campuses. It's the reason some of the world's largest businesses choose to operate here – and the reason a tenant in Suite 115 inherits that same backbone from day one.

- 380** ACRES
- 2** ELECTRIC SUBSTATIONS
- 3** INDEPENDENT WATER SOURCES
- 100** GIGABIT TELECOM
- On-Site** TRANSIT
- 20-Acre** GREENBELT

SERVICE PROVIDERS



MET CENTER 1 & 2 · 7901 E RIVERSIDE DRIVE

— LOCATION

Centrally located, *instantly connected.*

Met Center sits at the intersection of Riverside Drive and Highway 71 — minutes from the airport, downtown, and every major freeway corridor pulling Austin's growth east and south.

3 min

2.0 MILES

Austin-Bergstrom International

ABIA • AIRPORT

2 min

0.2 MILES

Highway 71

BEN WHITE BLVD

2 min

0.5 MILES

Highway 183

ED BLUESTEIN BLVD

6 min

4.0 MILES

Interstate 35

NORTH & SOUTH CORRIDOR

12 min

6.0 MILES

Downtown Austin

CBD & EAST AUSTIN

TRUSTED BY SOME OF THE WORLD'S LARGEST BUSINESSES



An aerial view of **M METCENTER 1&2**.

Met Center 1 & 2 sit at the front of the park with frontage along Riverside Drive and direct access to Highway 71 — the most visible position in the entire development.



LIFESTYLE

Walk to trails & courts.

Steps from a 1.5-mile hike & bike trail through a 20-acre greenbelt — plus on-site basketball, pickleball, and a disc golf course.

TURNKEY

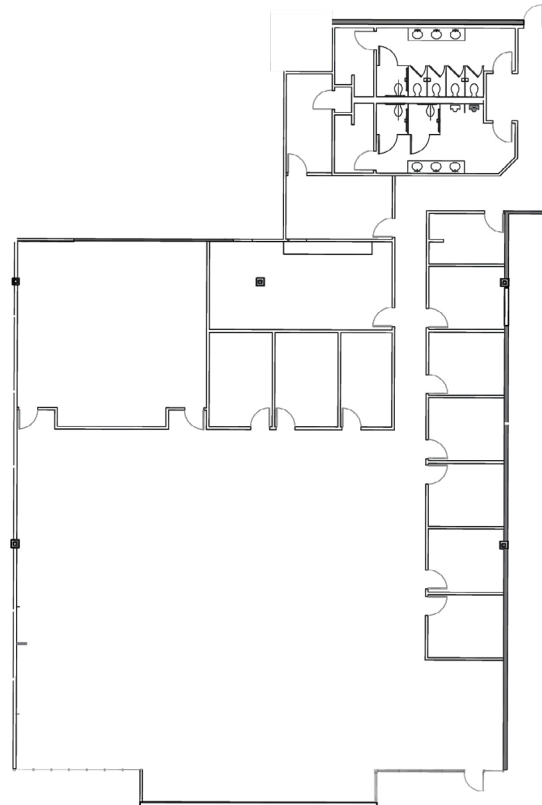
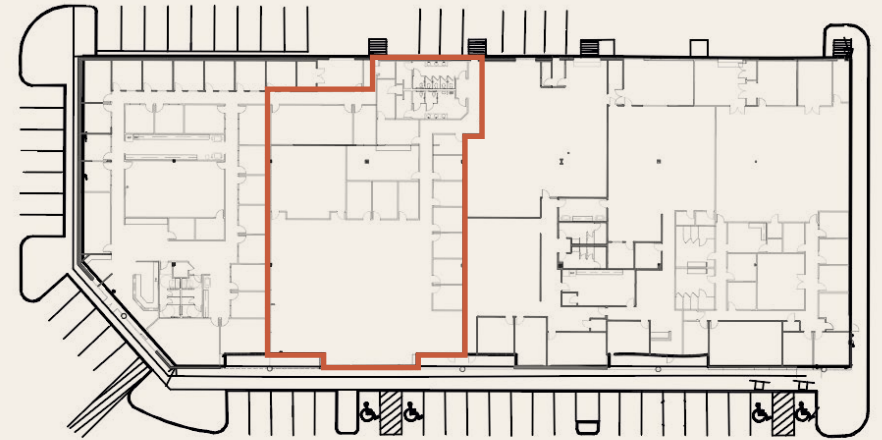
Move-in ready office.

Suite 115 delivers a finished 100% office layout — collaborative open areas, private offices, kitchen, and conference rooms in place.

— AVAILABILITY

Suite 115 — 8,347 SF of *move-in ready office.*

A 100% office build-out delivered ready for occupancy. Generous open work areas, private offices, conference room, a full kitchen with appliances, and glass-front exposure.



BUILDING 2 · SUITE 115

8,347 SF

100% office · Move-In Ready

- 5.0 / 1,000 SF Parking Ratio
- Glass-Front Storefront Exposure
- Private Offices & Open Collaboration
- Large Training/Conference Room
- Full Kitchen with Appliances
- Fiber Available · AT&T & Spectrum
- On-Site Capital Metro Bus Stop
- Direct Access to Trails & Courts

[CLICK TO VIEW VIRTUAL TOUR →](#)



MET CENTER 1 & 2 · 7901 E RIVERSIDE DRIVE

— BEYOND THE BUILDING

More amenities *than any other business park in Austin.*

Step outside Suite 115 and the campus opens up — a 20-acre greenbelt with a 1.5-mile hike and bike trail, an 18-hole disc golf course, pickleball and basketball courts, and a rotating covered food truck court.

Within walking distance of the campus you'll find a Capital Metro bus stop, more than ten restaurants, and over a dozen national hotel brands — Hilton, Hyatt, Marriott, and Hilton Garden Inn among them — convenient for visiting clients, candidates, and out-of-town teams.



20-ACRE GREENBELT



1.5 MI HIKE & BIKE TRAIL



13+ NATIONAL HOTELS



18 HOLE DISC GOLF COURSE



ROTATING FOOD TRUCK



BASKETBALL & PICKLEBALL COURTS



AFTER HOURS SECURITY PATROL



ON-SITE PUBLIC TRANSPORTATION



MINUTES FROM DOWNTOWN

— LET'S TALK

Tour Suite 115 — *and see what Met Center has to offer.*

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