



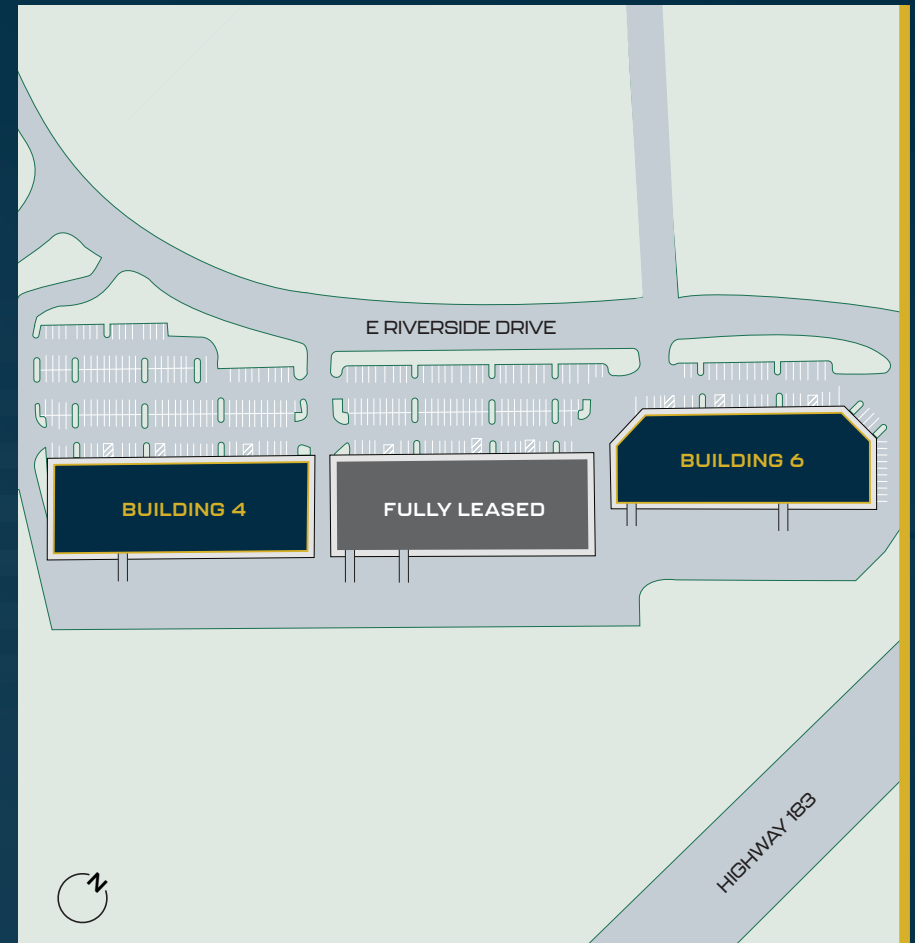
# MetTECH CENTER

BUILDINGS 4,6 AND 8  
8,000 TO 50,000 SF AVAILABLE



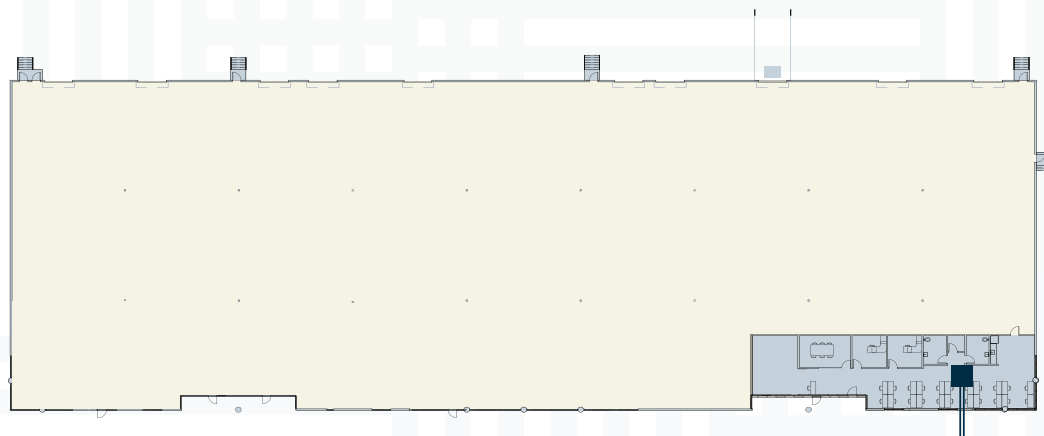
INDUSTRIAL/FLEX PARK | AUSTIN, TX

# SITE OVERVIEW



## BUILDING 4

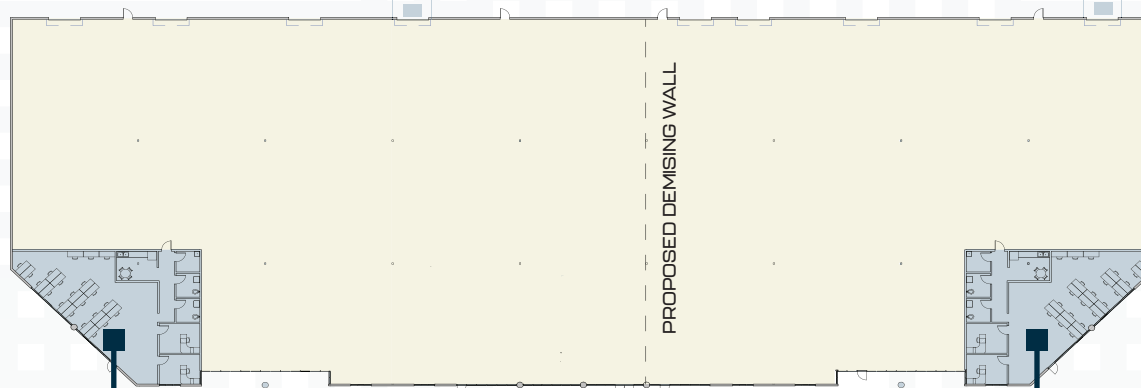
- 45,000 SF available
- Divisible to 8,000 SF
- 2,000 SF spec office



OFFICE  
2,000 SF

## BUILDING 6

- 43,668 SF available
- Divisible to 8,000 SF
- 2,000 SF spec office

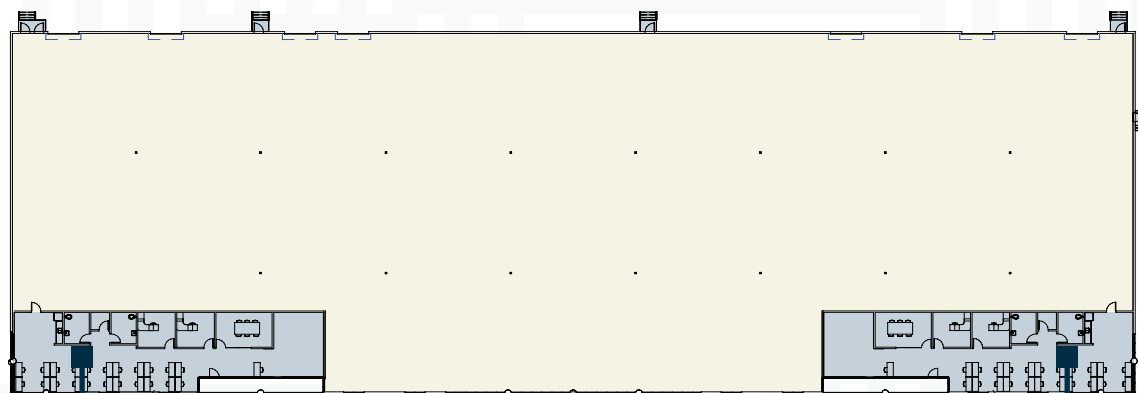


OFFICE  
2,000 SF

OFFICE  
2,000 SF

## BUILDING 8

- 50,000 SF available
- Divisible to 8,000 SF
- 2,000 SF spec office

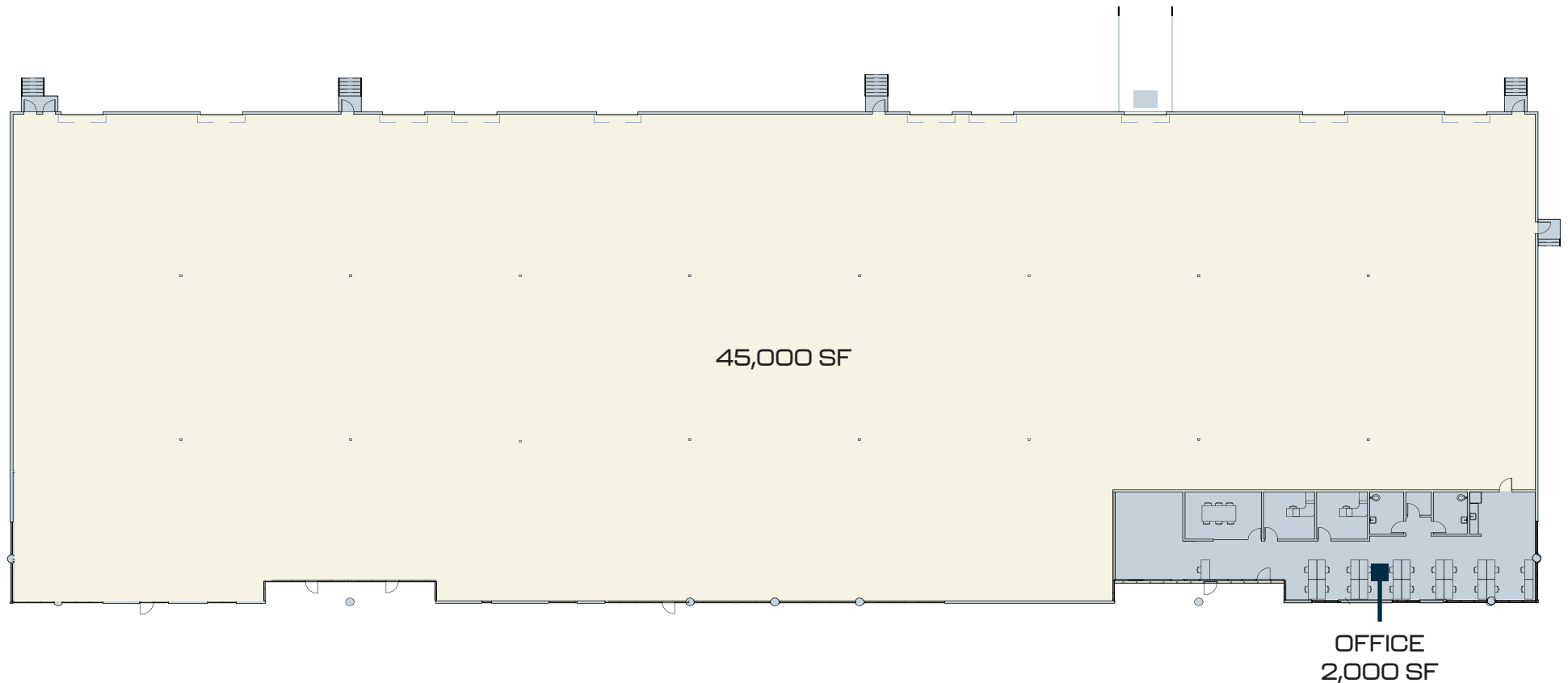
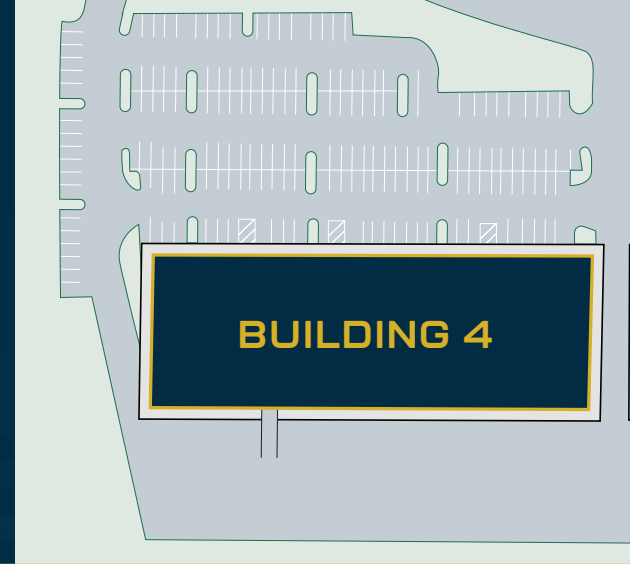


OFFICE  
2,000 SF

OFFICE  
2,000 SF

# BUILDING 4 | 8201 E RIVERSIDE DR

- 45,000 SF Available
- Divisible to 8,000 SF
- 2,000 SF Spec office
- 17' Clear height
- 120' Building depth
- 40' x 41.67' Column spacing
- Approx. 5,000 SF bays
- 6 Dock high loading doors
- (1) Semi-dock
- 120' Truck court
- Fully sprinklered
- HVAC Warehouse capable
- 1,600 Amps (expandable)
- 205 Parking spaces (5.0/1,000)

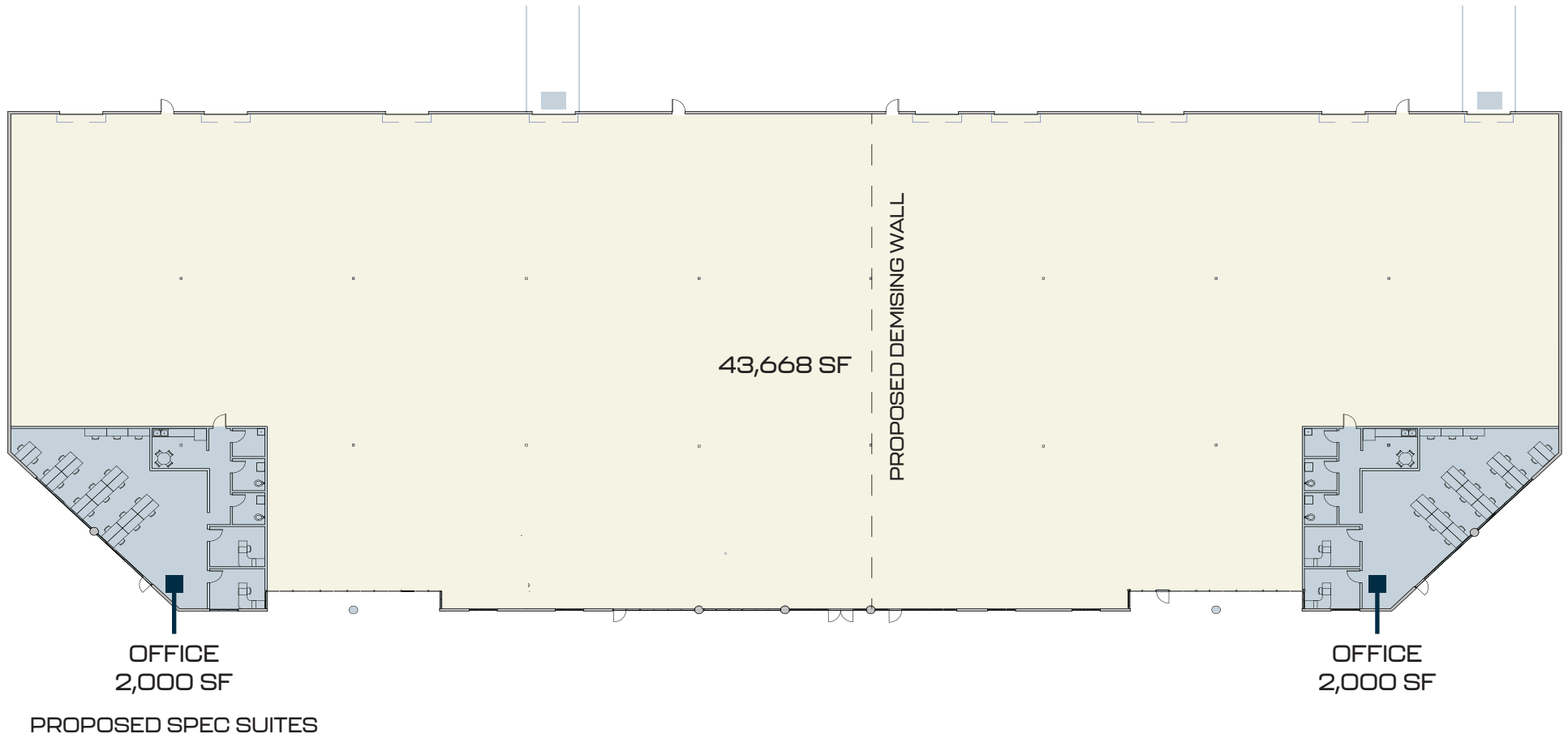
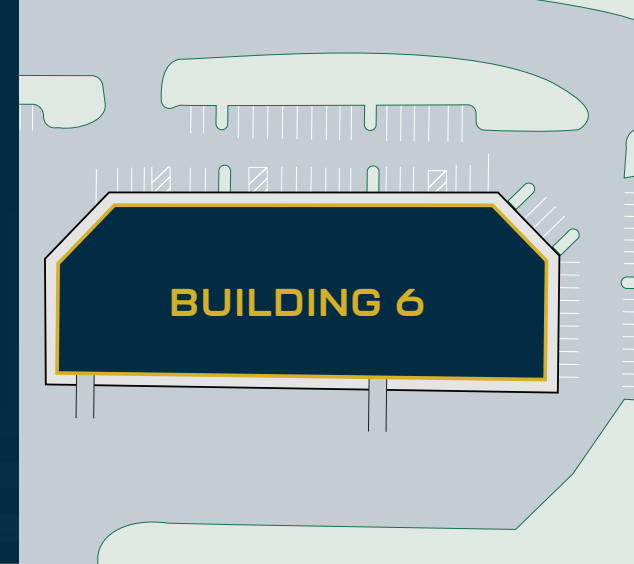


PROPOSED SPEC SUITE



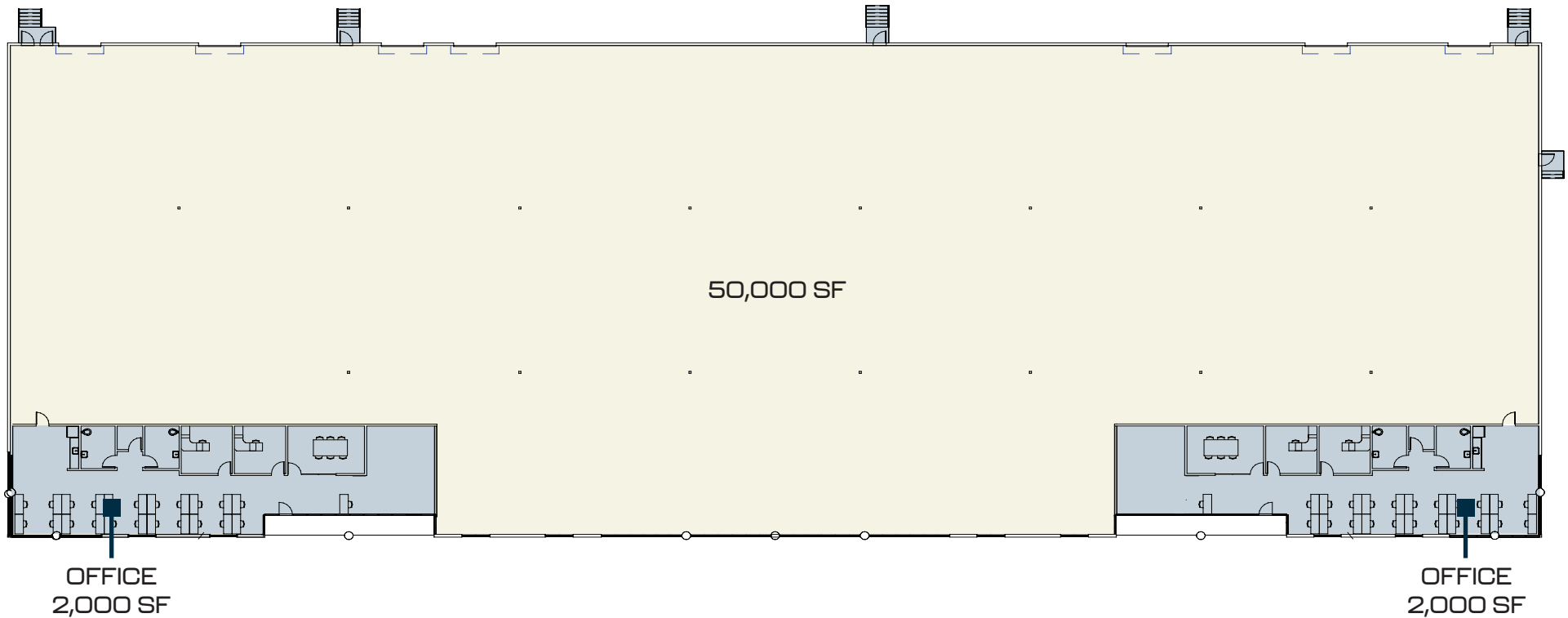
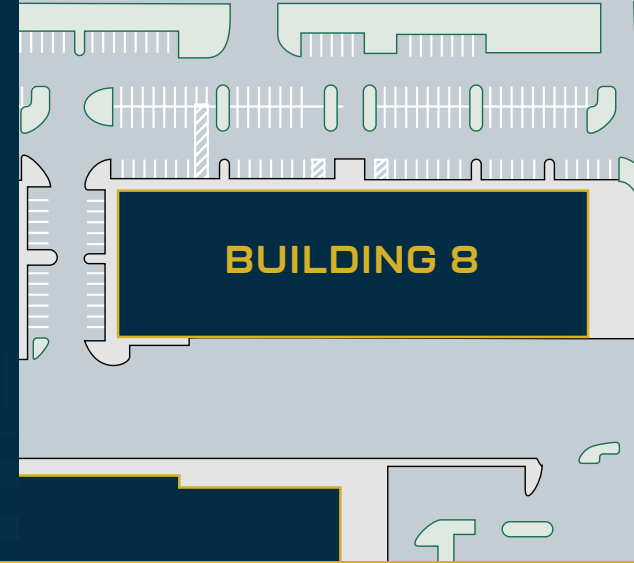
# BUILDING 6 | 8201 E RIVERSIDE DR

- 43,668 SF Available
- Divisible to 8,000 SF
- 2,000 SF Spec office
- 17' Clear height
- 120' Building depth
- 40' x 41.67' Column spacing
- Approx. 5,000 SF bays
- 6 Dock high loading doors
- 2 drive-in ramps
- 120' Truck court
- Fully sprinklered
- HVAC Warehouse capable
- 2,400 Amps (expandable)
- 82 Parking spaces (2.0/1,000)



# BUILDING 8 | 7401 E BEN WHITE BLVD

- 50,000 SF Available
- Divisible to 8,000 SF
- 2,000 SF Spec office
- 17' Clear height
- 124.9' Building depth
- 40' x 41.67' Column spacing
- Approx. 5,000 SF bays
- 9 Dock high loading doors
- 120' Truck court
- Fully sprinklered
- HVAC Warehouse capable
- 5,200 Amps (expandable)
- 160 Parking spaces (3.0/1,000)



PROPOSED SPEC SUITES

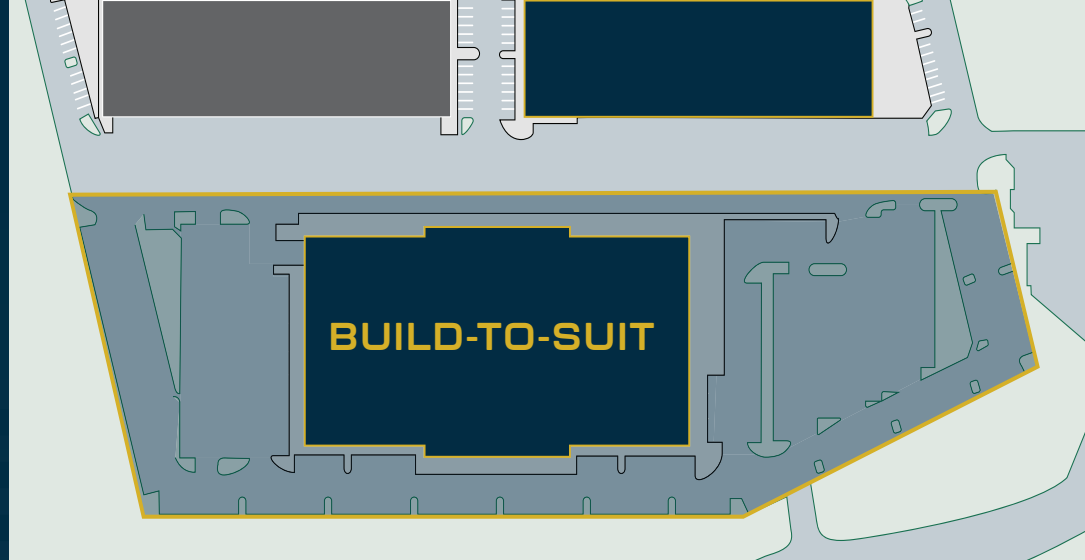


# BUILDING 9

- Potential redevelopment/Build-to-suit opportunity
- $\pm 7.1$  acre tract

## Existing Improvements:

- 103,325 SF
- 19' Clear height
- 100% open office with raised floor
- 465 Parking spaces (4.5/1,000)





# LOCATION OVERVIEW







**3 Minutes**  
to Austin-Bergstrom  
International Airport



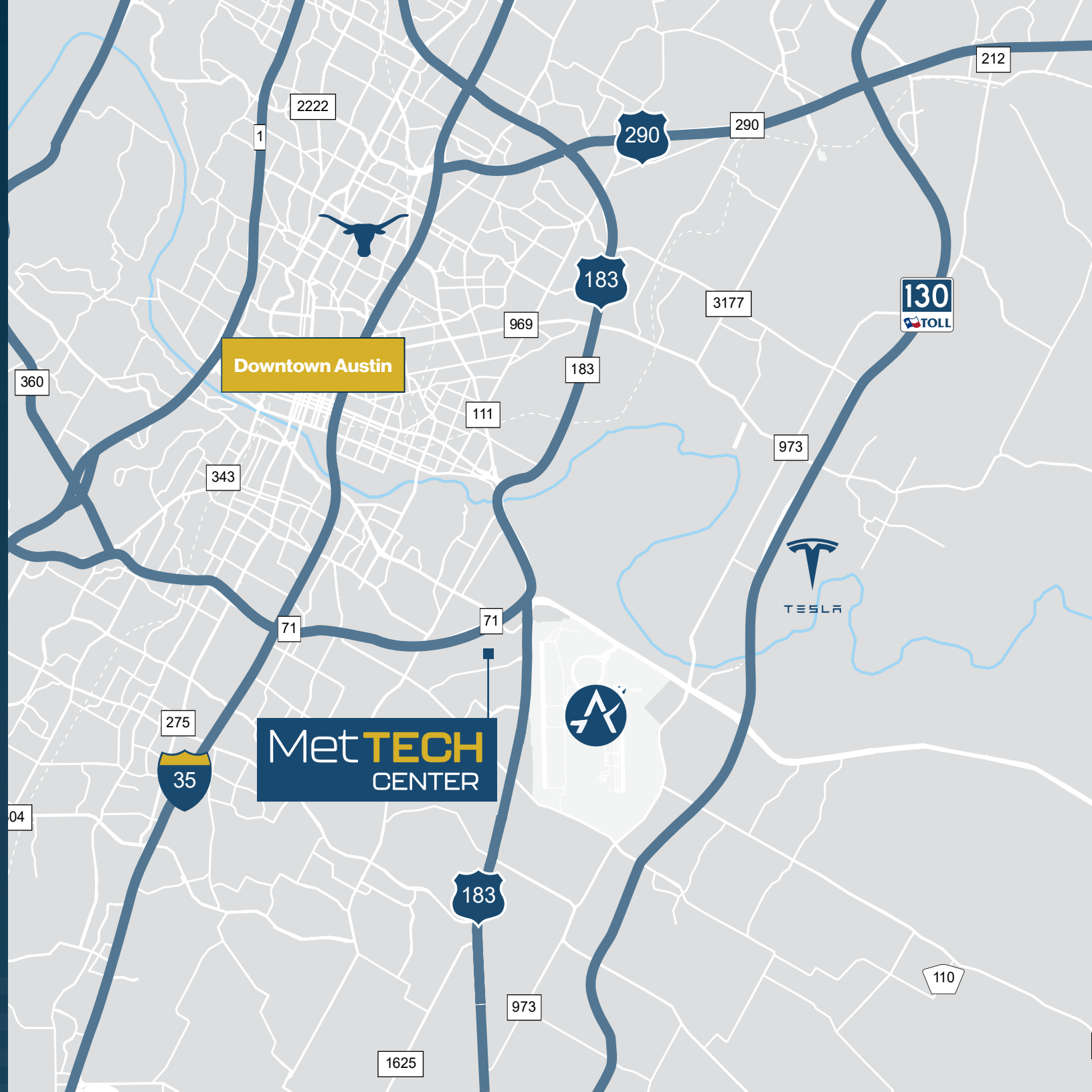
**10 Minutes**  
to Tesla Gigafactory



**10 Minutes**  
to Downtown Austin



**5 Minutes**  
to Interstate 35





# BUSINESS PARK AMENITIES



18 Hole Disc  
Golf Course



Food  
Truck



Basketball &  
Pickleball Courts



After Hours  
Security Patrol



Wooded Hike  
& Bike Trails



13 National  
Hotels



On-site Public  
Transportation



Minutes from  
Downtown



Wooded Hike &  
Bike Trails



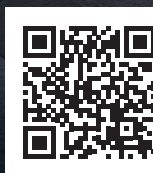
Food Truck  
Court



18 Hole Disc  
Golf Course

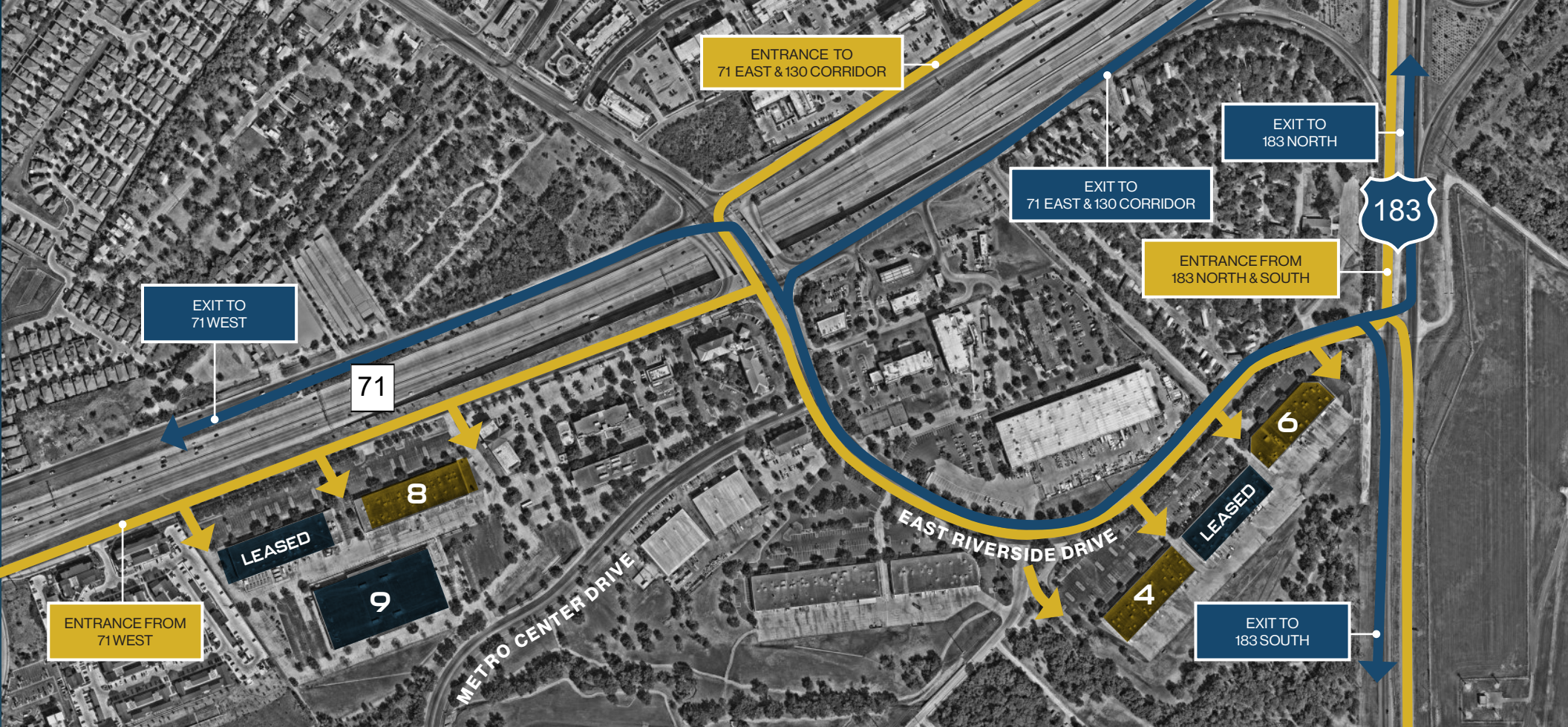


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## CONTACTS

Travis Secor  
512 593 4891  
Travis.Secor@jll.com

Ace Schlameus  
512 535 8104  
Ace.Schlameus@jll.com

Met Tech Center 4  
8201 E Riverside Dr  
Austin, TX 78744

Met Tech Center 6  
8201 E Riverside Dr  
Austin, TX 78744

Met Tech Center 8  
7401 E Ben White Blvd  
Austin, TX 78741



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