

METCENTER



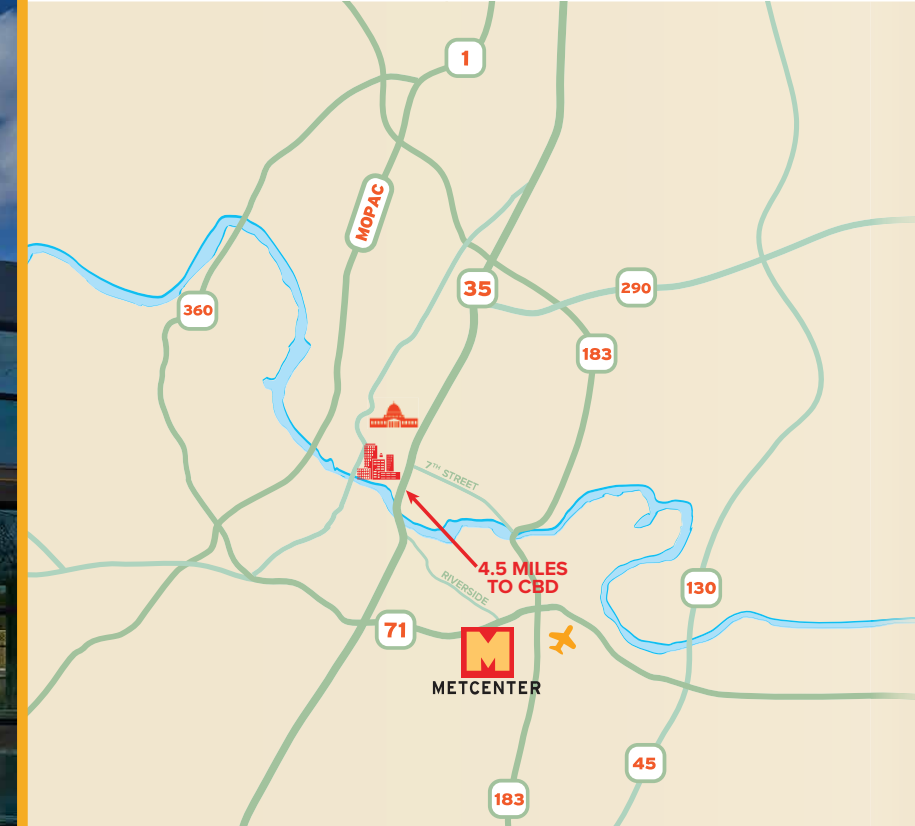
MetCenter Creative Office, Lab or Flex



Built For Business

Easily accessible central location, a variety of building designs and sizes, reliable power and connectivity, generous parking, and great amenities make for the ideal business environment. It is no surprise that MetCenter is home to the highest concentration of Fortune 500 companies, state and federal office operations and data center facilities in Central Texas.

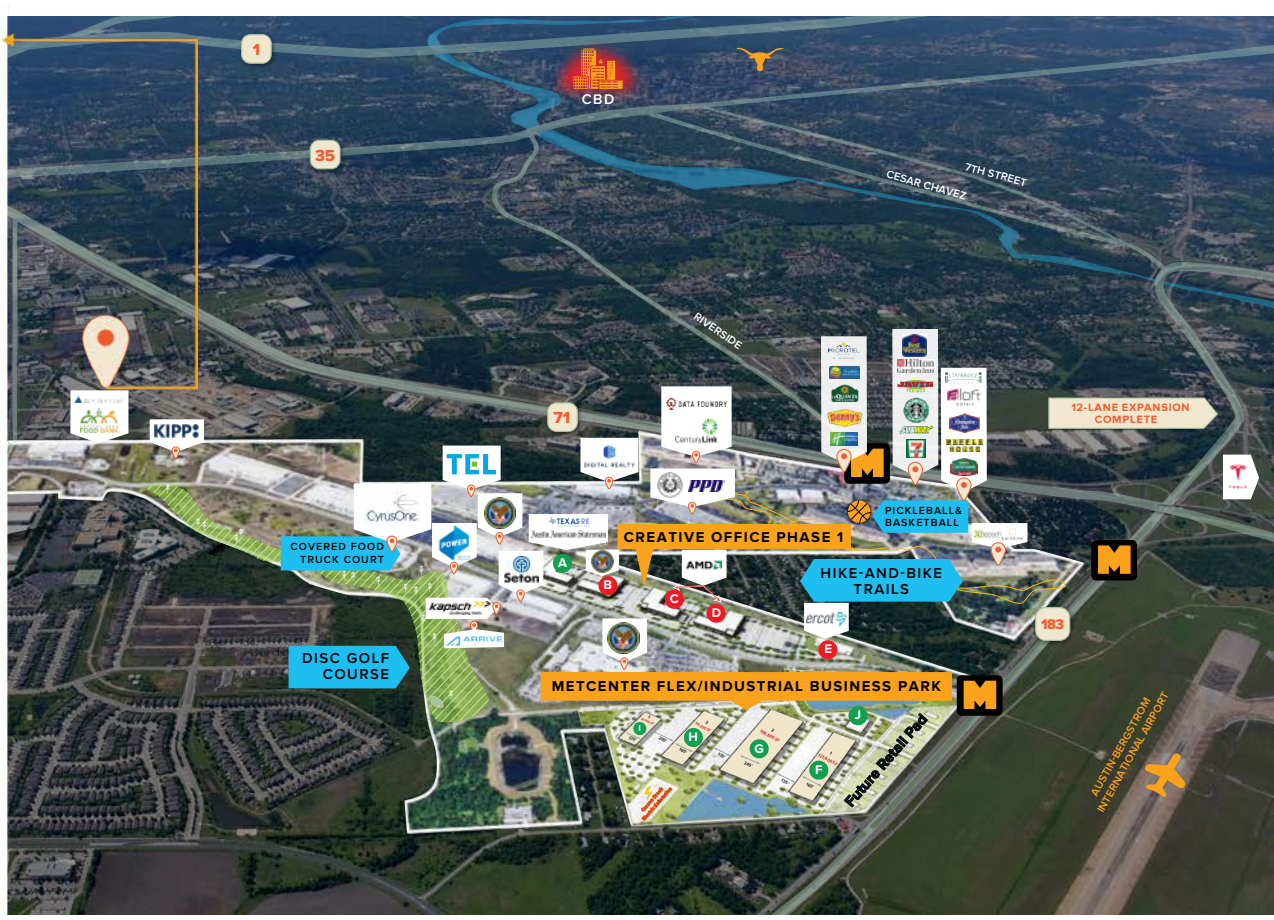
- **550 Acre Mixed Use Business Park** with on-site retail, five restaurants, and seven national brand hotels
- **Over 2,500,000 SF completed** and up to **486,000 SF of Flex / Industrial space ready for construction**
- Centrally located only **4.5 miles from Austin's CBD** and one mile from Austin-Bergstrom International Airport
- **Underground redundant fiber loops and underground dual feed electricity available from two on-site substations**
- **Amenities including:**
18-hole disc golf course
Hike-and-bike trail
Pickleball and basketball courts
Covered food truck courtyard
In-building cafés



The Only Master-Planned Business Park Actually in Austin

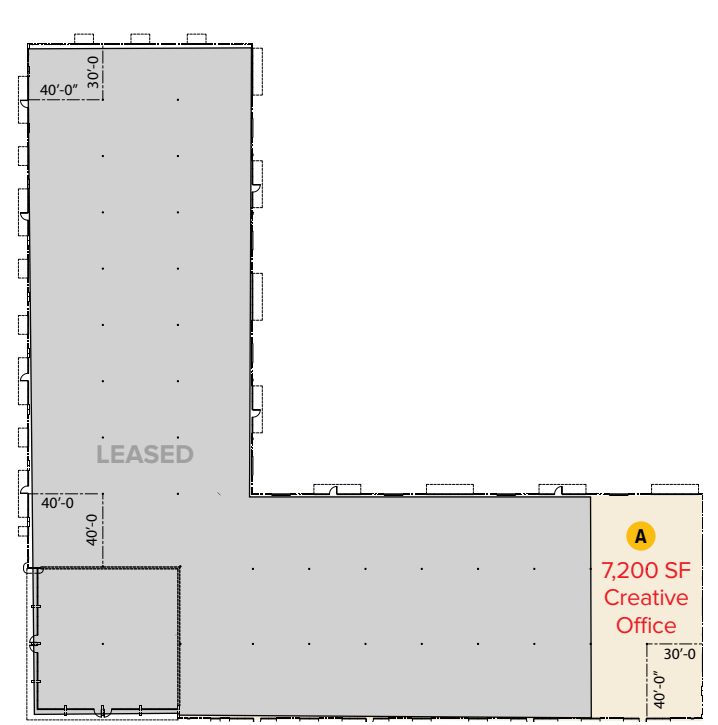
Companies located in Austin want to be in Austin. All the things that make our city special are central—from restaurants, hip bars, renowned music venues, Zilker Park, Barton Springs, the hike-and-bike trail around Lady Bird Lake to South Congress, East Austin and Warehouse District scenes. MetCenter is minutes from all of that via Riverside Drive, Cesar Chavez and Seventh Streets. And MetCenter is easily accessible from all parts of Austin via Highway 71, Highway 183 and SH 130, as well as directly across from the airport.

New Radio East coffee shop



MetCenter Creative Building A 7,200 SF Available Now

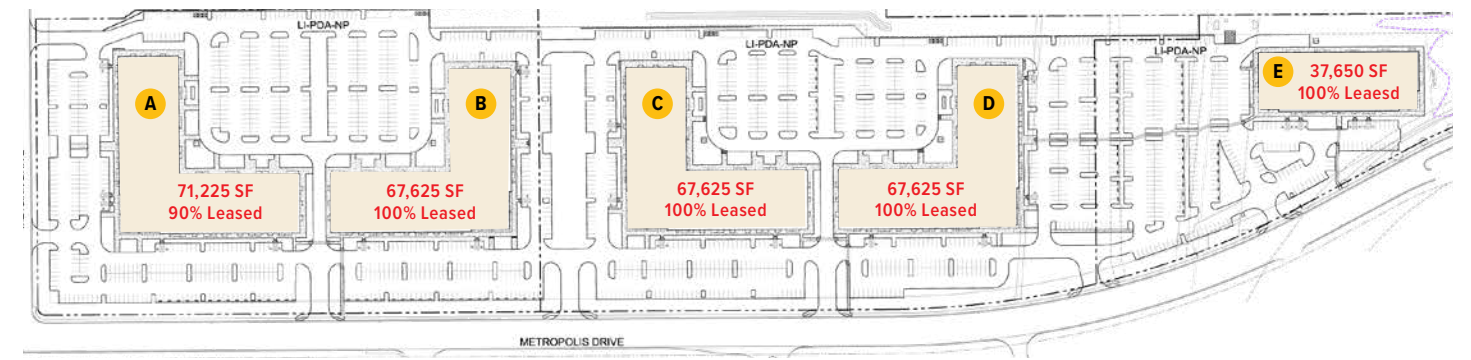
- Single-story office building
- No add-on factor
- 5.5:1000 parking
- 18' exposed ceilings
- Covered outdoor seating
- Large windows for maximum natural light
- Board-form concrete design



Lease, Buy, Build-to-Suit, Whatever

With substantial infrastructure and plenty of flexible, pre-approved site plans, MetCenter can get virtually any size business up and running fast. Our experienced team can even help accelerate critical paths through the nimble hands-on management of local decision-makers. We make the process incredibly easy.

AVAILABLE NOW		PROPOSED FLEX / INDUSTRIAL	
Building A	7,200 SF	Building F	121,600 SF
Building B	100% Leased	Building G	196,800 SF
Building C	100% Leased	Building H	99,200 SF
Building D	100% Leased	Building I	46,800 SF
Building E	100% Leased	Building J	21,600 SF





More Amenities Than Any Other Business Park in Austin

The amenities in MetCenter are unparalleled, designed specifically to help companies attract and retain employees. Amenities have become one of the most critical elements for employees in determining where to work, and MetCenter is committed to providing best-in-class amenities.

- 18 hole disc golf course
- Rotating food trucks
- Basketball & pickleball courts
- Wooded hike & bike trails
- Activity areas including ping pong and bocce ball
- Outdoor seating areas
- 13 national hotels
- Onsite public transportation
- After hours security patrol



ONSITE AMENITIES



18-HOLE
DISC GOLF
COURSE



ROTATING FOOD
TRUCKS



BASKETBALL &
PICKLEBALL



AFTER HOURS SECURITY
PATROL



WOODED
HIKE & BIKE
TRAILS



13 NATIONAL HOTELS WITH
CONFERENCE ROOMS



PUBLIC
TRANSPORTATION
STOPS ON-SITE



MINUTES FROM
DOWNTOWN &
INTERNATIONAL AIRPORT



MetCenter boasts some of the nation's most significant redundant telecommunications, electric and utility infrastructure, creating a bastion for mission critical users, from data centers to life sciences to financial service centers to large medical uses.

Two on-site substations, each fed from a separate power source coming into the Austin-area electric grid.

Three independent sources of water.

Underground, redundant telecom infrastructure with connectivity to several carriers, with 100 gigabit service available:

Google fiber

zayo
GROUP

at&t

Level (3)
COMMUNICATIONS

tw telecom

★ GRANDE
COMMUNICATIONS
Here For You

cogent
COMMUNICATIONS

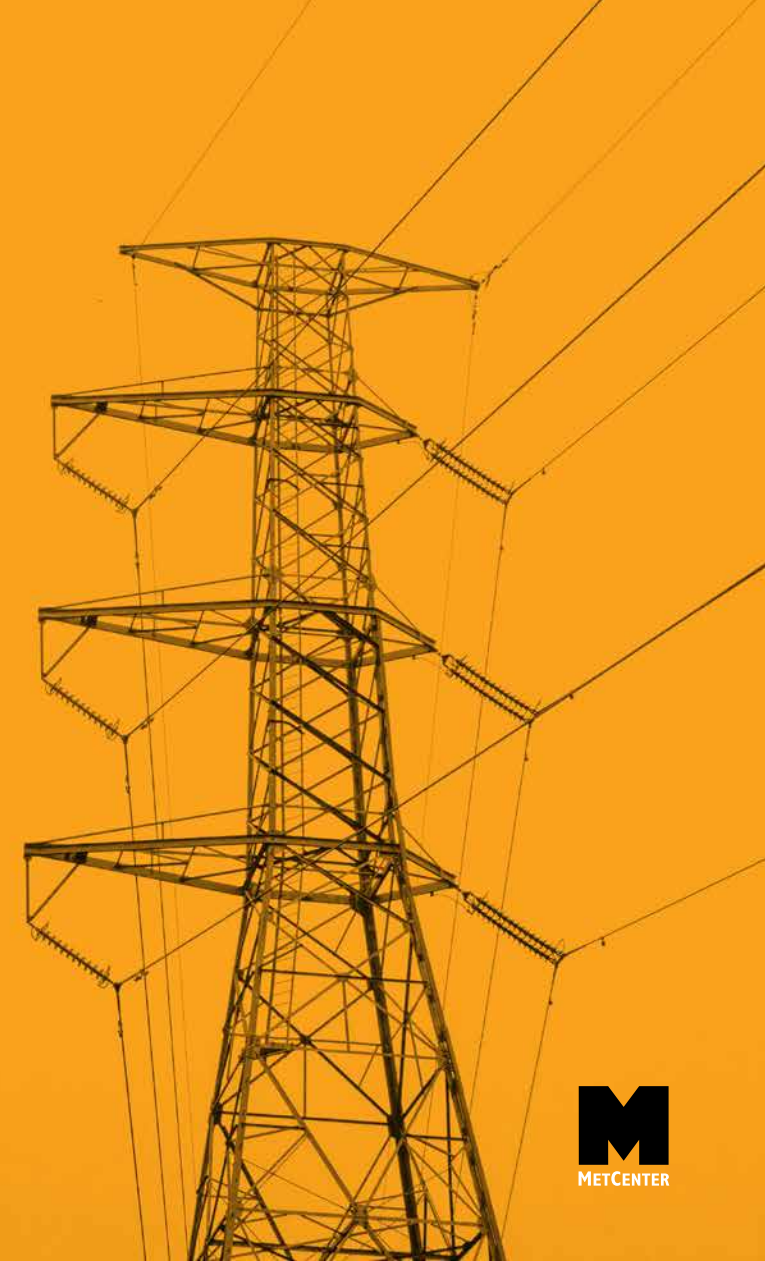
xc communications

FPL FIBERNET™
Reliability Counts.

FiberLight

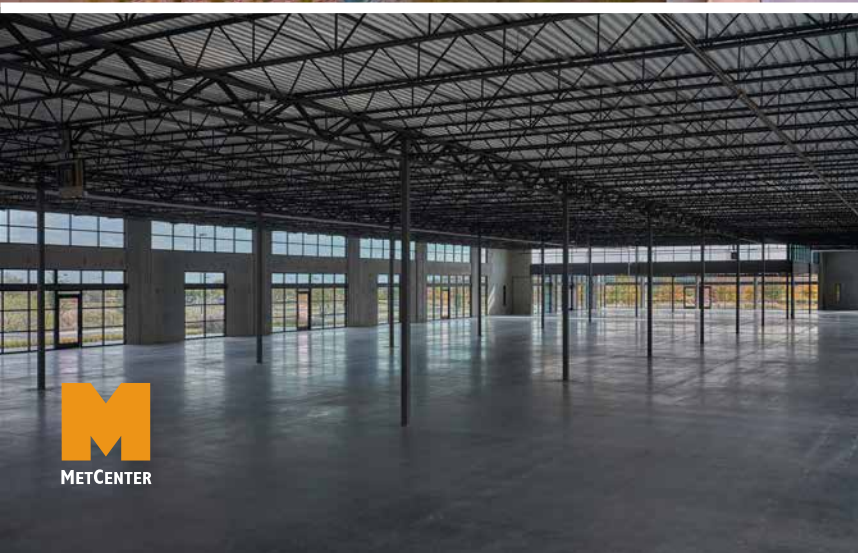


**Food Trucks
only steps away.**
Grab lunch or a snack at
MetCenter's outdoor food
truck park.





METCENTER



For leasing information, please contact:

Brent Powdrill
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512.225.1737

Colton McCasland
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512.225.1738

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	+1 214 438 6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Glyn Bellow	183794	dan.bellow@jll.com	+1 713 888 4000
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brent Powdrill	591103	brent.powdrill@jll.com	+1 512 225 2700
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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