

# METCENTER

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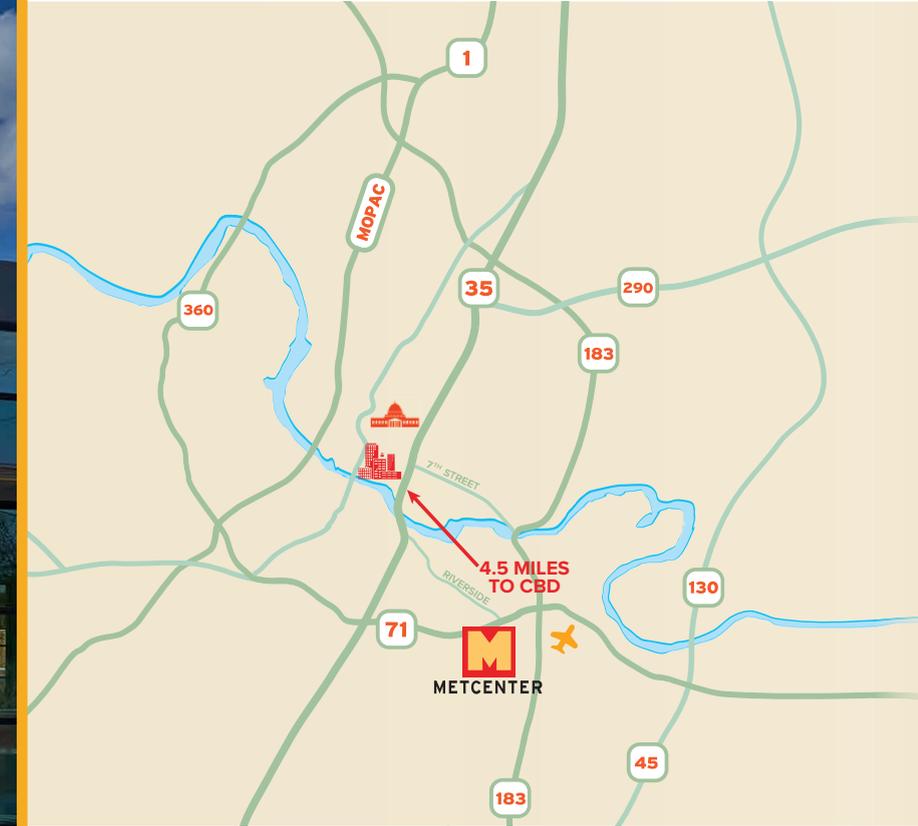
MetCenter Creative Office, Lab or Flex



## 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.

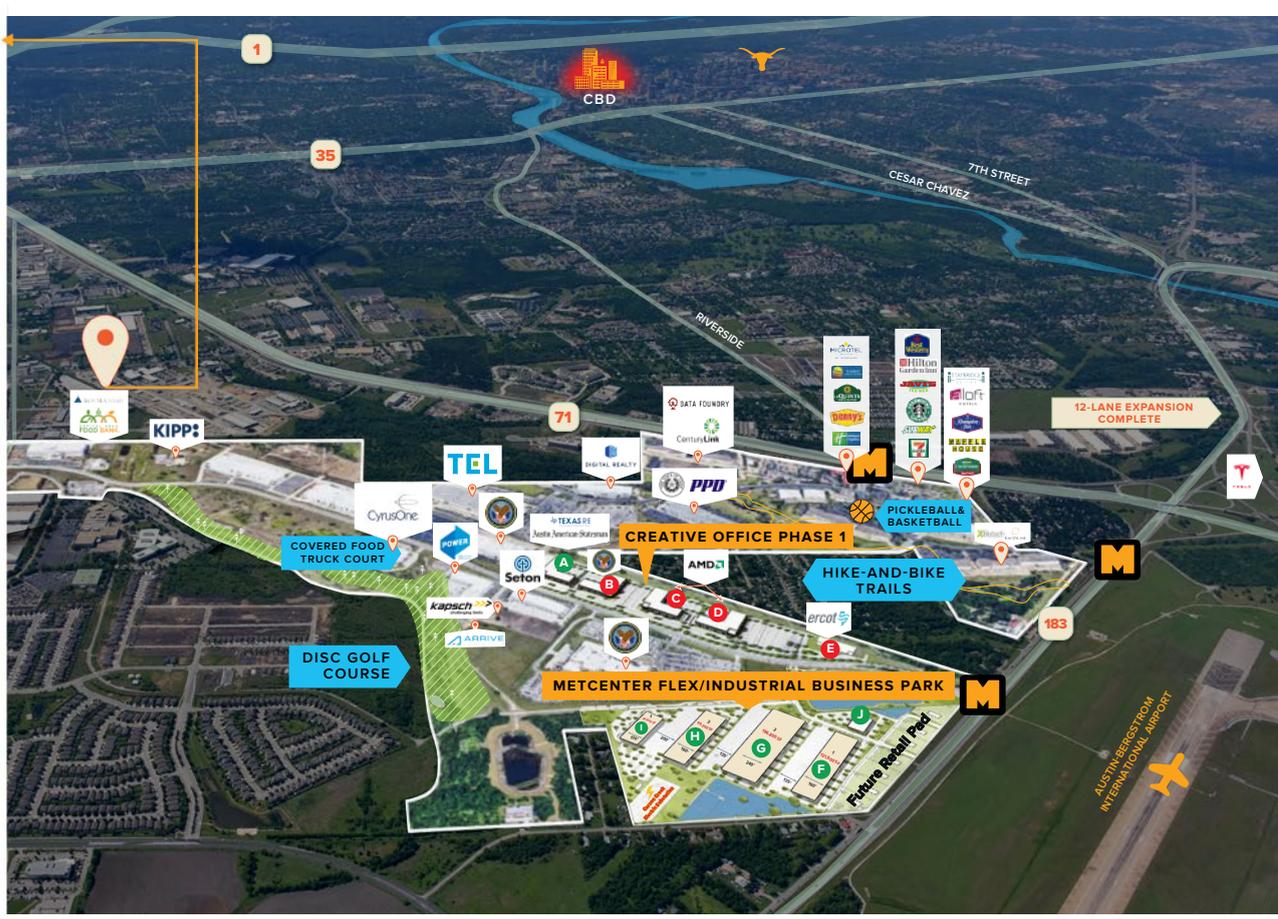
- **550 Acre Mixed Use Business Park** with on-site retail, five restaurants, and seven national brand hotels
- **Over 2,500,000 SF completed** and up to **486,000 SF of Flex / Industrial space ready for construction**
- Centrally located only **4.5 miles from Austin's CBD** and one mile from Austin-Bergstrom 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

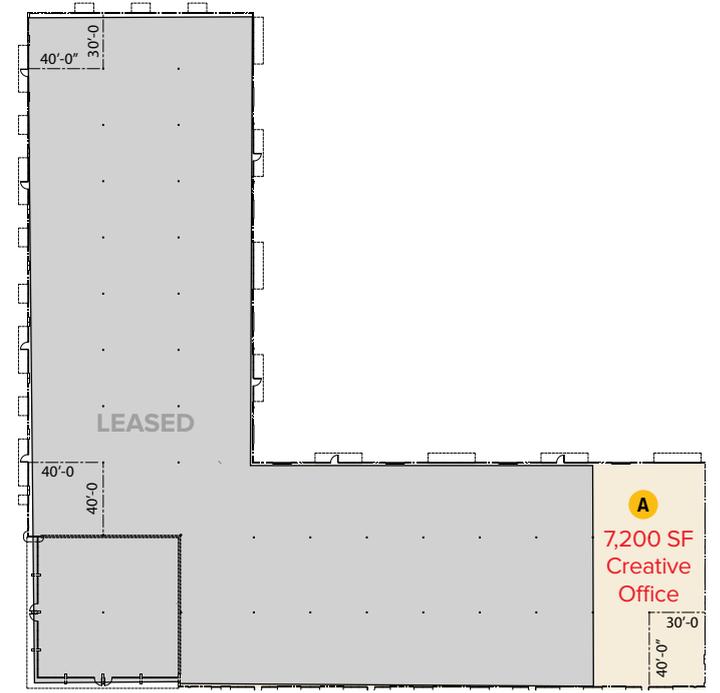
Companies located in Austin want to be in Austin. All the things that make our city special are central—from restaurants, hip bars, renowned music venues, Zilker Park, Barton Springs, the hike-and-bike trail around Lady Bird Lake to South Congress, East Austin and Warehouse District scenes. MetCenter 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

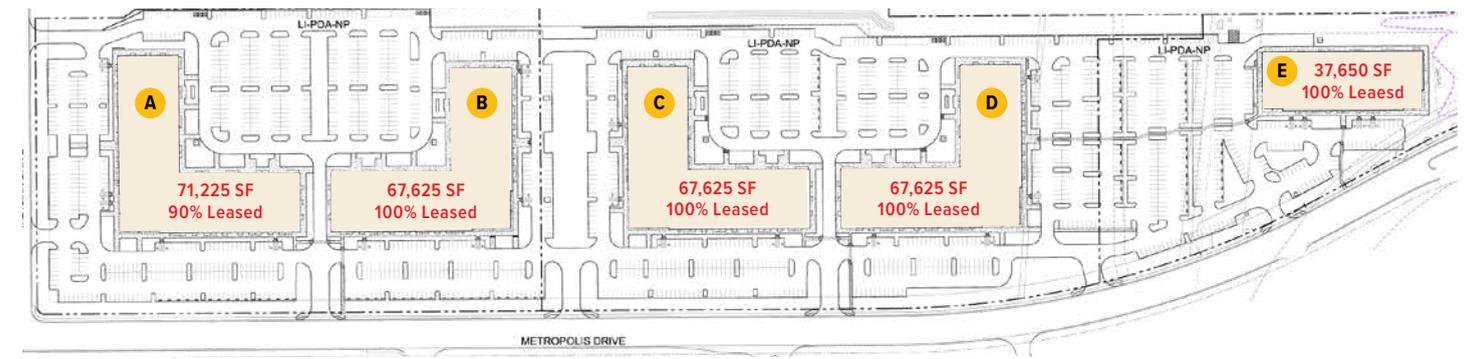
- Single-story office building
- No add-on factor
- 5.5:1000 parking
- 18' exposed ceilings
- Covered outdoor seating
- Large windows for maximum natural light
- Board-form concrete design



### 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 <b>A</b>	7,200 SF	Building <b>F</b>	121,600 SF
Building <b>B</b>	100% Leased	Building <b>G</b>	196,800 SF
Building <b>C</b>	100% Leased	Building <b>H</b>	99,200 SF
Building <b>D</b>	100% Leased	Building <b>I</b>	46,800 SF
Building <b>E</b>	100% Leased	Building <b>J</b>	21,600 SF





*MetCreative Buildout*  
*Images for inspiration - space shown is leased*



*MetCreative Buildout*  
*Images for inspiration - space shown is leased*



## 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



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



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

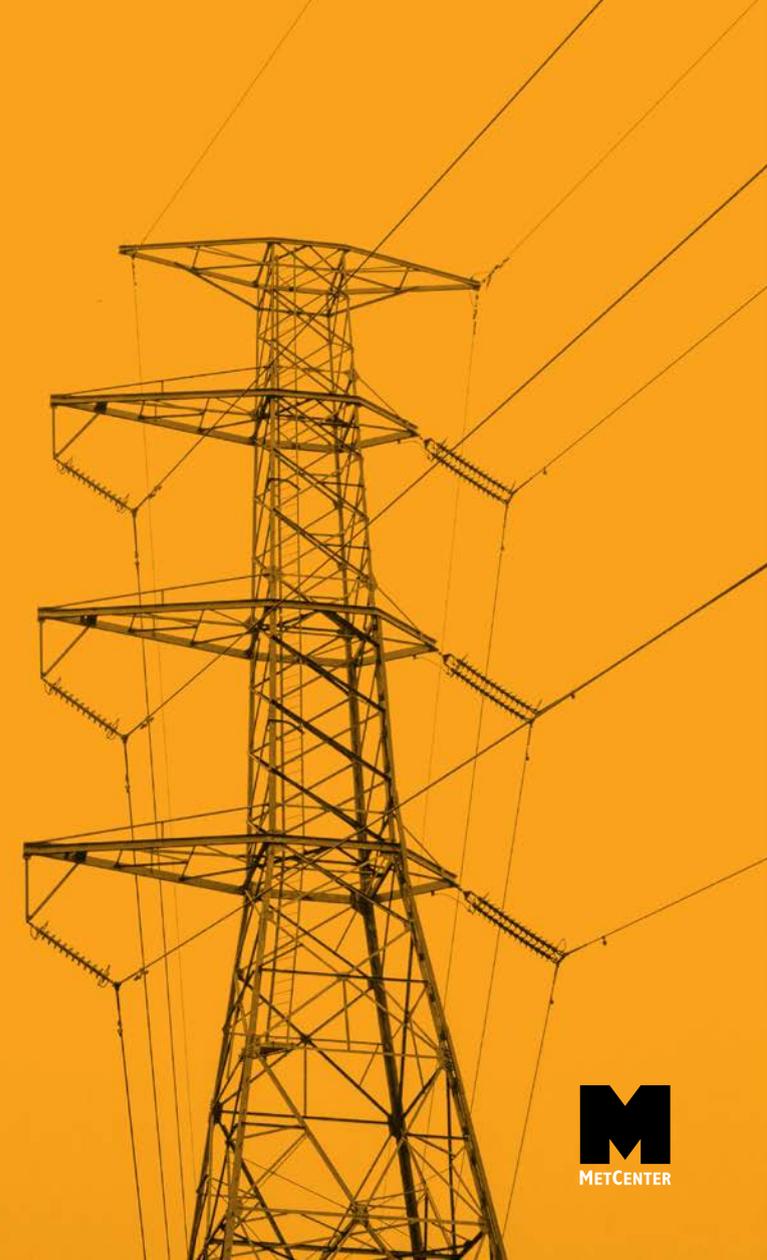
GRANDE COMMUNICATIONS Here For You

cogent COMMUNICATIONS

xc communications

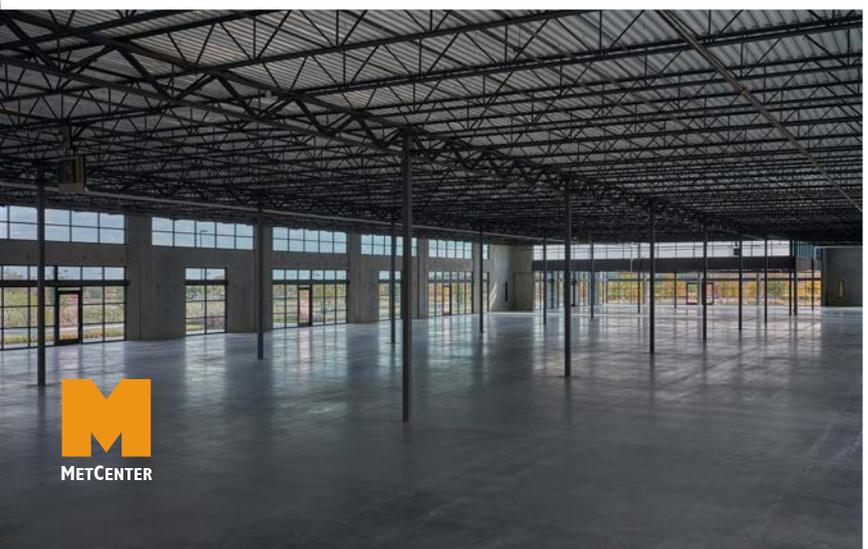
FPL FIBERNET Reliability Counts.

FiberLight





# METCENTER



For leasing information, please contact:

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