



MetTECH CENTER

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



Building 4



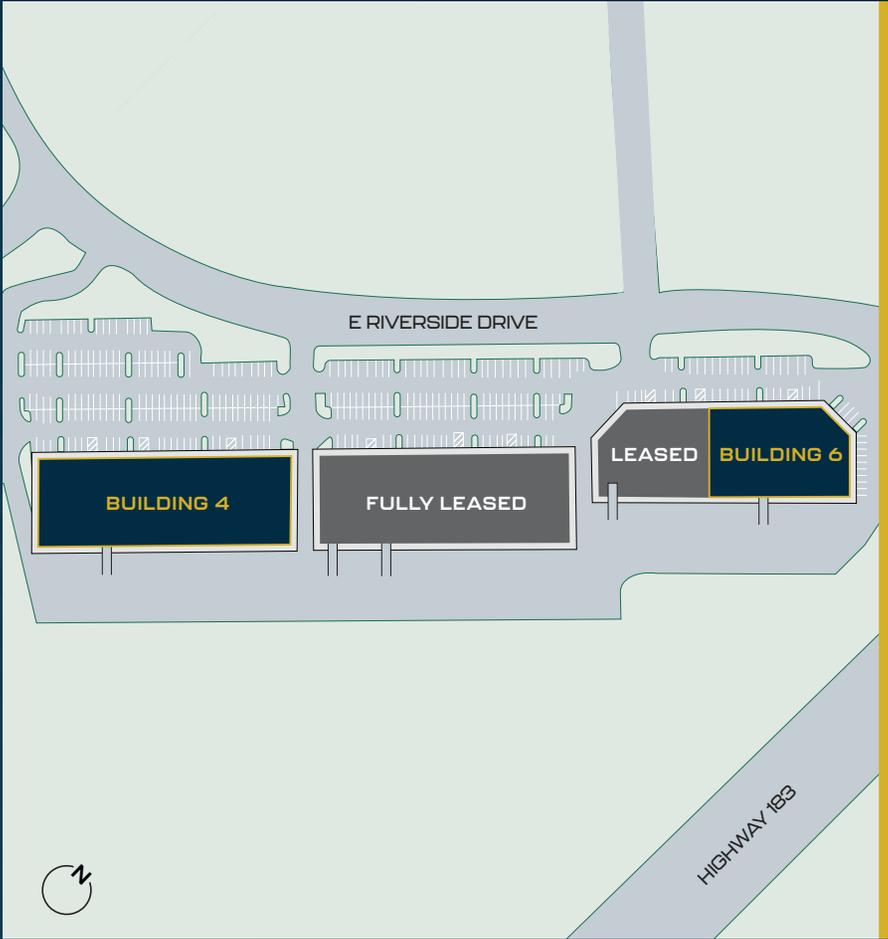
Building 6

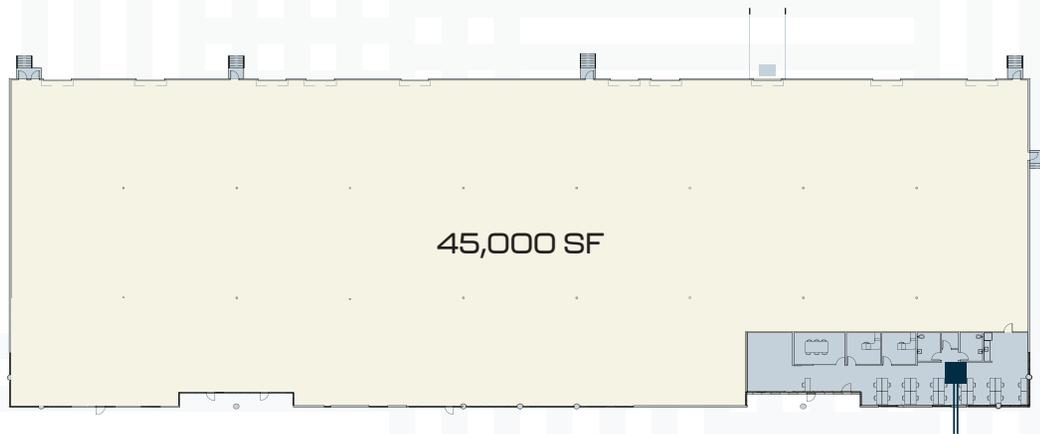


Building 8

INDUSTRIAL/FLEX PARK | AUSTIN, TX

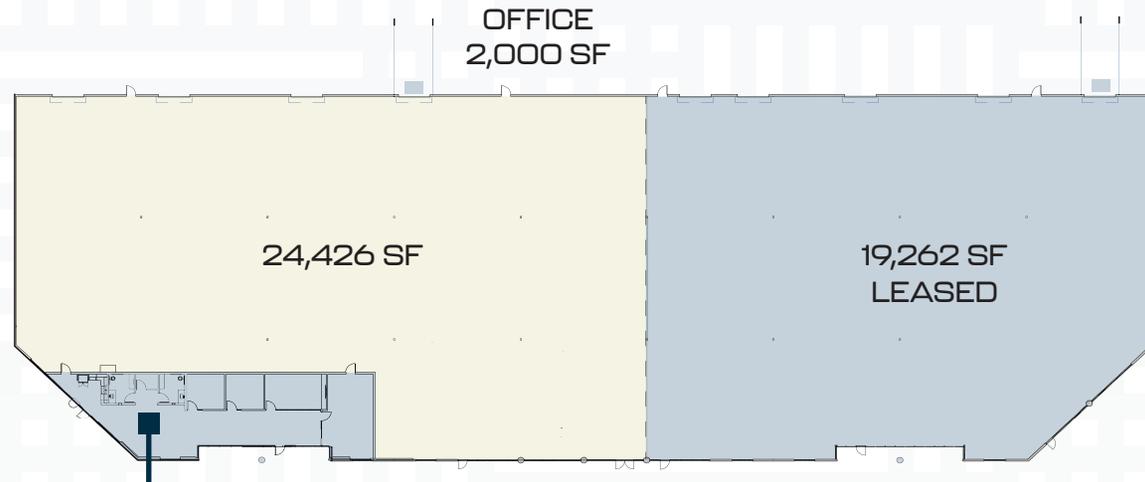
SITE OVERVIEW





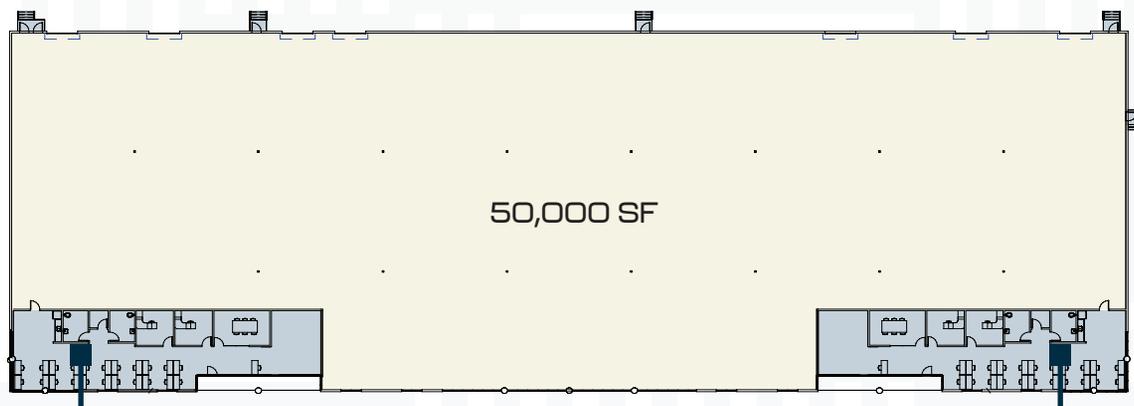
BUILDING 4

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



BUILDING 6

- 24,426 SF available
- Divisible to 8,000 SF
- 2,000 SF spec office



BUILDING 8

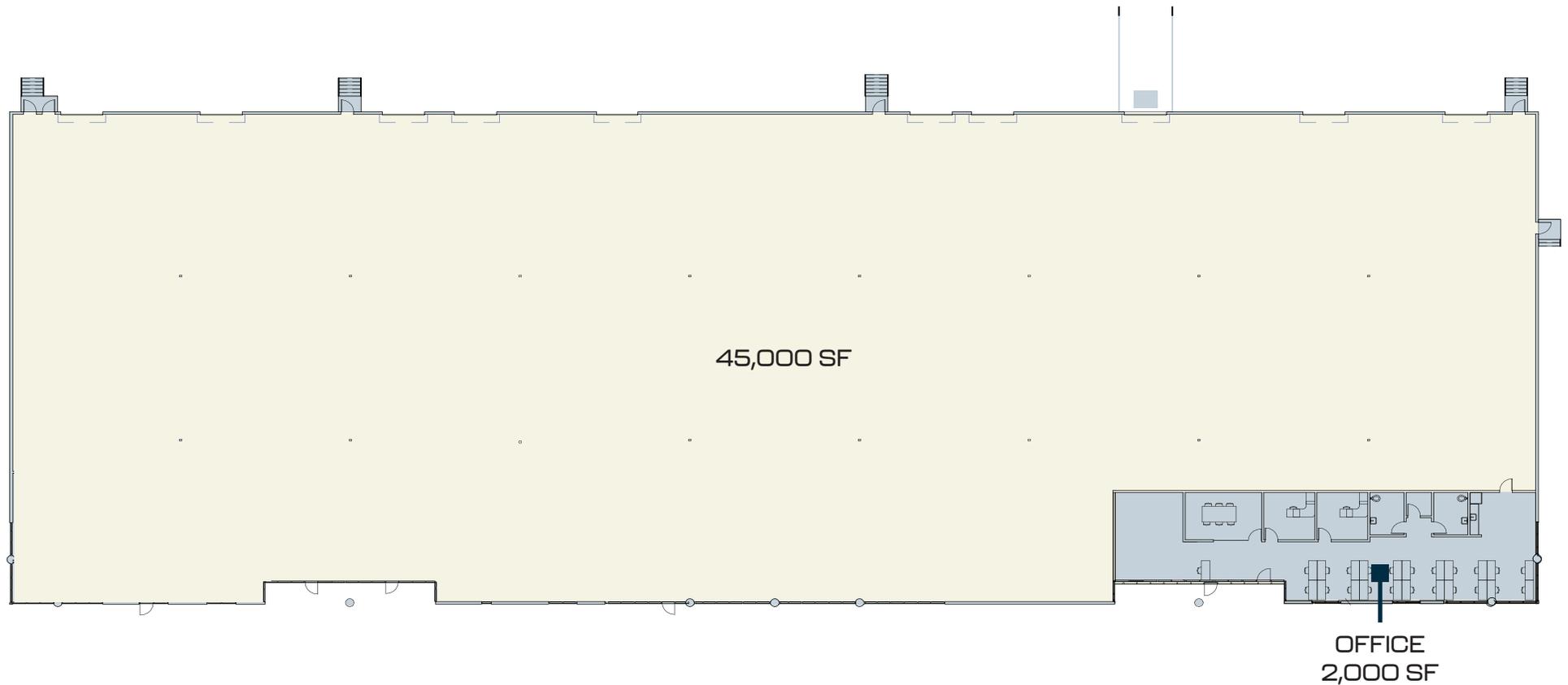
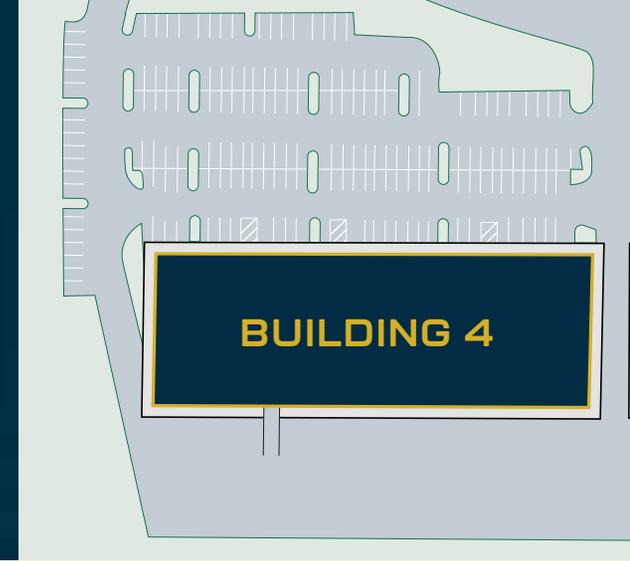
- 50,000 SF available
- Divisible to 8,000 SF
- 2,000 SF spec office

OFFICE
2,000 SF

OFFICE
2,000 SF

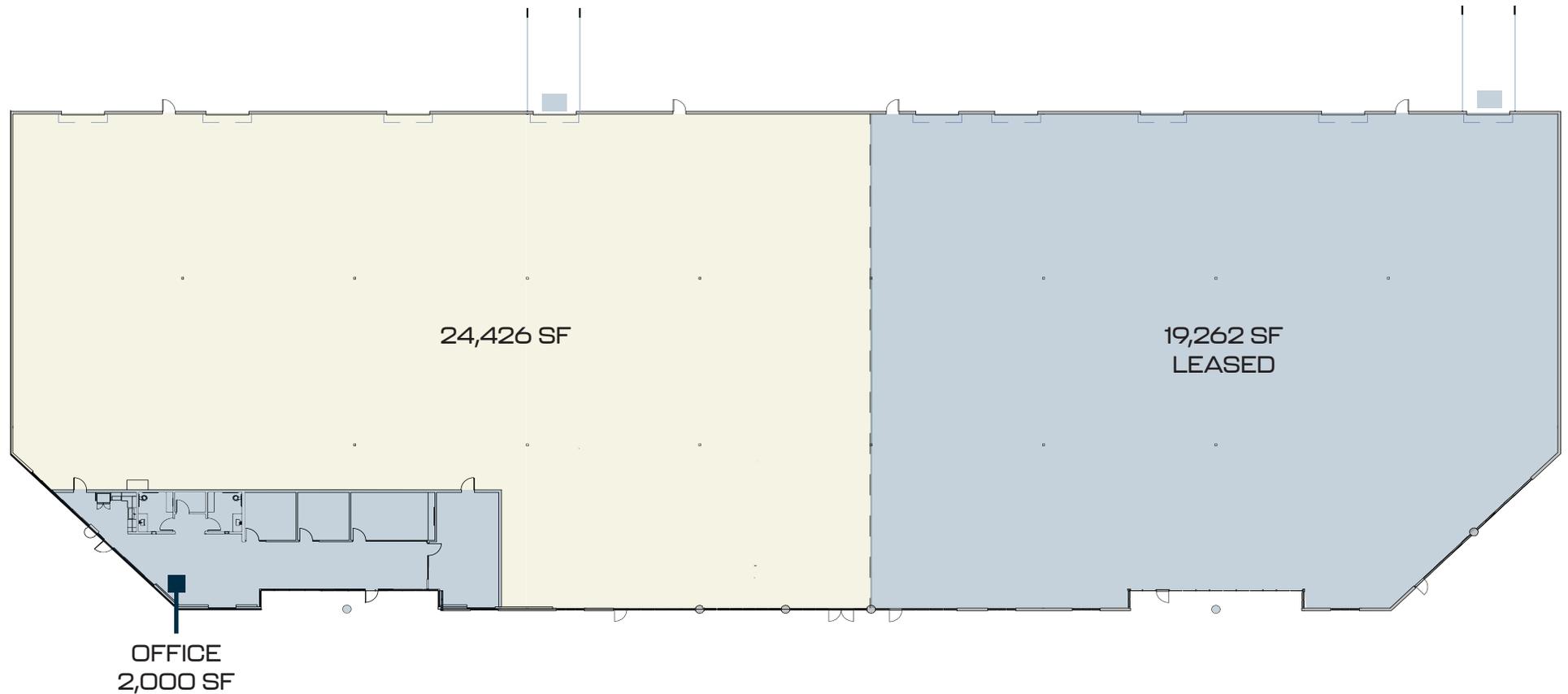
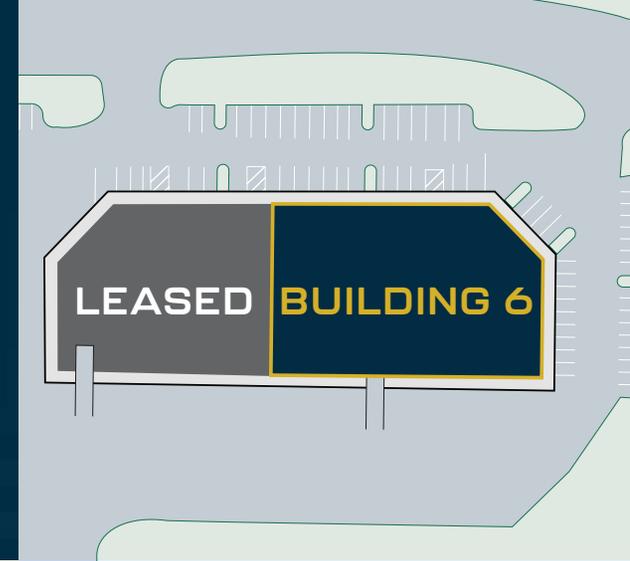
BUILDING 4 | 8201 E RIVERSIDE DR

- 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)



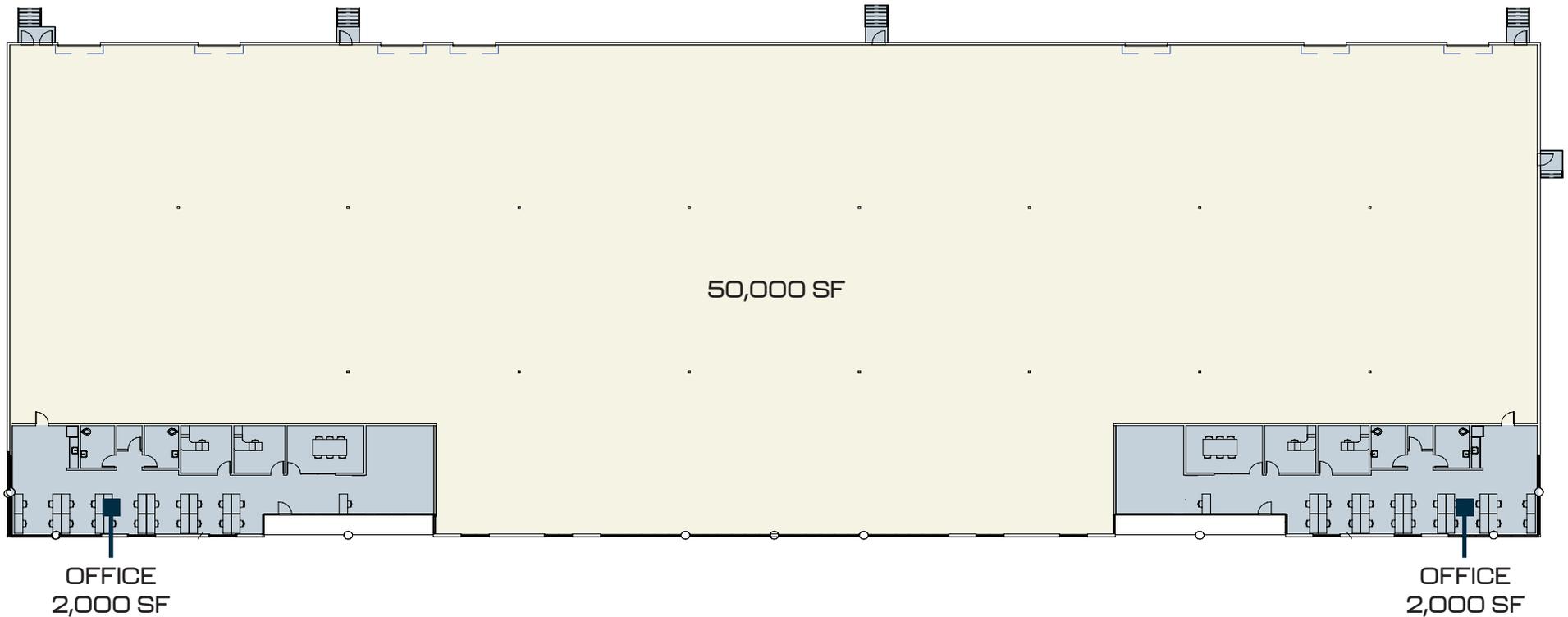
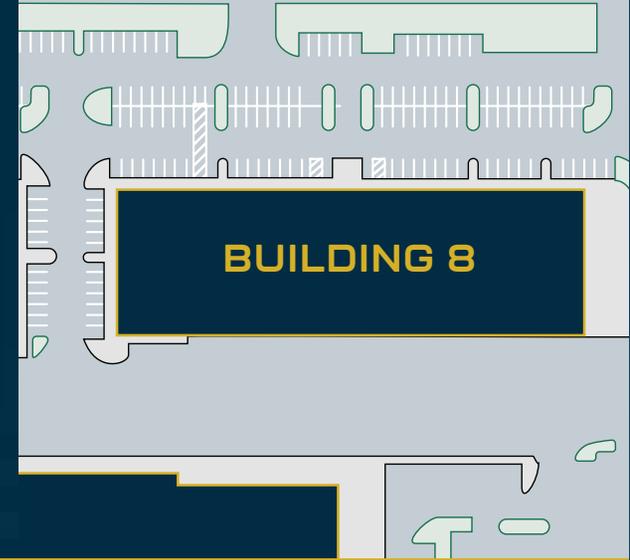
BUILDING 6 | 8201 E RIVERSIDE DR

- 24,426 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
- 4 Dock high loading doors
- 1 drive-in ramps
- 120' Truck court
- Fully sprinklered
- HVAC Warehouse capable
- 2,400 Amps (expandable)
- 82 Parking spaces (2.0/1,000)

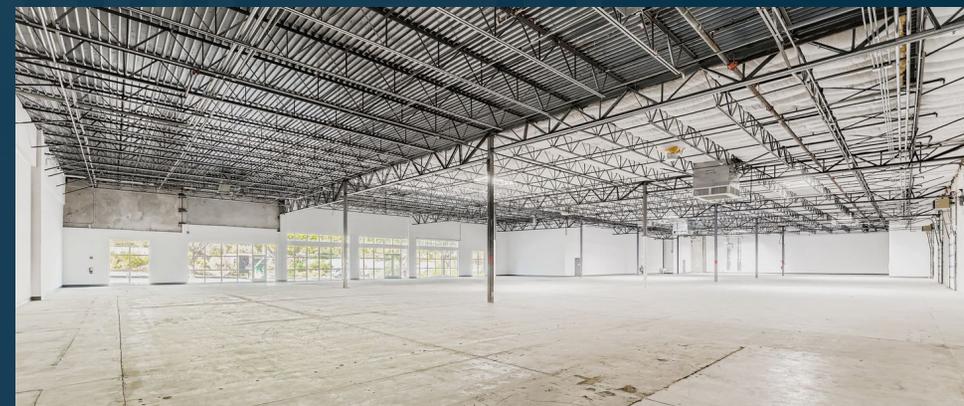


BUILDING 8 | 7401 E BEN WHITE BLVD

- 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



LOCATION OVERVIEW



Met Center master planned park



3 Minutes
to Austin-Bergstrom
International Airport



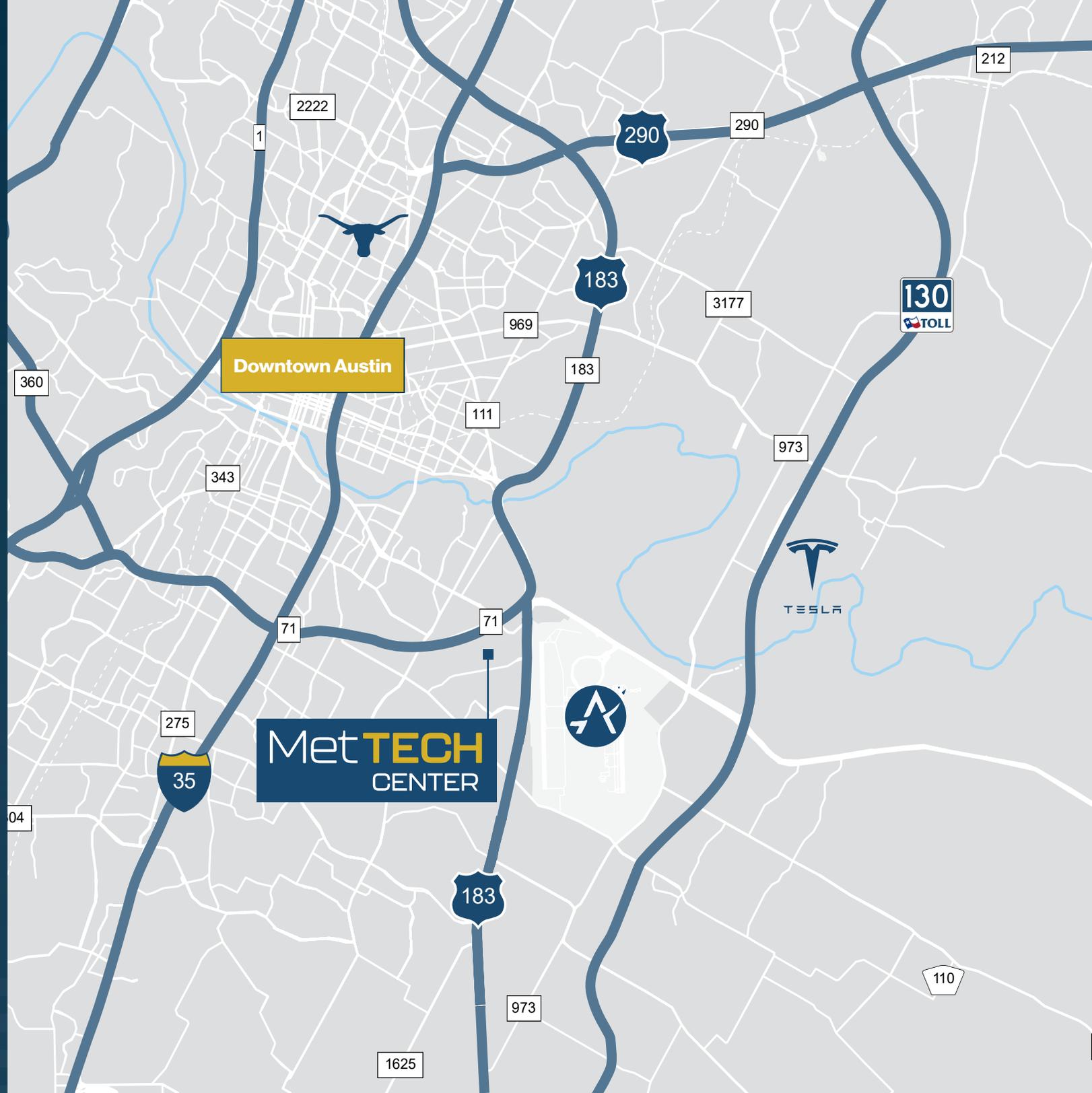
10 Minutes
to Tesla Gigafactory



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



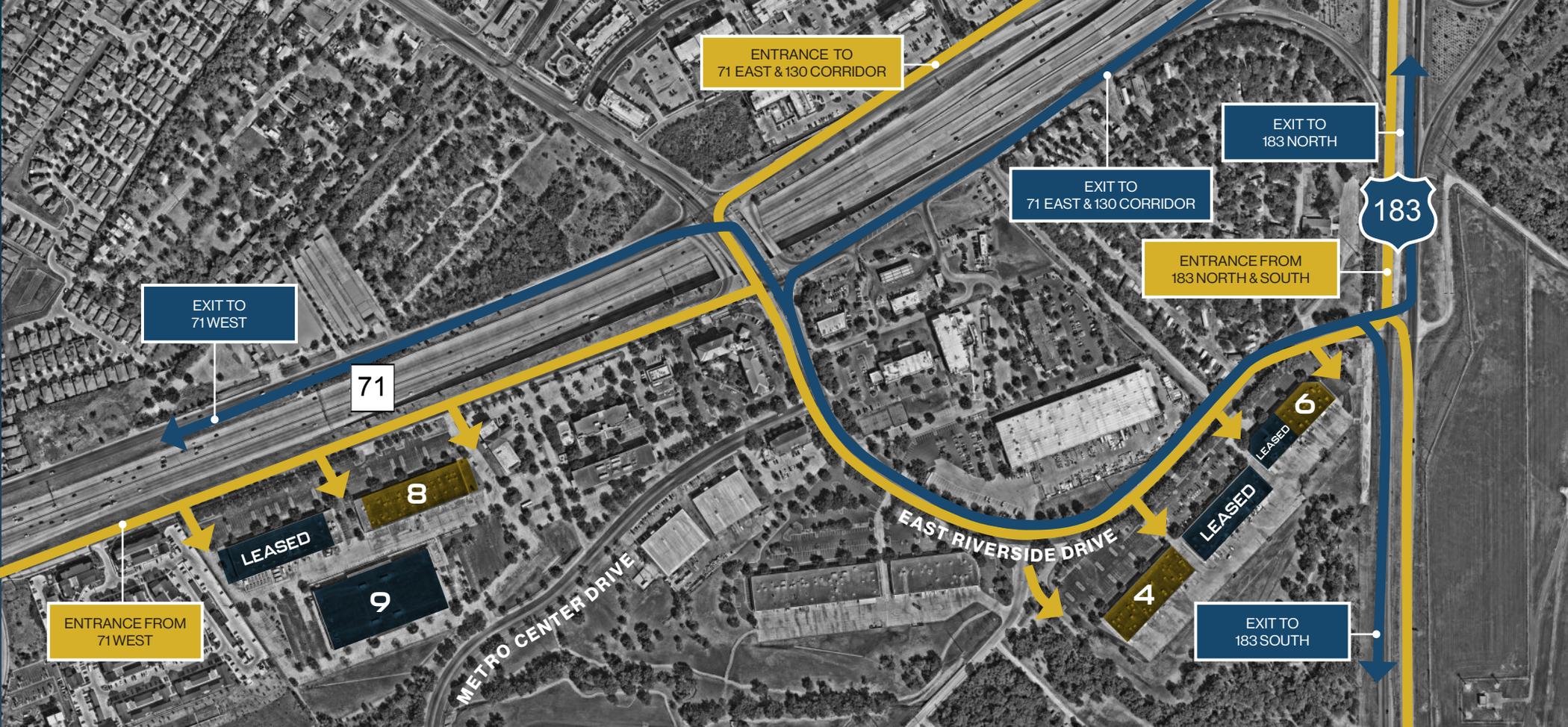
18 Hole Disc
Golf Course



**25% discount on orders
for Met Center tenants and
guests with code: met2024**



Order online [HERE](#)



CONTACTS

Travis Secor
 +1512 593 4891
 Travis.Secor@jll.com

Ace Schlameus
 +1512 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



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement.
 ©2026 Jones Lang LaSalle Brokerage, Inc. All rights reserved.