

FLEX & CREATIVE OFFICE

**FOR LEASE**

2,711 - 9,006 SF



**METRIC  
COLLECTIVE**



OWNED BY:

**MIG**<sup>®</sup>  
Real Estate

LEASED BY:

**LA**  
LEE & ASSOCIATES

# CAMPUS MAP



# BUILDING A

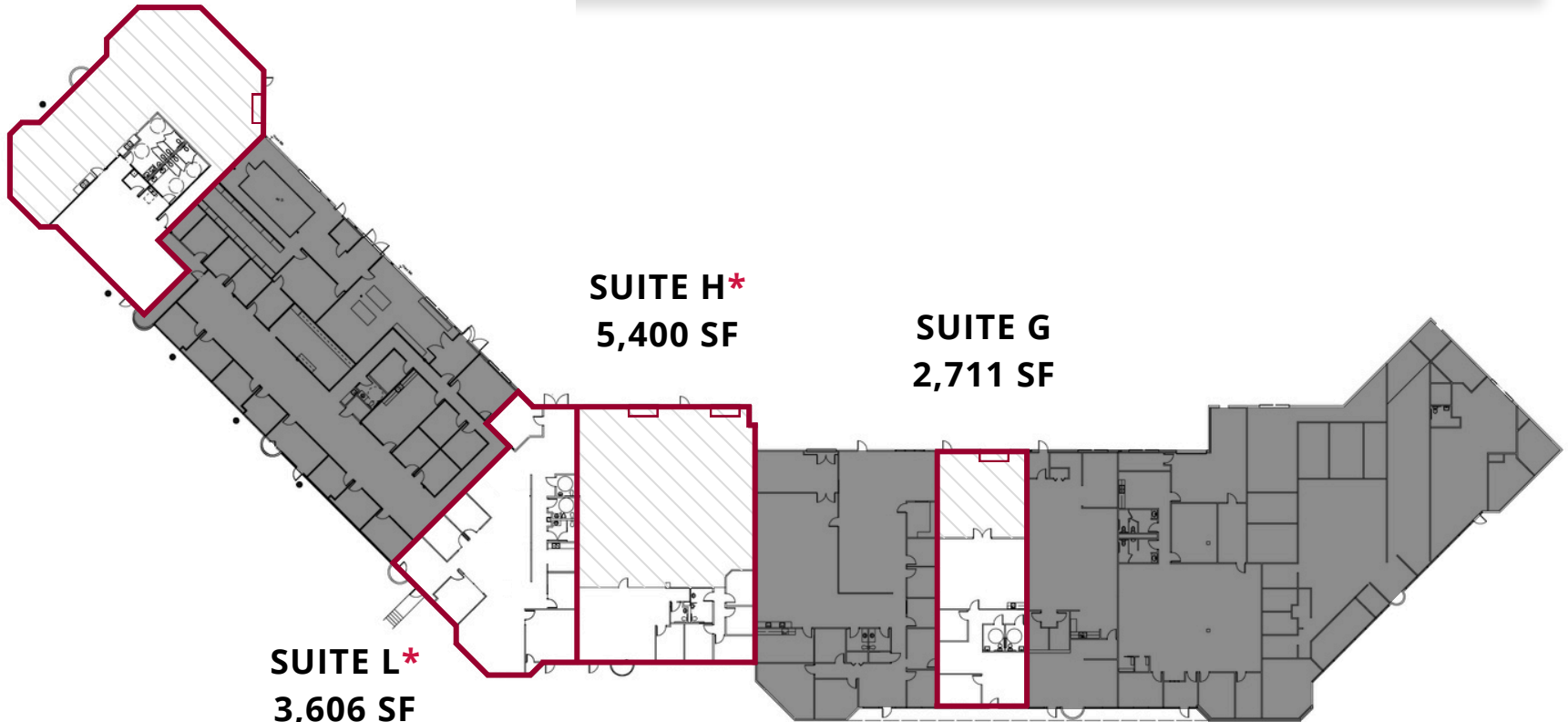
1826 KRAMER LN

AVAILABLE: 2,711 - 9,006 SF



 WAREHOUSE

SUITE N  
5,852 SF



SUITE H\*  
5,400 SF

SUITE G  
2,711 SF

SUITE L\*  
3,606 SF

\*SUITES L & H CAN BE COMBINED FOR 9,006 SF

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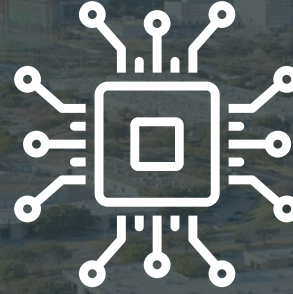
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 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

# DRIVE TIMES



**15 MIN**  
TO DOWNTOWN



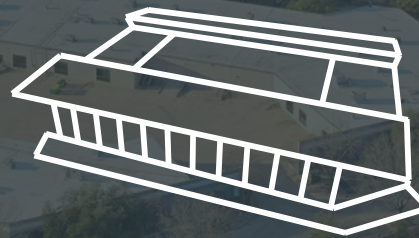
**33 MIN**  
TO SAMSUNG



**25 MIN**  
TO TESLA GIGAFACTORY



**20 MIN**  
TO THE AIRPORT



**4 MIN**  
TO Q2 STADIUM



**2 MIN**  
TO THE DOMAIN



## 550,000 SF CREATIVE CAMPUS

Metric Collective, formerly known as The Offices at Braker, is a 550,000 SF flex/industrial and creative office campus located in North Austin's flex/industrial submarket. The 13-building campus is within a mile (2-minute drive time) of the Domain, Austin's premier mixed-use development, and has access to over a hundred retailers, six hotels, and dozens of restaurants. With close proximity and accessibility to Mopac (Loop 1), Research Boulevard (Highway 183), Capital of Texas Highway (Loop 360) and Interstate 35, this coveted submarket is Austin's largest with 11-million SF and boasts the strongest demand by its 95.4% occupancy.

# CONTACT US

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