

INDUSTRIAL, FLEX & CREATIVE OFFICE

FOR LEASE

5,000 SF AVAILABLE



**METRIC
COLLECTIVE**



OWNED BY:

M|I|G[®]
Real Estate

LEASED BY:

LA
LEE & ASSOCIATES

CAMPUS MAP



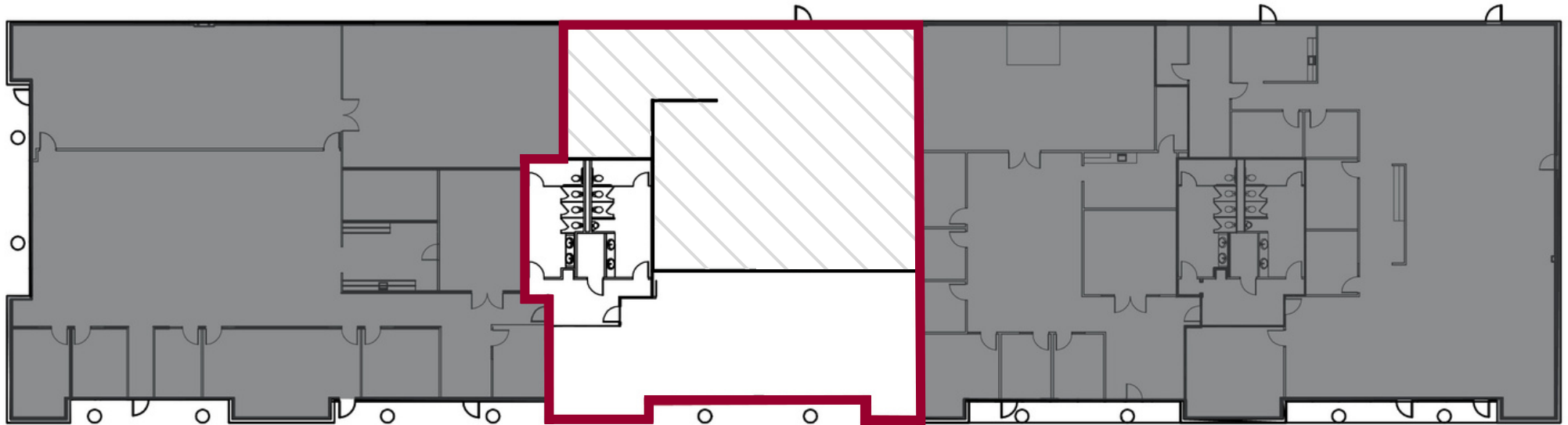
BUILDING M3

11500-3 METRIC BLVD

AVAILABLE: 5,000 SF



WAREHOUSE



SUITE 310
5,000 SF

MITCHELL BECKER

512.410.8265

mbecker@lee-associates.com

WILL SALLIS

512.410.8269

wsallis@lee-associates.com

DRIVE TIMES



15 MIN
TO DOWNTOWN



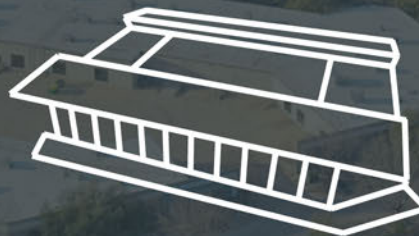
33 MIN
TO SAMSUNG



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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ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES