

Met Center Subleases



FOR SUBLEASE | Building 12, 7701 Metropolis Drive, Austin, TX 78744
Building 14, 7700 Metropolis Drive, Austin, TX 78744

Asking Rate:

REDUCED RATE
\$15.00 / SF NNN

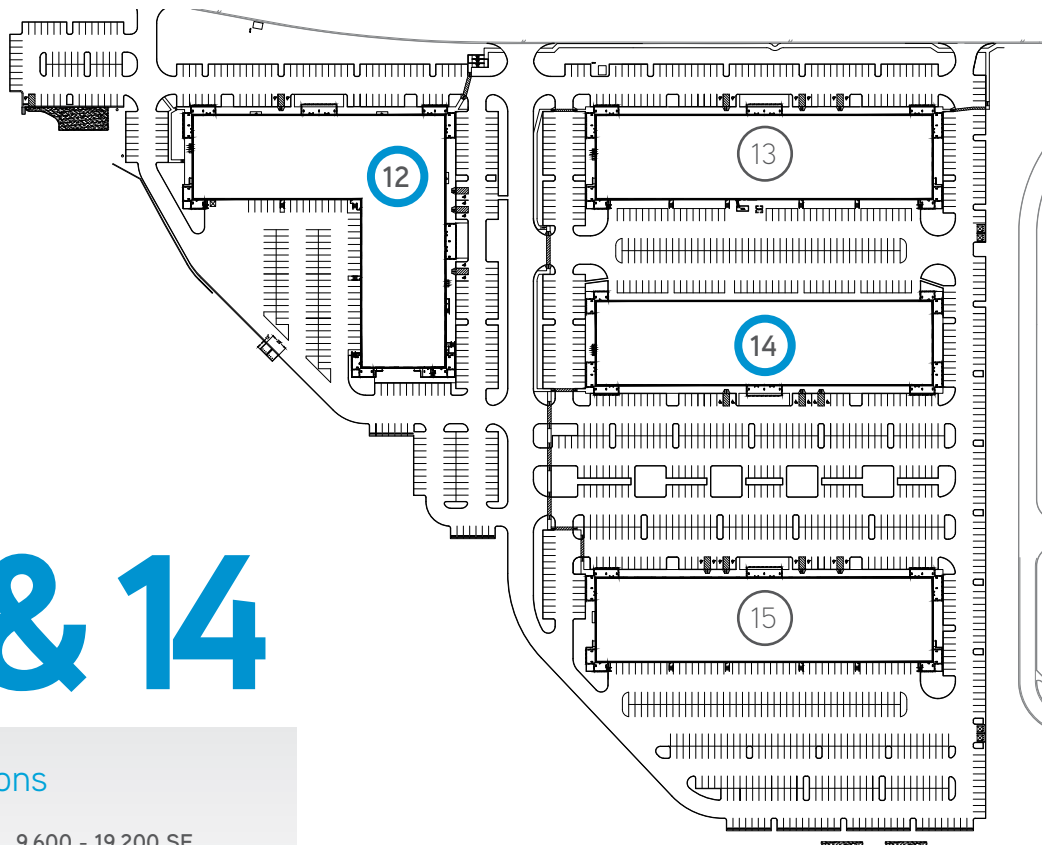
Doug Jones
Principal & EVP
+1 512 539 3003
doug.jones@colliers.com

Volney Campbell
Co-Chariman & Principal
+1 512 539 3002
volney.campbell@colliers.com

Ally Dorris
Associate
+1 512 539 3019
ally.dorris@colliers.com

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12 & 14

Specifications

Building 12	9,600 - 19,200 SF
Building 14	28,800 SF
Parking	7/1000 Free
Lease Exp.	August 2021
Asking Rate	REDUCED RATE \$15.00 NNN

Building 12, 7701 Metropolis Drive, Austin, TX 78744

Building 14, 7700 Metropolis Drive, Austin, TX 78744

Features

- Shell condition buildings with ample TI and expansion potential
- Large windows allowing abundant natural light
- 5 Miles from downtown Austin
- Triple freeport tax exemption
- Underground redundant data, power and water
- On-site amenities including restaurants and hotels
- Sport courts, Disc golf course, and a hike and bike trail
- Public transportation stops on-site
- After hours security patrol
- Easy access to Highway 71 and US Highway 183



Contact us:

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Specifications

Asking Rate	REDUCED RATE \$15.00 NNN
Est OpEx	\$6.30/SF
Space Available	9,600 - 19,200 SF
Sublease Space	9,600 SF
Direct Space	9,600 SF
Total Space	19,200 SF
Clear Height	21'
Loading	Dock High
Available	NOW



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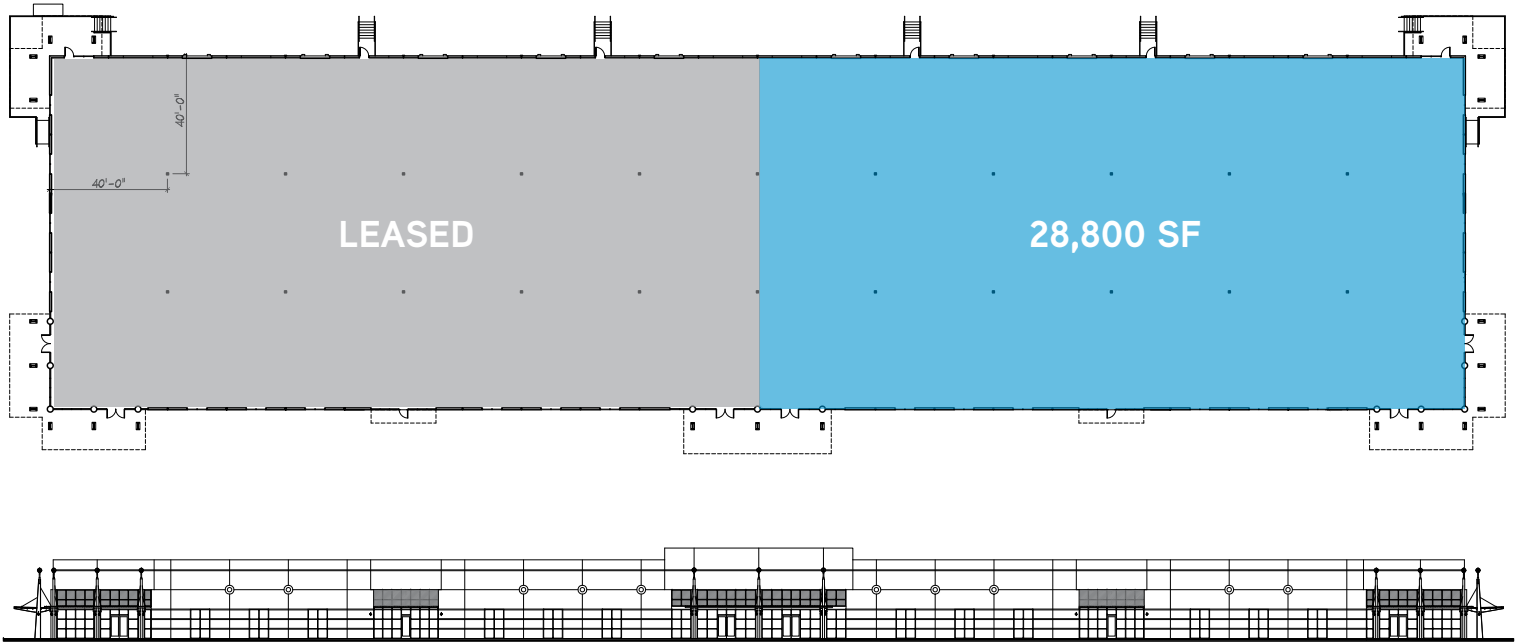
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Specifications

Asking Rate	REDUCED RATE \$15.00 NNN
Est OpEx	\$6.00/SF
Space Available	28,800 - 57,600 SF
Clear Height	21'
Loading	Grade/Dock High
Available	NOW
Condition	Shell



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Associate
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ally.dorris@colliers.com

Colliers International
111 Congress Ave | Suite 750
Austin, TX 78701
P: +1 512 539 3000

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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.



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.

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.

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.

Colliers International

<u>Austin, LLC</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>9003290</u> License No.	<u>austin.info@colliers.com</u> Email	<u>(512) 539-3000</u> Phone
<u>Volney Campbell</u> Designated Broker of Firm	<u>364845</u> License No.	<u>volney.campbell@colliers.com</u> Email	<u>(512) 539-3002</u> Phone
<u>Marc Vanderslice</u> Licensed Supervisor of Sales Agent/ Associate	<u>495430</u> License No.	<u>marc.vanderslice@colliers.com</u> Email	<u>(512) 539-3001</u> Phone
<u>Doug Jones</u> Sales Agent/Associate's Name	<u>550589</u> License No.	<u>doug.jones@colliers.com</u> Email	<u>(512) 539-3003</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TAR 2501