



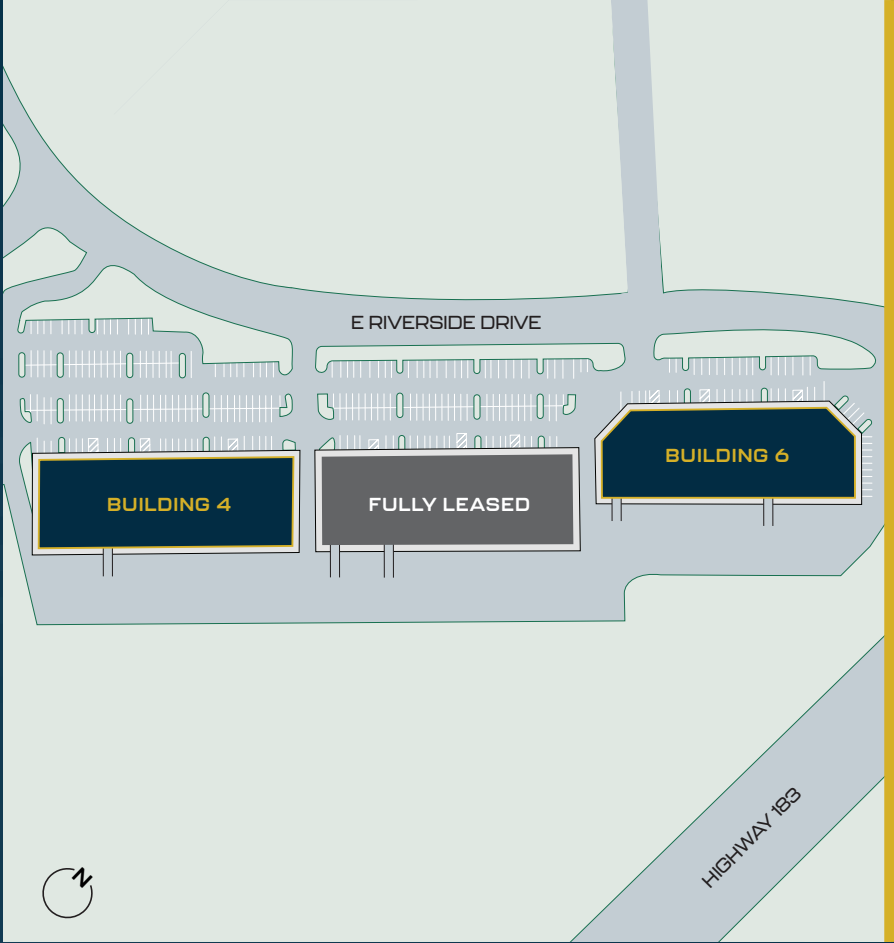
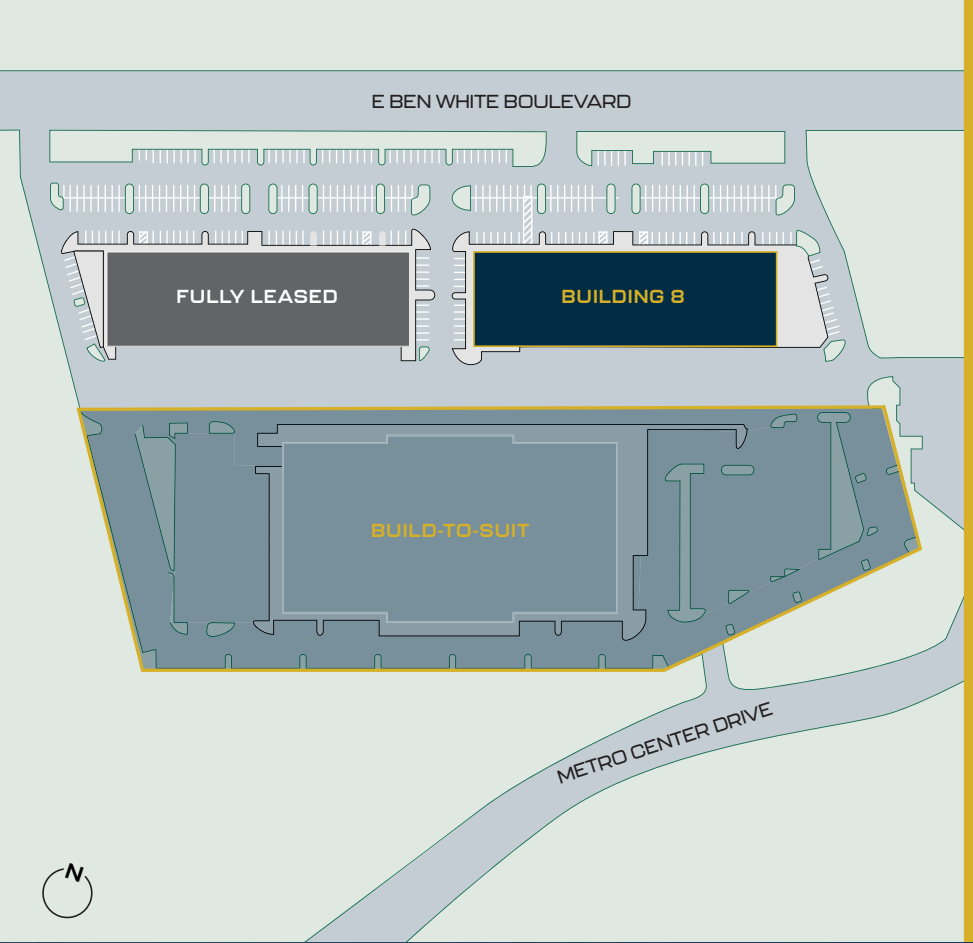
MetTECH CENTER

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



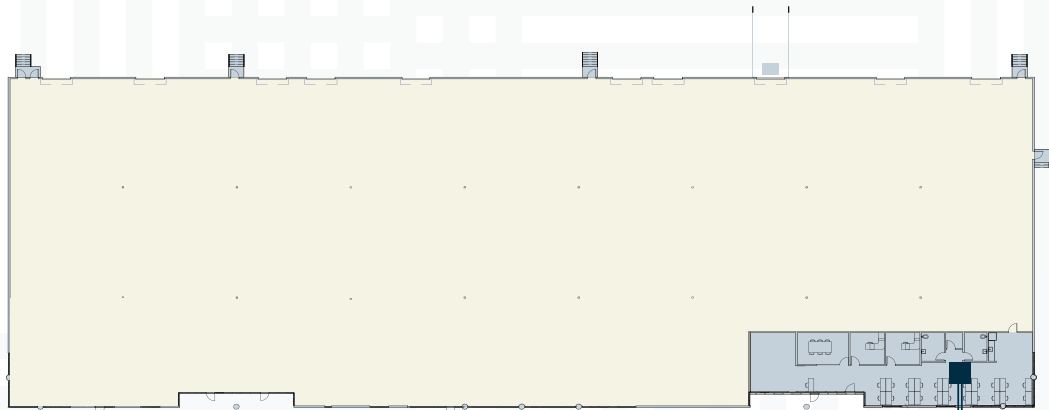
INDUSTRIAL/FLEX PARK | AUSTIN, TX

SITE OVERVIEW



BUILDING 4

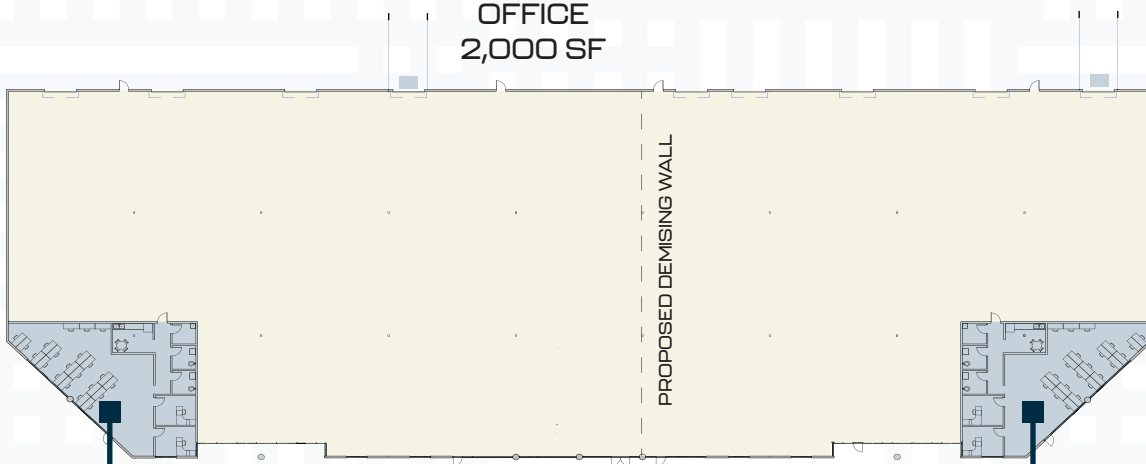
- 45,000 SF available
- Divisible to 8,000 SF
- 2,000 SF spec office



OFFICE
2,000 SF

BUILDING 6

- 43,668 SF available
- Divisible to 8,000 SF
- 2,000 SF spec office



OFFICE
2,000 SF

OFFICE
2,000 SF

BUILDING 8

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

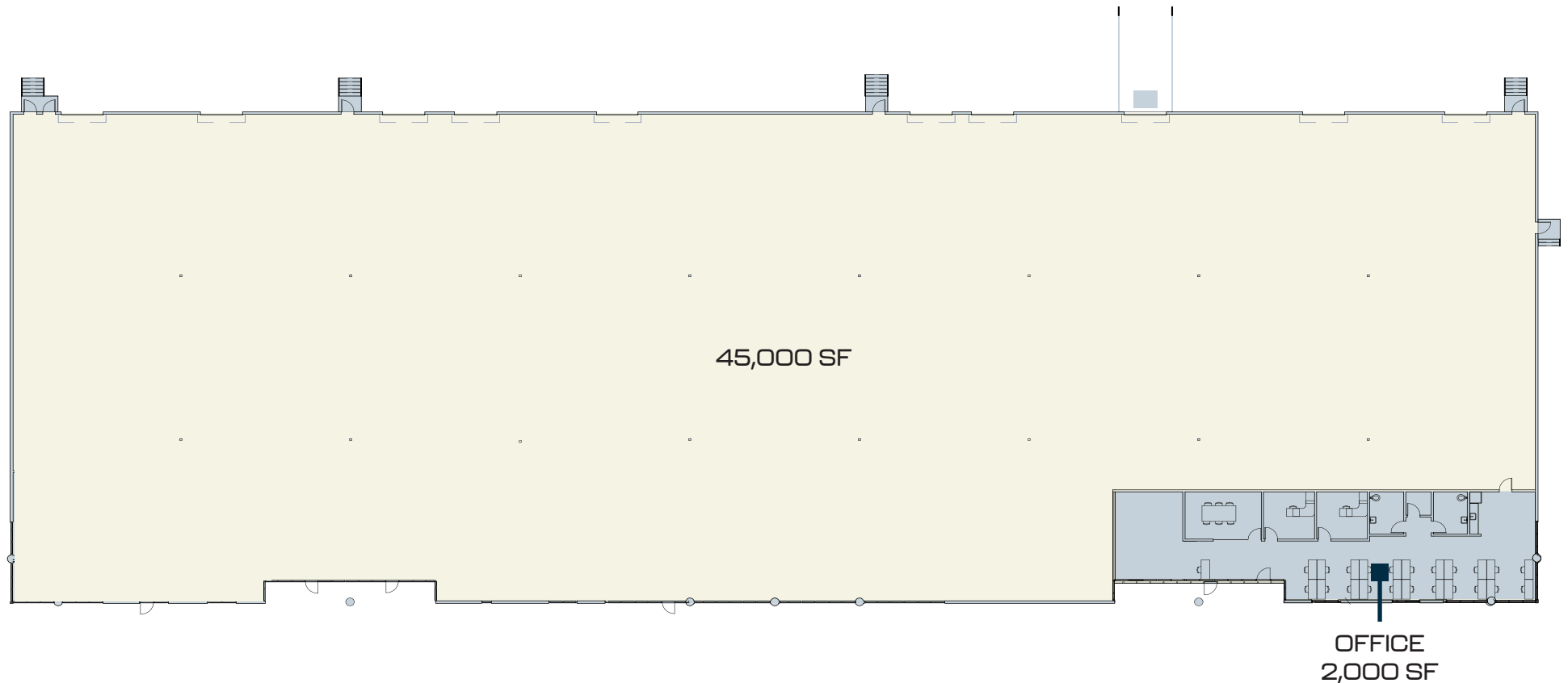
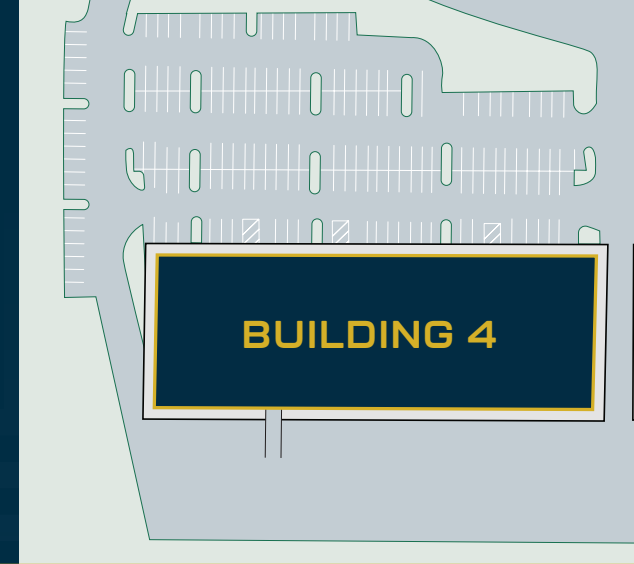


OFFICE
2,000 SF

OFFICE
2,000 SF

BUILDING 4 | 8201 E RIVERSIDE DR

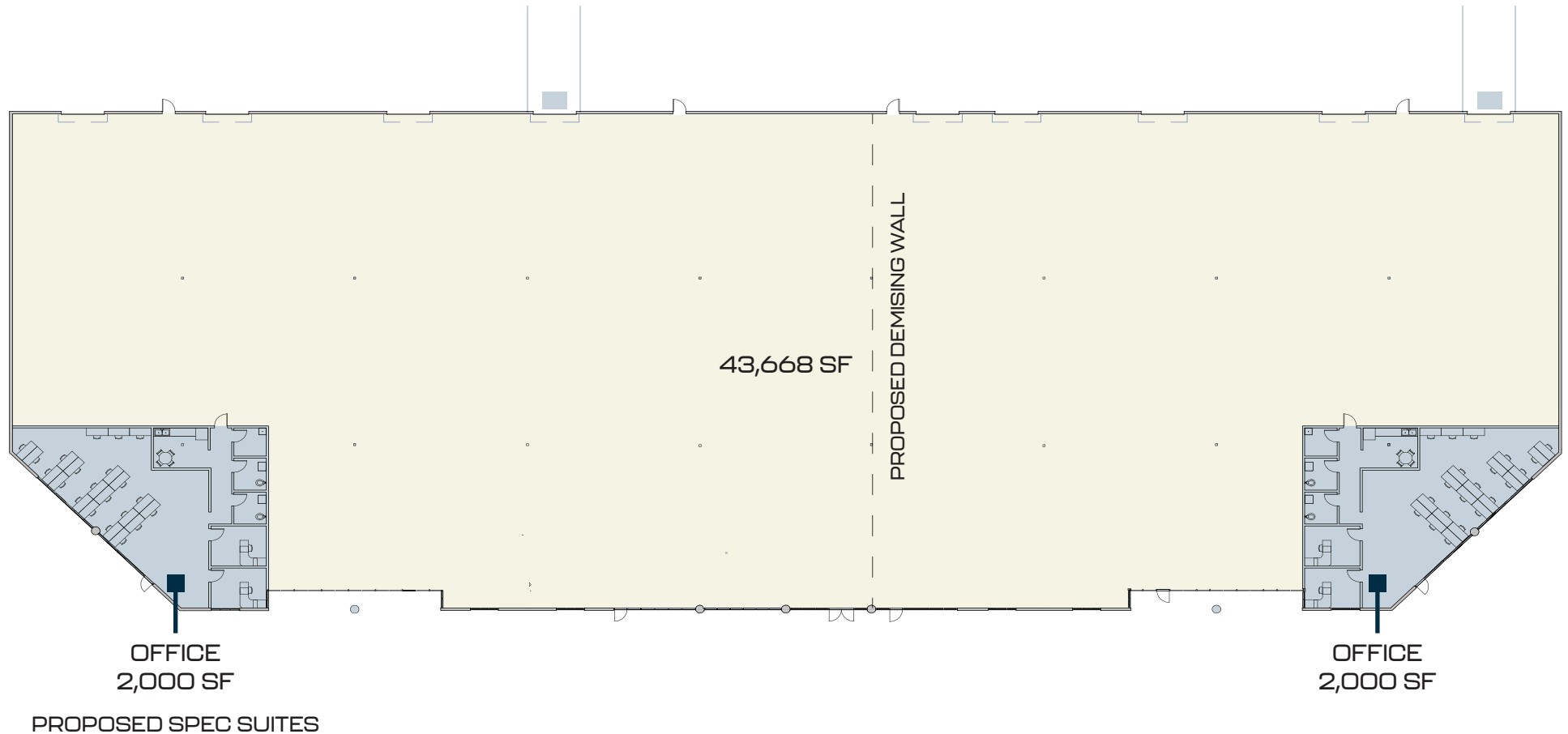
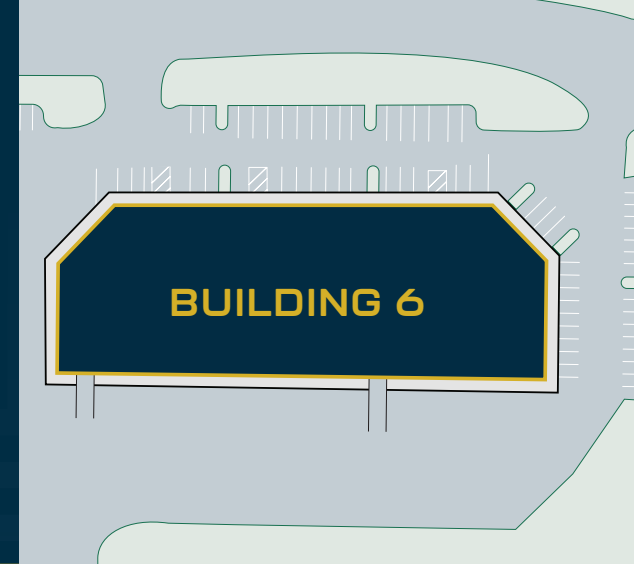
- 45,000 SF Available
- Divisible to 8,000 SF
- 2,000 SF Spec office
- 17' Clear height
- 120' Building depth
- 40' x 41.67' Column spacing
- Approx. 5,000 SF bays
- 6 Dock high loading doors
- (1) Semi-dock
- 120' Truck court
- Fully sprinklered
- HVAC Warehouse capable
- 1,600 Amps (expandable)
- 205 Parking spaces (5.0/1,000)



PROPOSED SPEC SUITE

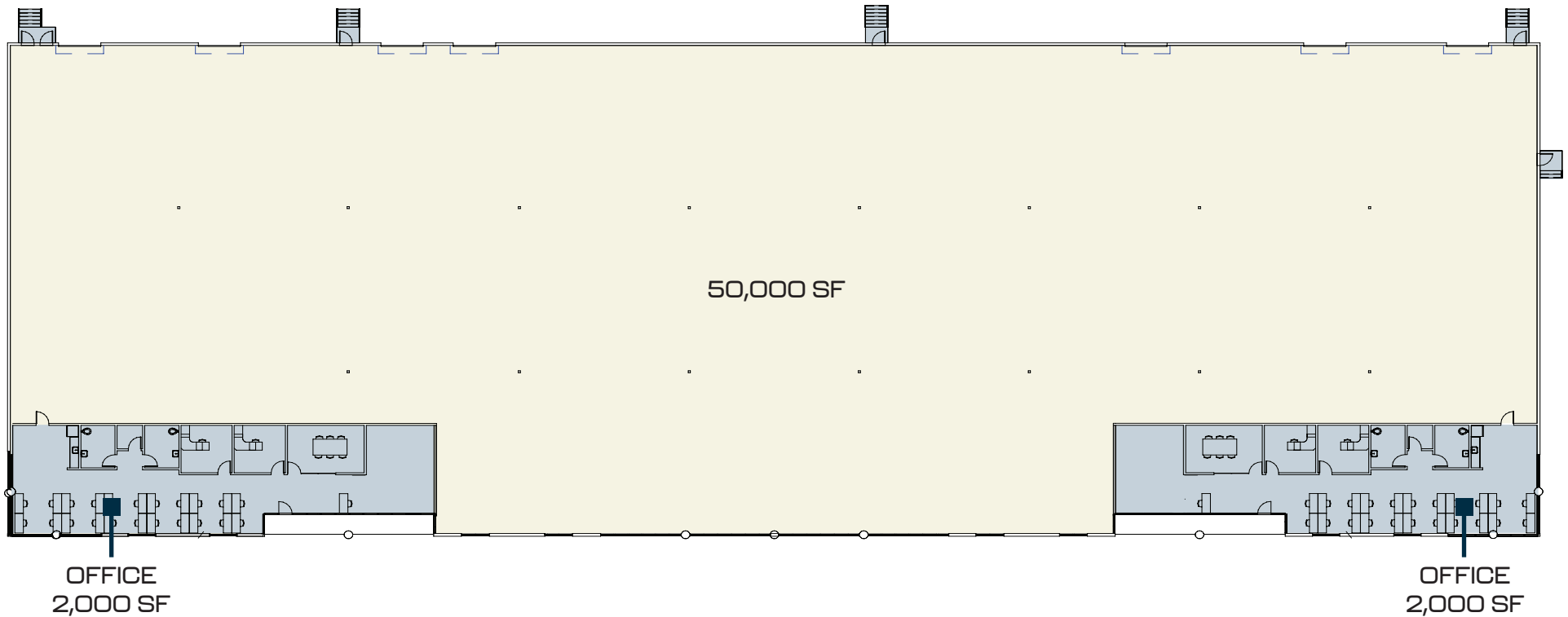
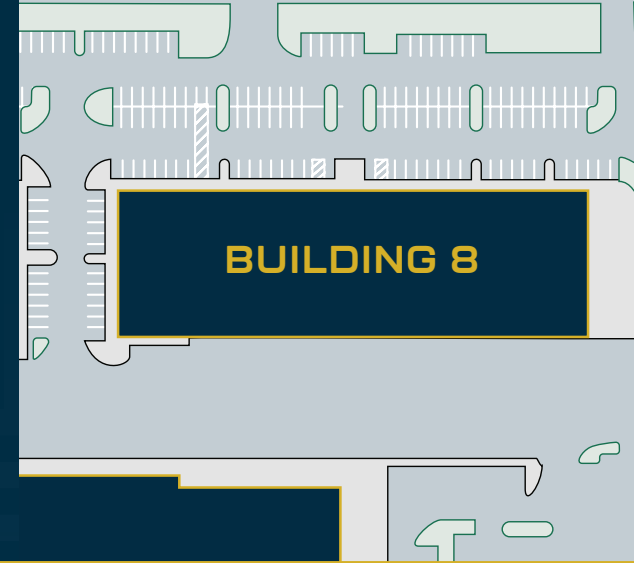
BUILDING 6 | 8201 E RIVERSIDE DR

- 43,668 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
- 2 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

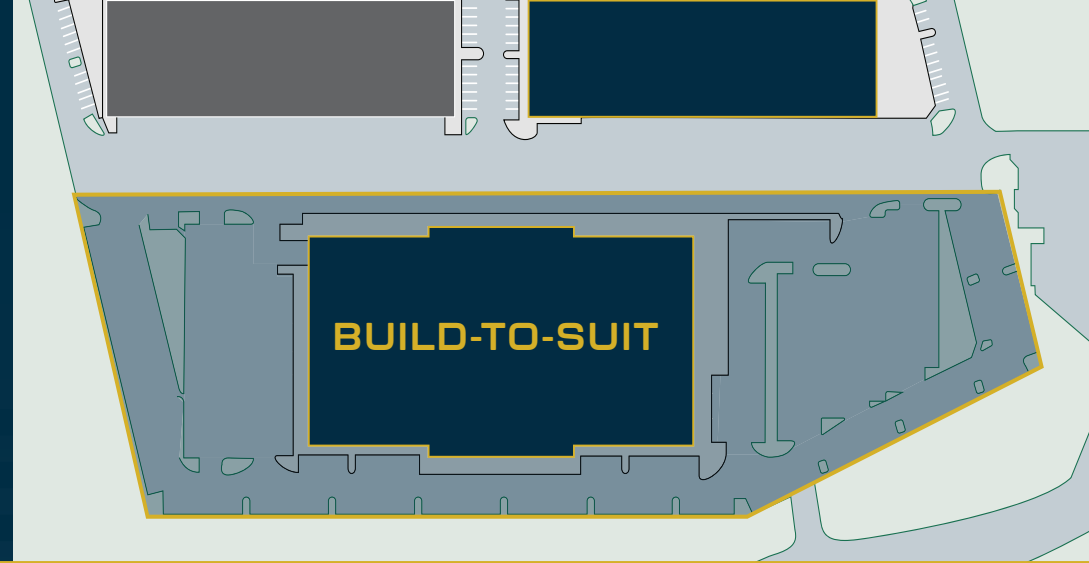
BUILDING 9

- Potential redevelopment/Build-to-suit opportunity

- ±71 acre tract

Existing Improvements:

- 103,325 SF
- 19' Clear height
- 100% open office with raised floor
- 465 Parking spaces (4.5/1,000)



LOCATION OVERVIEW



Met Center master planned park



3 Minutes
to Austin-Bergstrom
International Airport



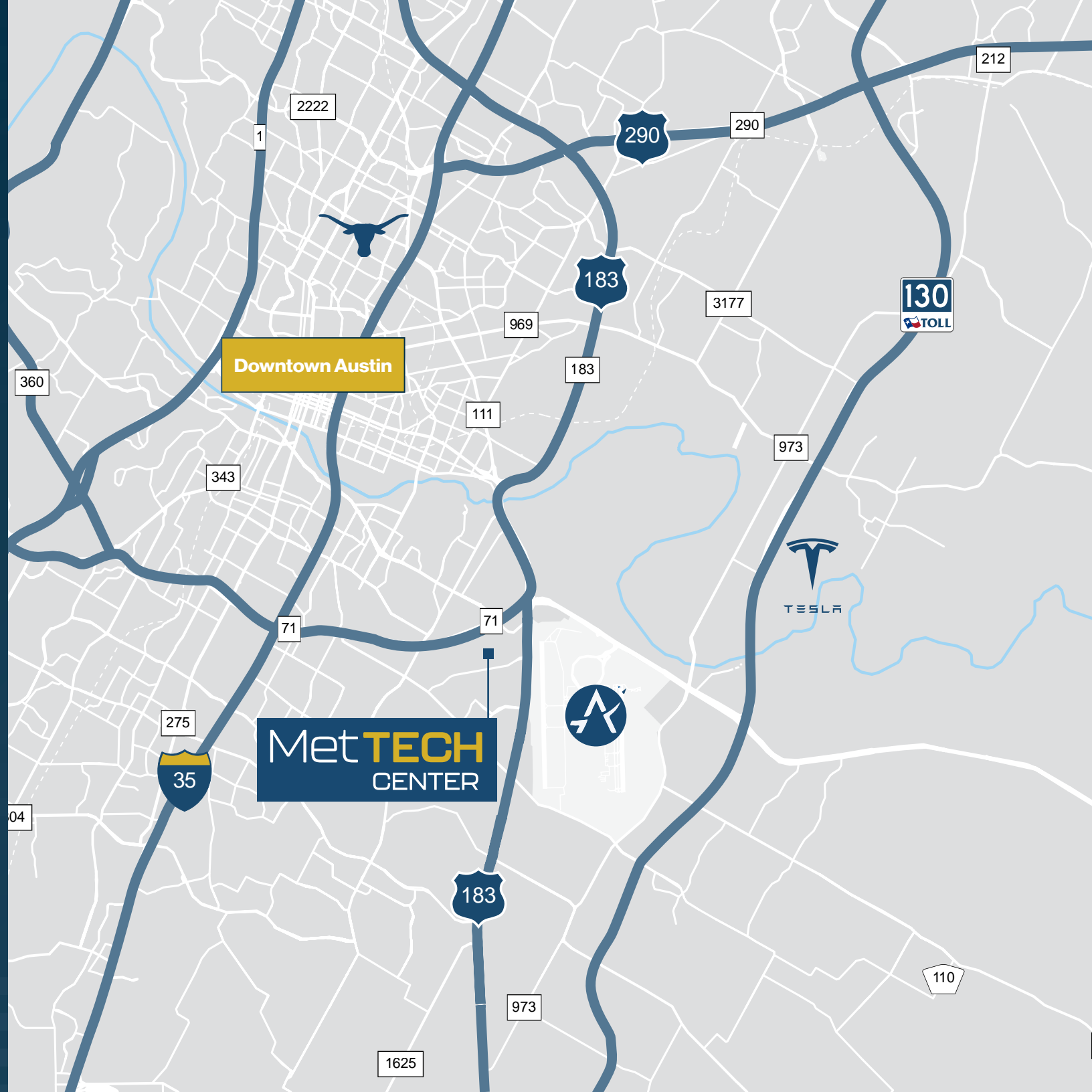
10 Minutes
to Tesla Gigafactory



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



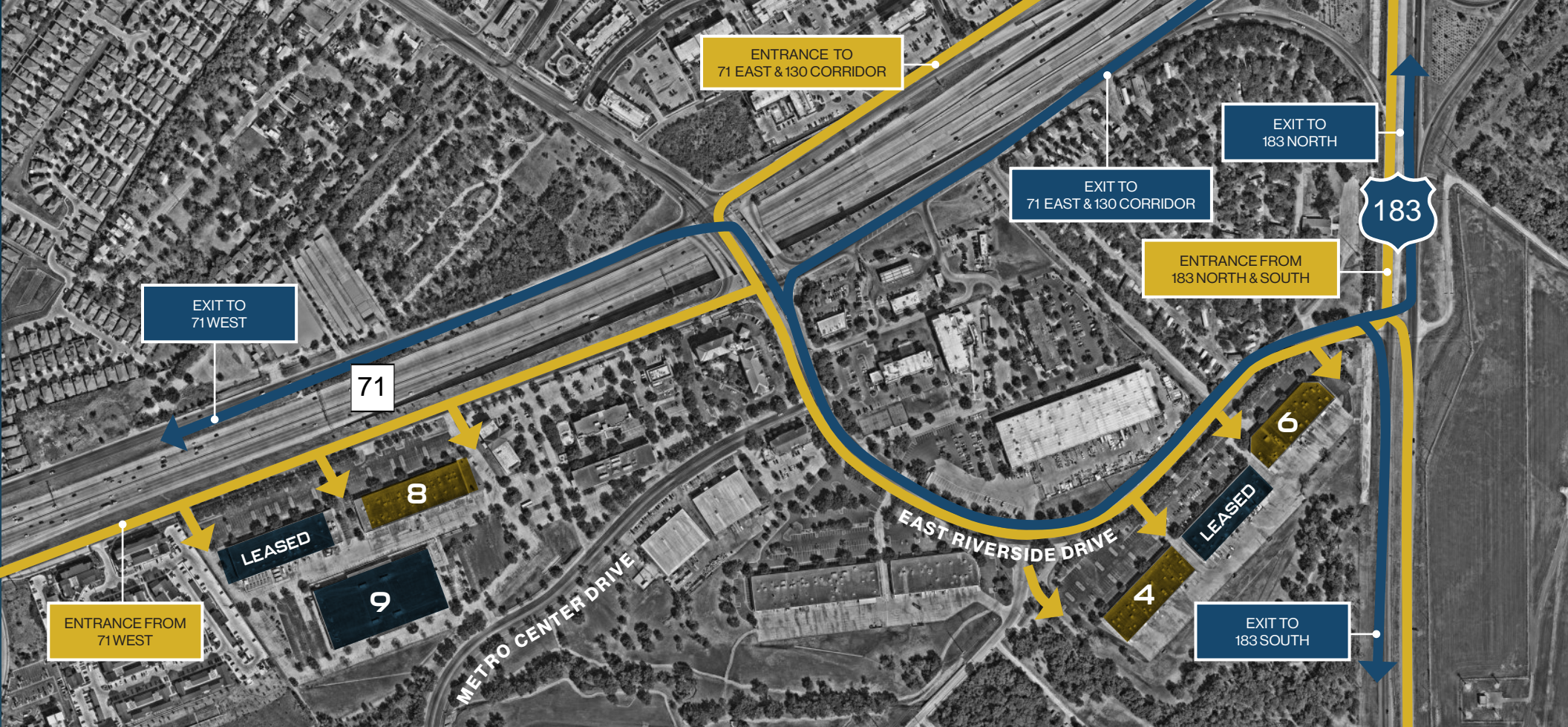
18 Hole Disc
Golf Course



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



Order online [HERE](#)



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