

CM Tech Ridge
201 W Howard Ln
± 39,000 - 130,000 SF AVAILABLE



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KEY CAMPUS FEATURES

CM Tech Ridge stands as one of Austin's most substantial and power-rich business park developments, offering an impressive 660,000 square feet of modern industrial space across two buildings on an expansive 72+ acre campus. CM Tech Ridge provides flexibility with divisible spaces to accommodate businesses of all sizes from growing enterprises to major corporate operations.



Ample existing power with potential capacity to expand up to 70 MegaWatts



Direct access to I-35, TX-45 and TX-130 for seamless regional distribution



Adaptable configurations supporting diverse operational requirements



Ample Parking with room to expand



Tech Corridor location - minutes from Dell, Samsung, Apple and IBM campuses



Building 1

201 W Howard Lane, Austin, TX, 78753

Total Building Size:	363,488 SF complex
Available Space:	39,000 - 130,000 SF
Year Built:	1999
Lot Size:	28.57 Acre
Clear Height:	±36'
Truck Court:	120' - 180'
Parking:	909

Building 2

301 W Howard Lane, Austin, TX, 78753

Total Building Size:	296,521 SF complex
Year Built:	1999
Lot Size:	32.39 Acre
Building Type:	Flex
Clear Height:	±30'
Truck Court:	120' - 180'
Parking:	1,352

SHOPS AT TECH RIDGE



TECH RIDGE CENTER



SHOPS
AT TECH
RIDGE

TECH
RIDGE
CENTER

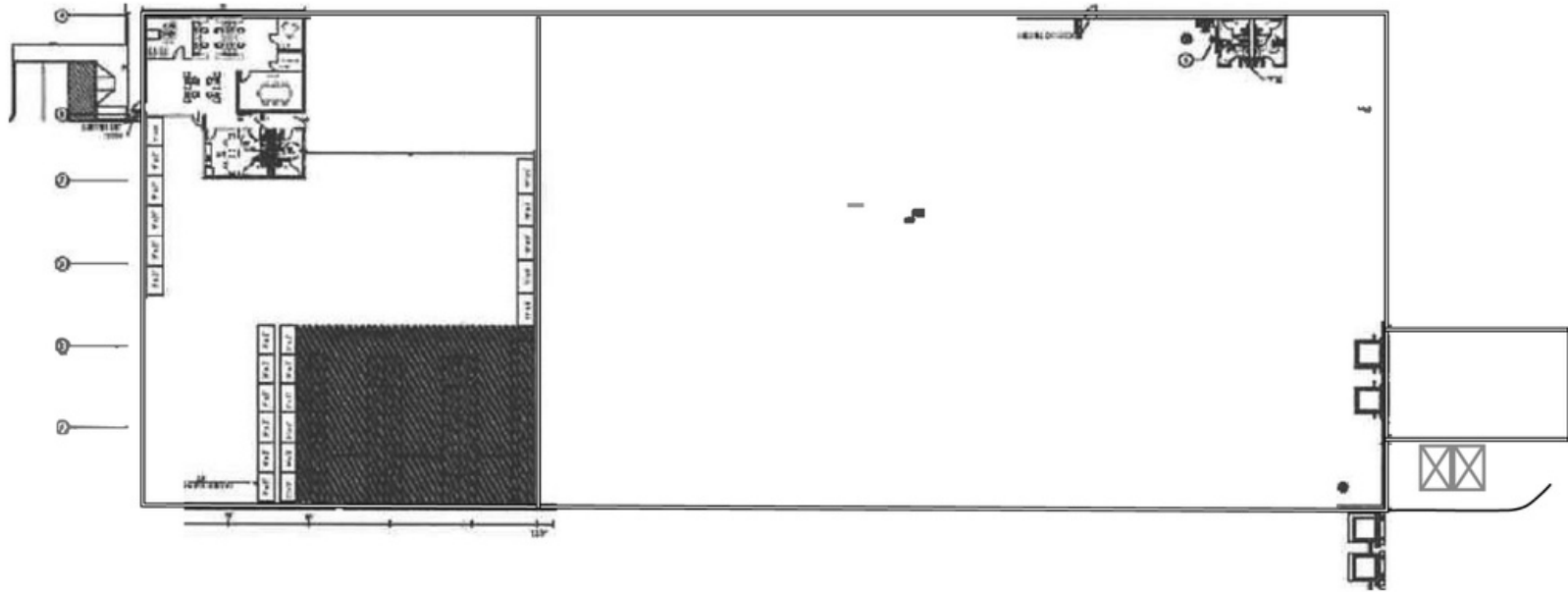
CM TECH RIDGE

CORPORATE NEIGHBORS



INFRASTRUCTURE ADVANTAGES

Direct I-35 Access	Immediate highway connectivity
Parmer Lane Corridor	Major East-West commercial thoroughfare
Tech Ridge Park & Ride	Public Transit Hub



Suite 500

± 39,000 SF

201 W Howard Lane
Austin, TX 78753

CLEAR HEIGHT ±28'

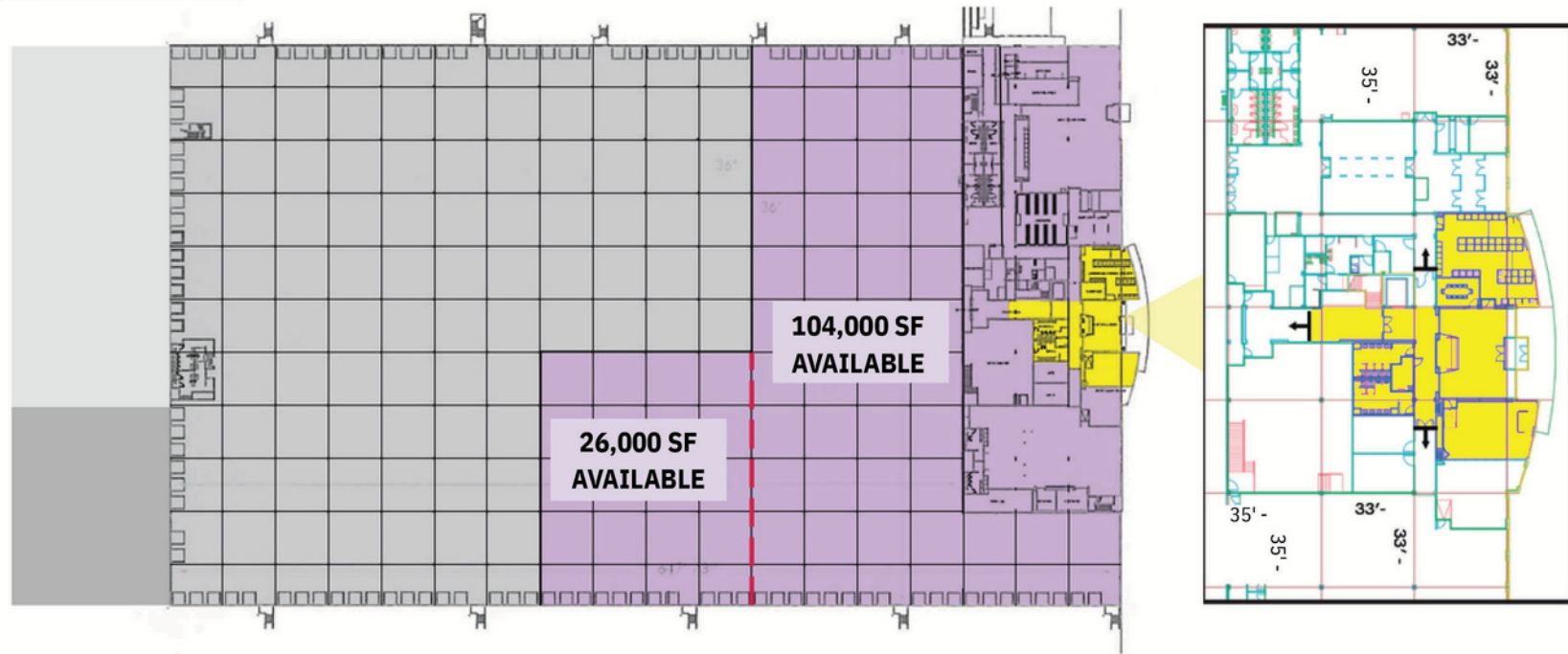
LOADING 3 Dock High Doors ; 1 Oversized Grade Level Door

FEATURES 100% Climate Controlled ; 2 "Big Ass" Fans

POWER 3 Phase 480

LOCATION FEATURES Near Capital Metro Park & Ride Station

	RBA SF
	Common Area SF



Partial 1st Floor

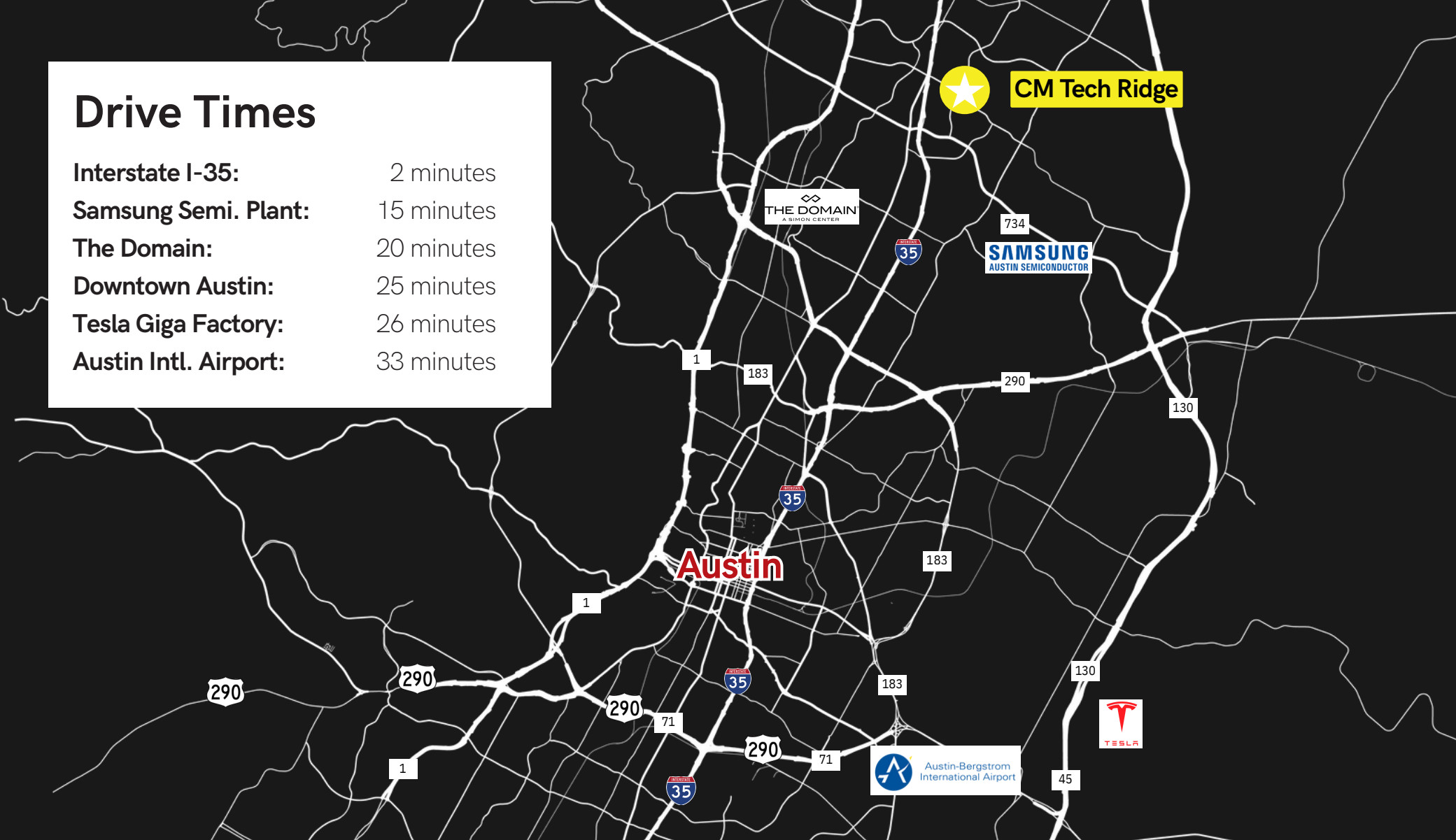
± 104,000 - 130,000 SF

201 W Howard Lane
Austin, TX 78753

CLEAR HEIGHT	±27' - 30'
LOADING	Up to 40 Dock Doors ; Cross Docked
TYPICAL COLUMN SPACING	± 35' x 35'
FEATURES	100% HVAC
POWER	Heavy existing power ; Potential to expand up to 70 MW
LOCATION FEATURES	Near Capital Metro Park & Ride Station

Drive Times

Interstate I-35:	2 minutes
Samsung Semi. Plant:	15 minutes
The Domain:	20 minutes
Downtown Austin:	25 minutes
Tesla Giga Factory:	26 minutes
Austin Intl. Airport:	33 minutes



STRATEGIC NORTH AUSTIN LOCATION

201 W Howard Lane
Austin, TX 78753

