



12601 Metric Blvd

12601 Metric Blvd, Austin, TX 78727



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12601 Metric Blvd

\$27.00 /SF/YR

\$29.50 per sq. ft. plus generous TI allowances (please ask for details), Air Conditioning already installed and ready for quick buildout.

Work at the focal point of Austin's professional landscape in a newly built, world-class facility primed for...

- 12601 Metric Boulevard is a 2022-built office featuring a modern design with expansive windows, excellent views, a built-out lobby, and ample parking.
- Ideal for office or medical use, the spaces are in shell condition and can be demised to 5,000 square feet, with a generous \$50/SF tenant improvement
- Situated near the crossroads of Metric Boulevard and W Parmer Lane, with building and monument signage available for exposure to 16,000+ cars per day.
- Surrounded by renowned professional hubs such as Parmer Center, Gateway, The Domain, North Austin Medical Center, and Tech Ridge Center.
- Positioned a mile between Interstate 35 and MoPac Expressway, eight minutes from Round Rock and 16 minutes from Downtown Austin.



Rental Rate:	\$27.00 /SF/YR
Min. Divisible:	5,000 SF
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area:	23,040 SF
Year Built:	2022
Walk Score @:	64 (Somewhat Walkable)
Transit Score @:	38 (Some Transit)
Rental Rate Mo:	\$2.25 /SF/MO

1st Floor Ste 100

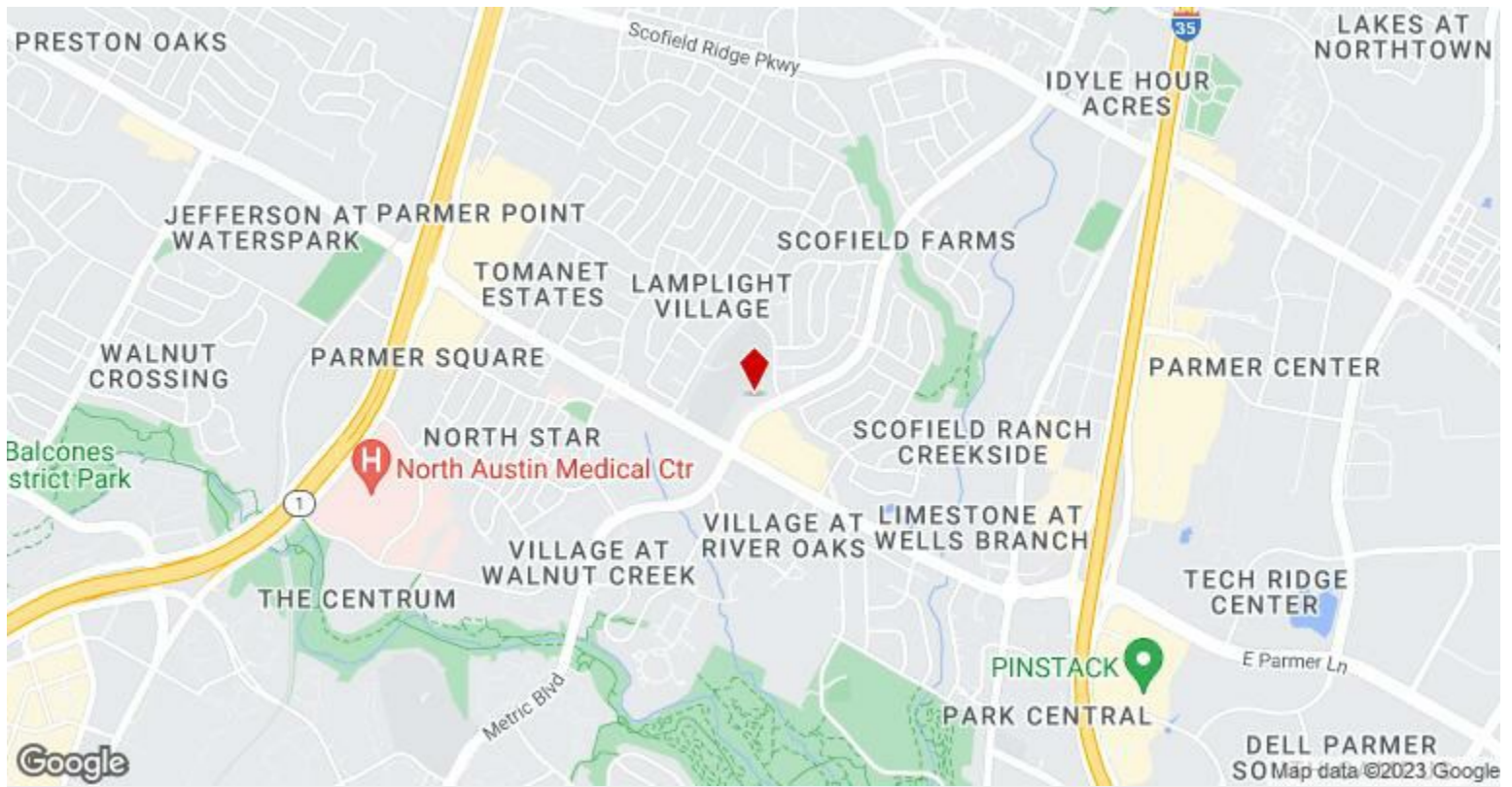
Space Available	5,000 - 10,000 SF
Rental Rate	\$27.00 /SF/YR
Contiguous Area	20,000 SF
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Brand-new modern office building. Take the full building or a minimum of 5000 square feet. This building is currently a shell and ready to be built out for unique needs, including medical or business offices. Located in a highly desirable location of Austin, right off of Parmer and Metric, this is the perfect building for a tenant seeking effortless convenience and modern appeal in a brand-new office space. Enjoy stunning views, lots of parking, an abundance of windows, a passenger elevator, and flawless entrances. Premium signage is available on the front and side of the building.

2nd Floor

Space Available	5,000 - 10,000 SF
Rental Rate	\$27.00 /SF/YR
Contiguous Area	20,000 SF
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

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Work at the focal point of Austin's professional landscape in a newly built, world-class facility primed for customization with a space at 12601 Metric Boulevard.

The building, completed in 2022, spans 23,040 square feet with demising options down to 5,000 square feet, leaving an opportunity for small and mid-sized users to institutional headquarters. 12601 Metric Boulevard features a completed lobby and bathrooms, air conditioning is already installed, and the spaces are in shell condition with above-market tenant improvement packages available at around \$50 per square foot. The space's dynamic potential allows for unique designs for office users and medical providers, as the brimming area is conducive to a broad spectrum of operations.

Professional hubs, including Parmer Center, Gateway, The Domain, and Tech Ridge Center, are under 10 minutes from 12601 Metric Boulevard. Office tenants such as Dell, Amazon, Facebook, IBM, Vrbo, Charles Schwab, and 3M hold over 200,000 square feet of space within a two-mile radius. St. David's North Austin Medical Center and Round Rock Medical Center draw a continuous flow of medical organizations to the area.

12601 Metric Boulevard also provides tenants with one of the most connected locations in North Austin. Located one mile between MoPac Expressway and Interstate 35, the property provides a 16-minute drive to Downtown Austin and an eight-minute drive to Round Rock, a rapidly emerging technology hub. In addition to being sought-after professional destinations, Gateway and The Domain are flourishing mixed-use hotspots, granting tenants streamlined access to entertainment, upscale shopping, and fine dining amenities.

Flier available at: <https://reporting.loopnet.com/report/d4b7fb16-8e0f-4b63-89fd-4b315a22f5fe>

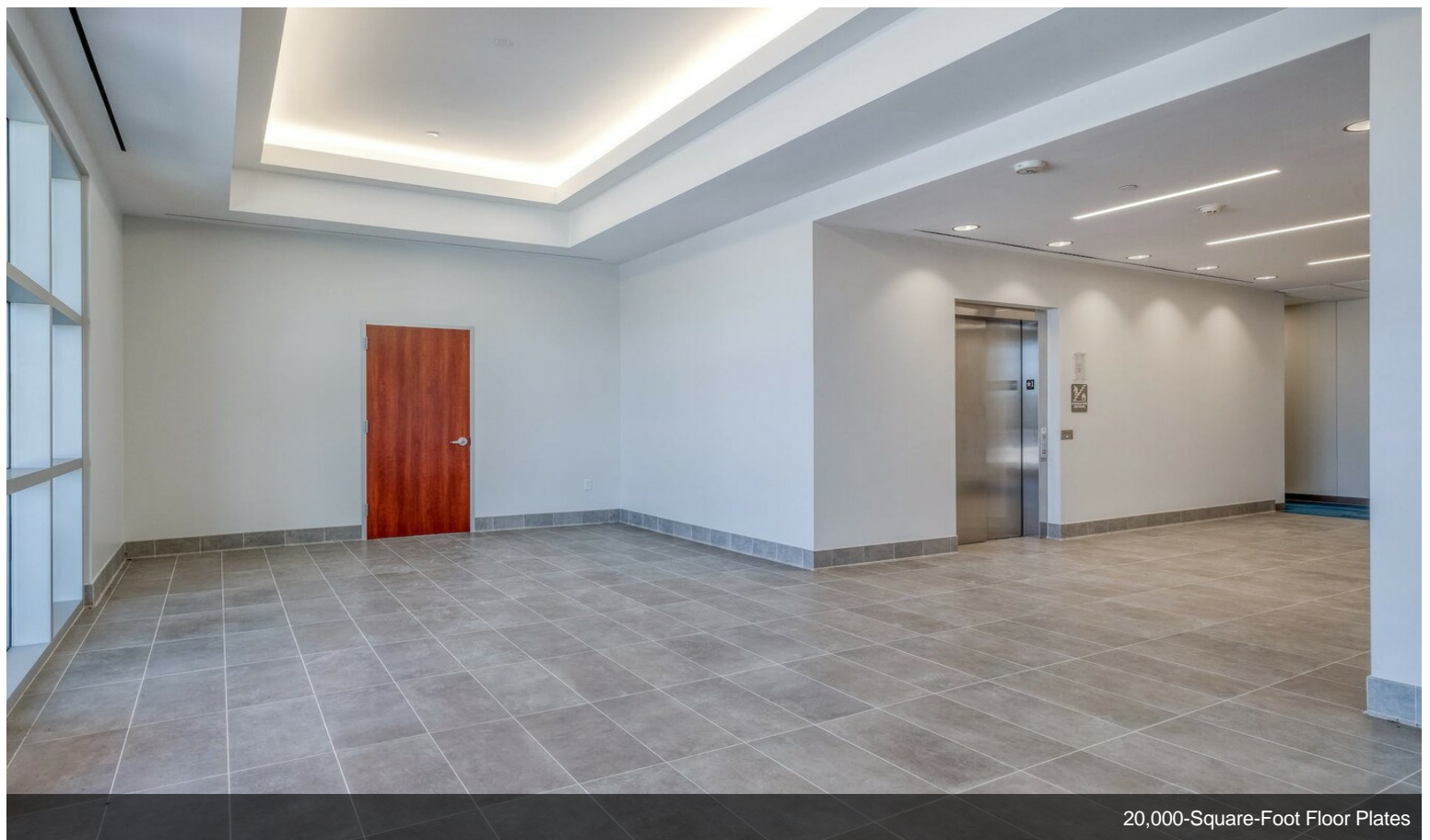
Property Photos



Property Photos

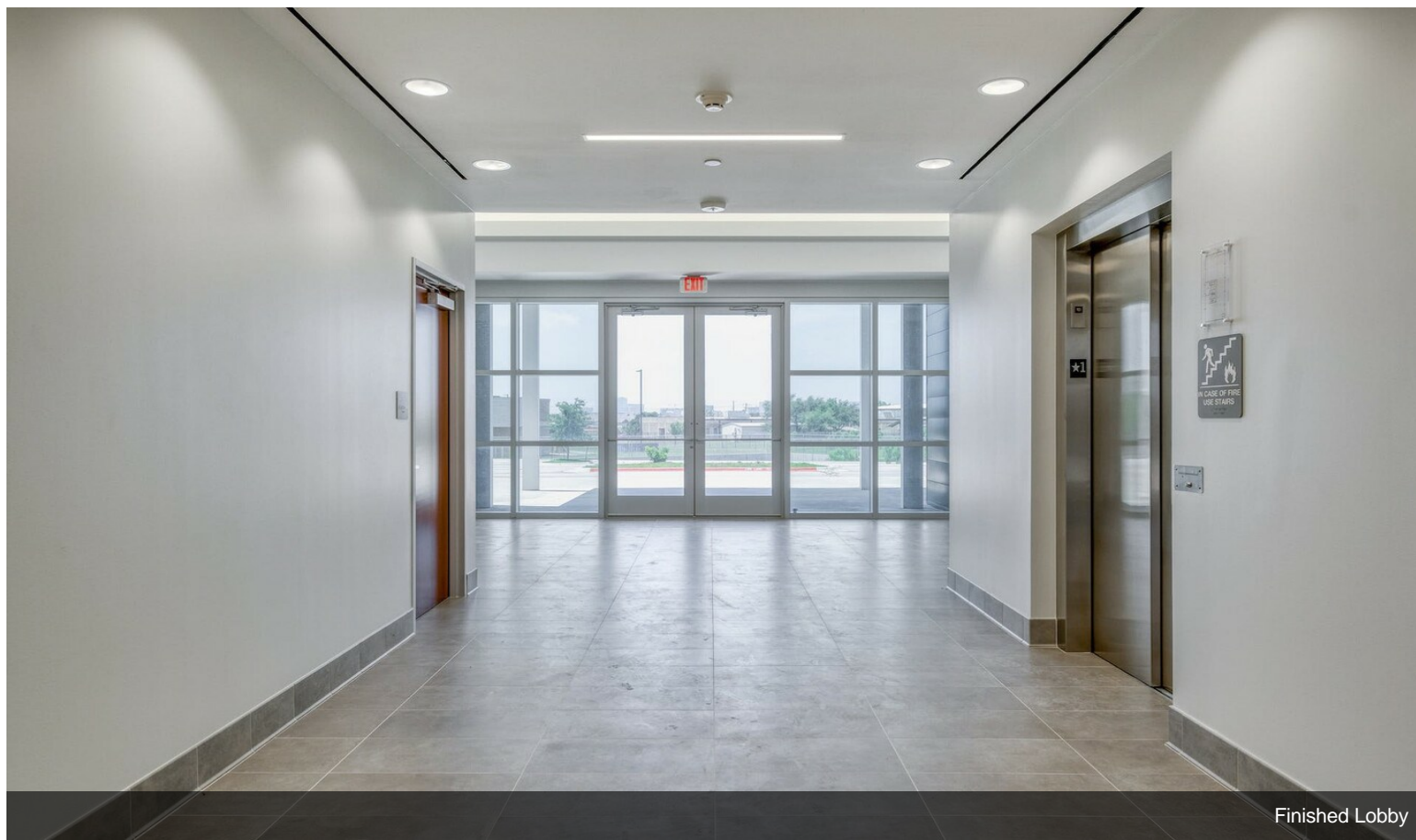


Expansive Floor-to-Ceiling Windows

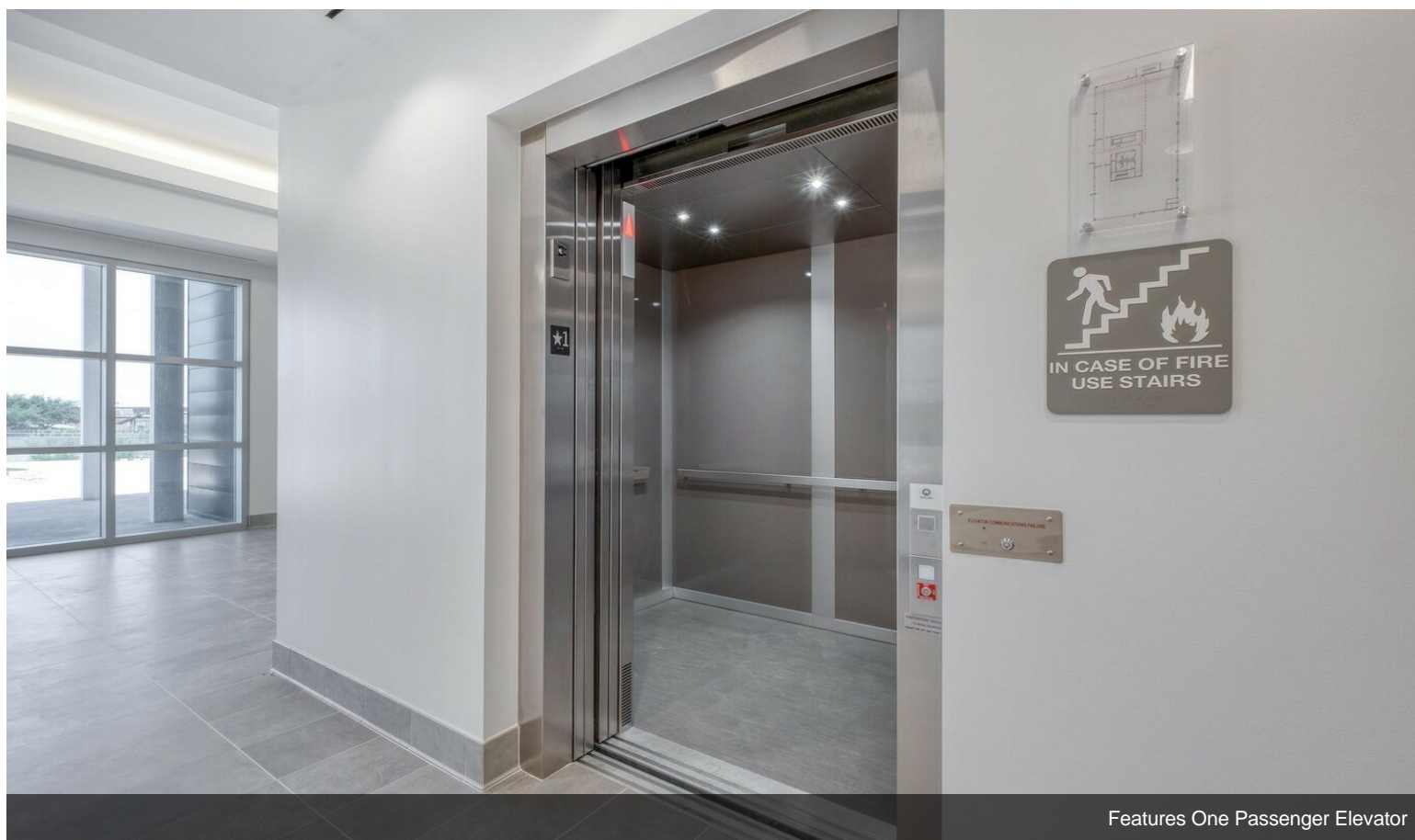


20,000-Square-Foot Floor Plates

Property Photos



Finished Lobby



Features One Passenger Elevator

Property Photos



Amazing Views

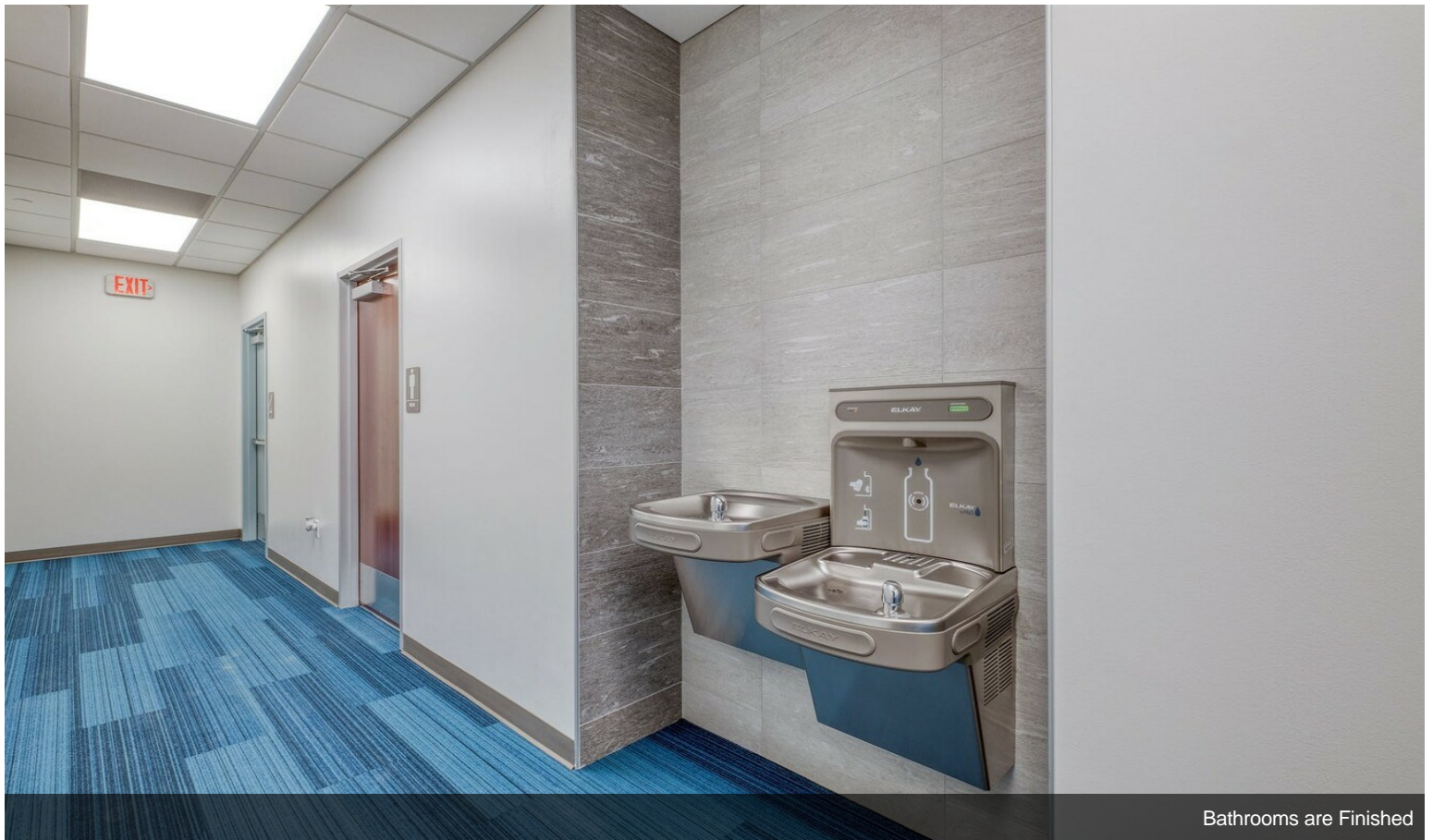


Sleek Accent Lighting

Property Photos

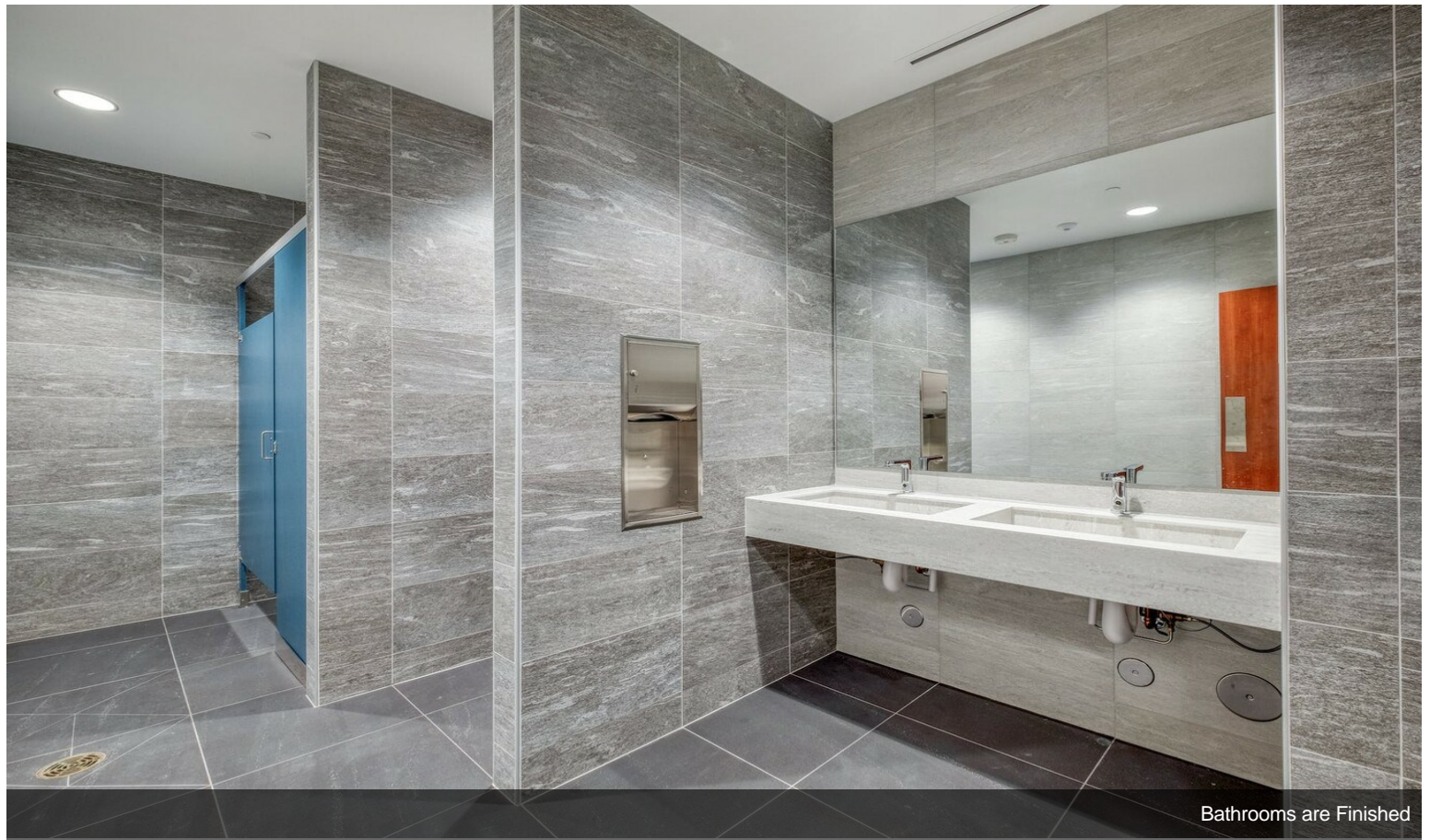


Two-Story Facility

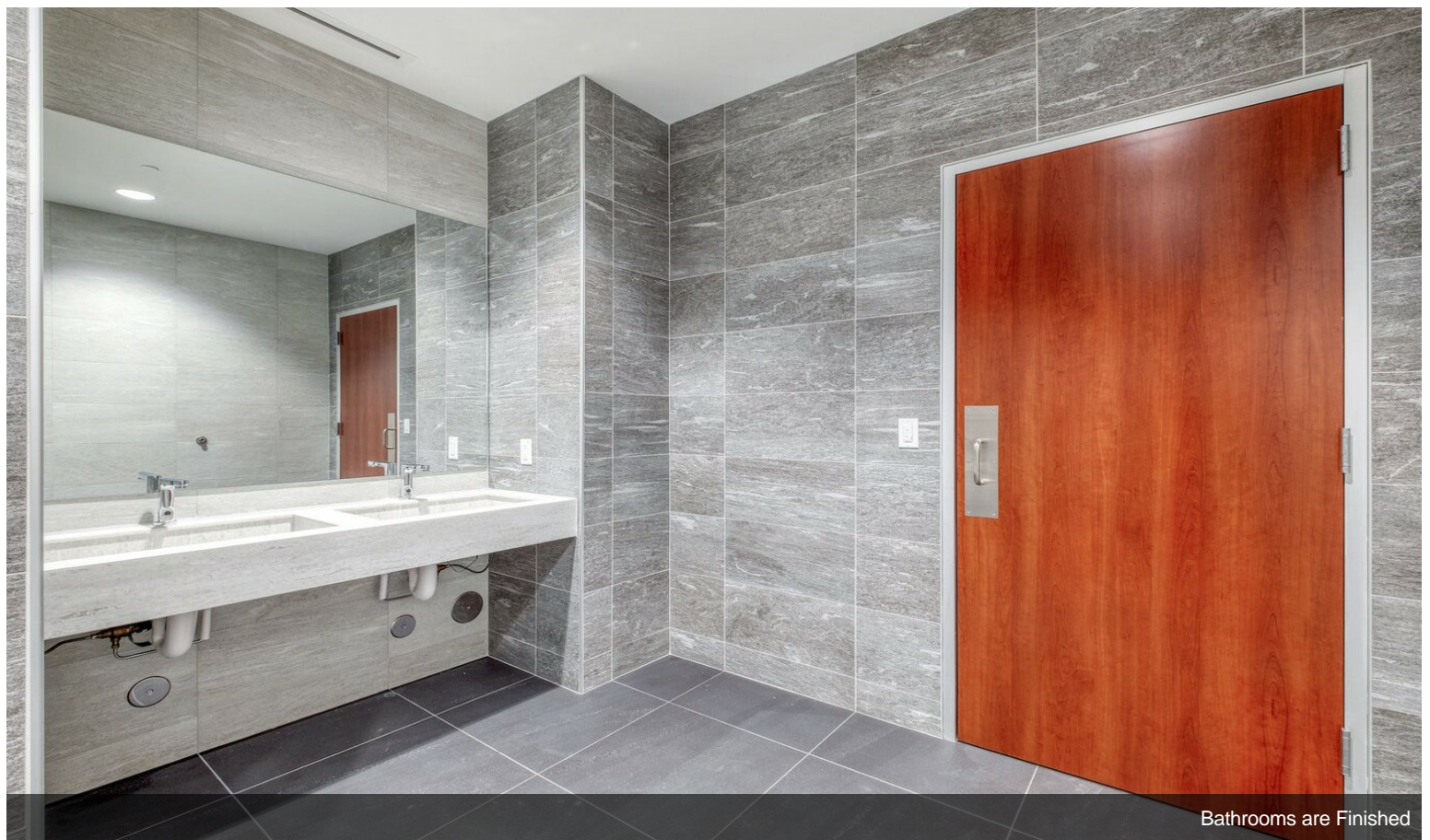


Bathrooms are Finished

Property Photos

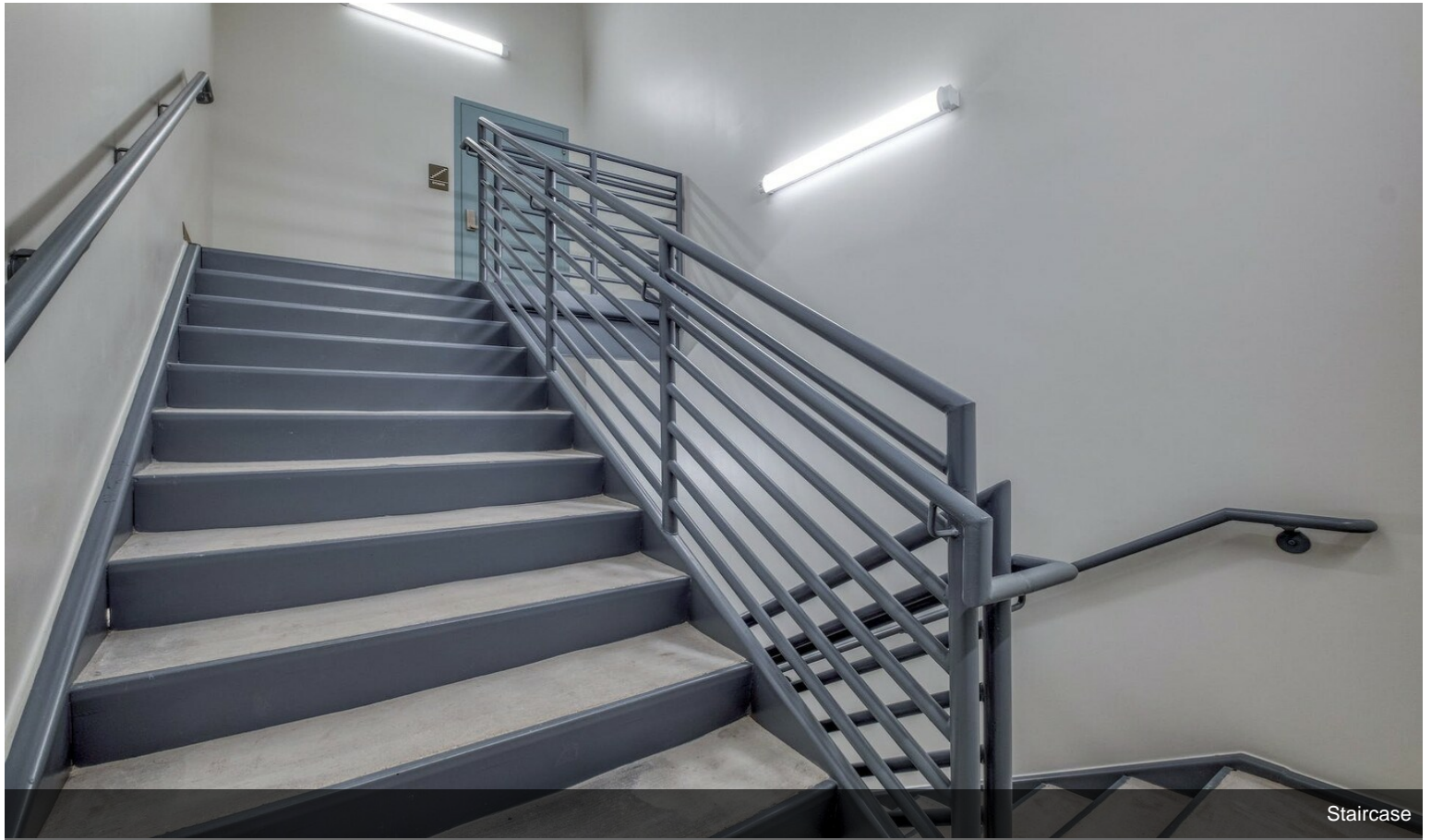


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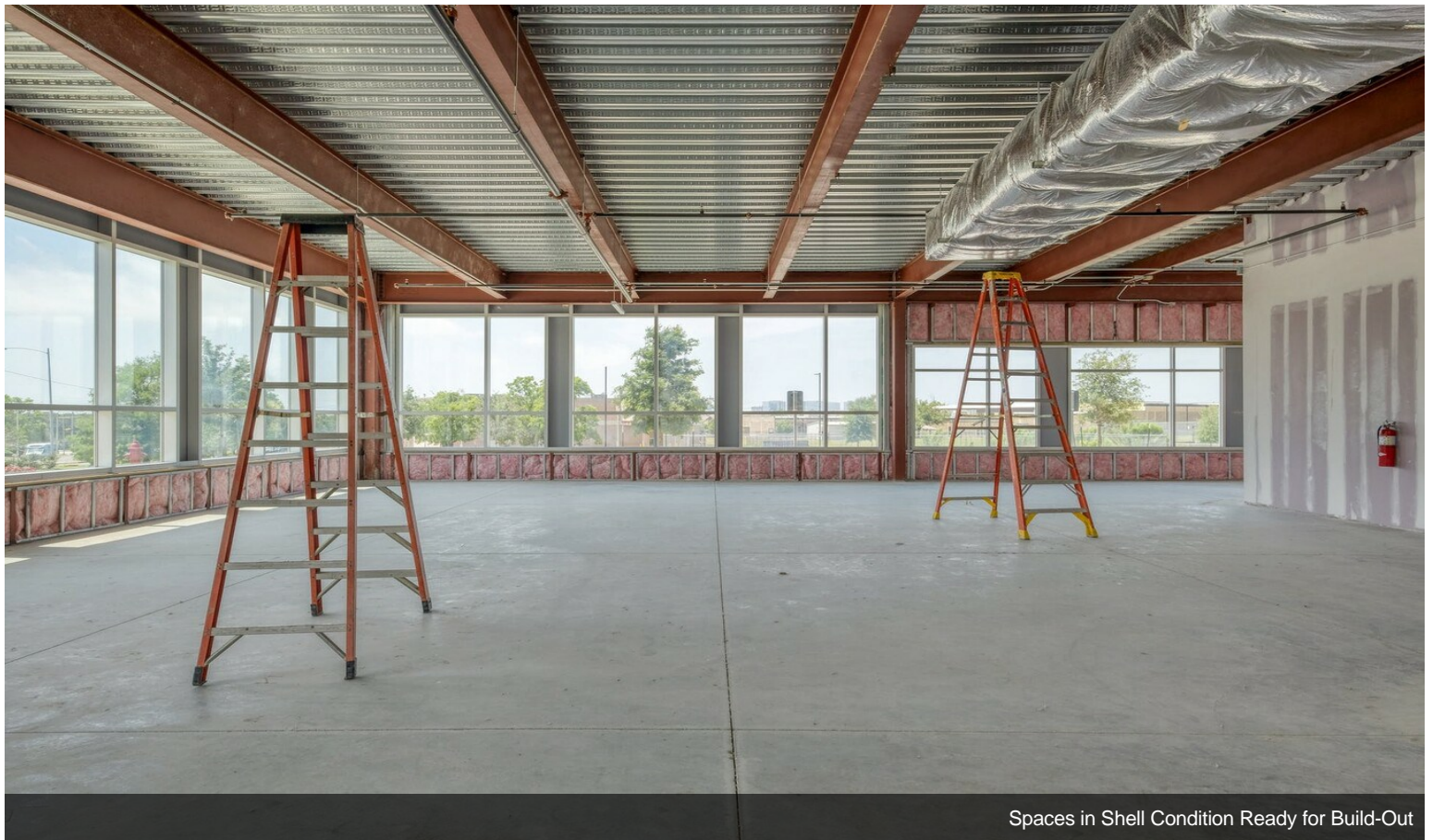


Bathrooms are Finished

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Staircase

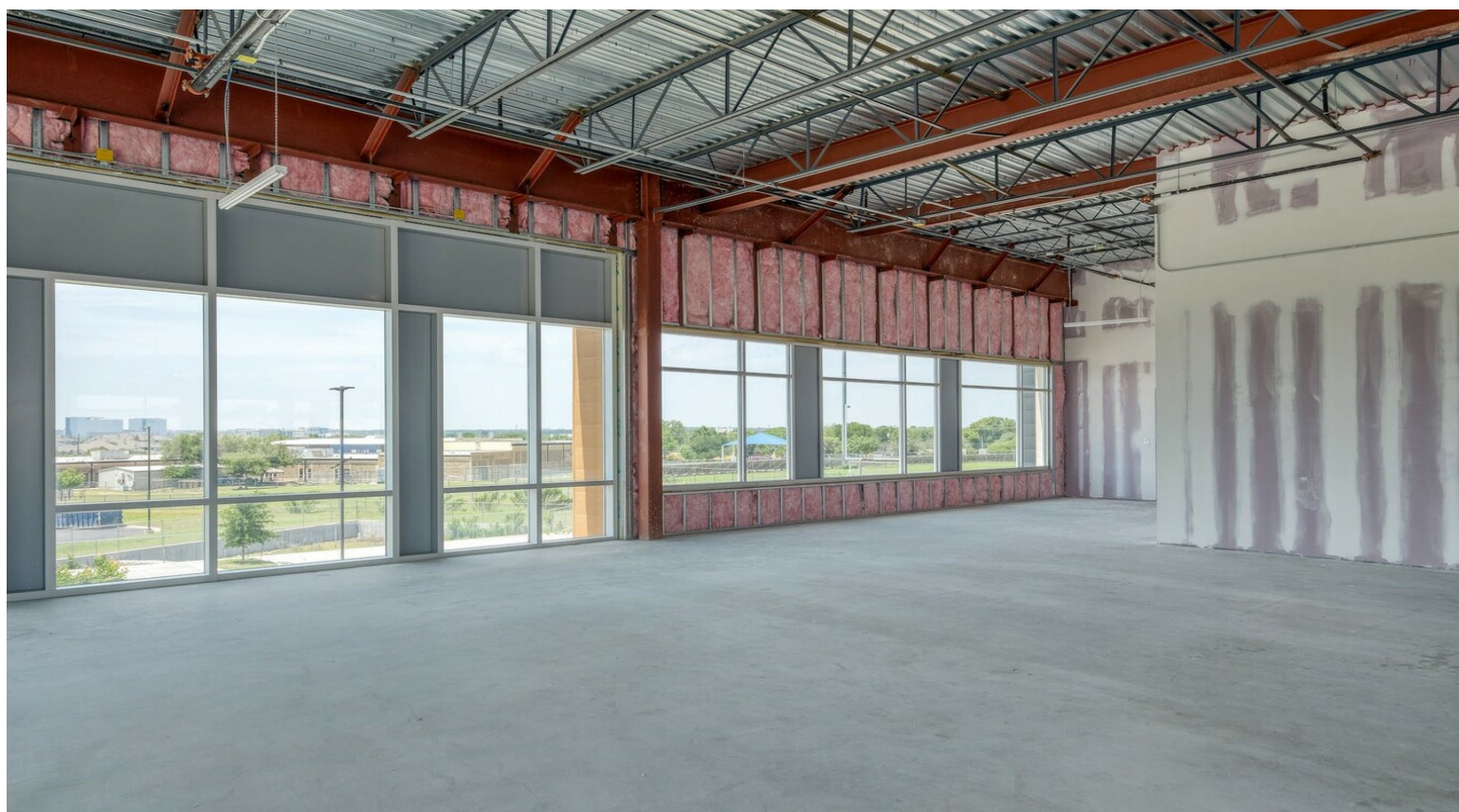


Spaces in Shell Condition Ready for Build-Out

Property Photos



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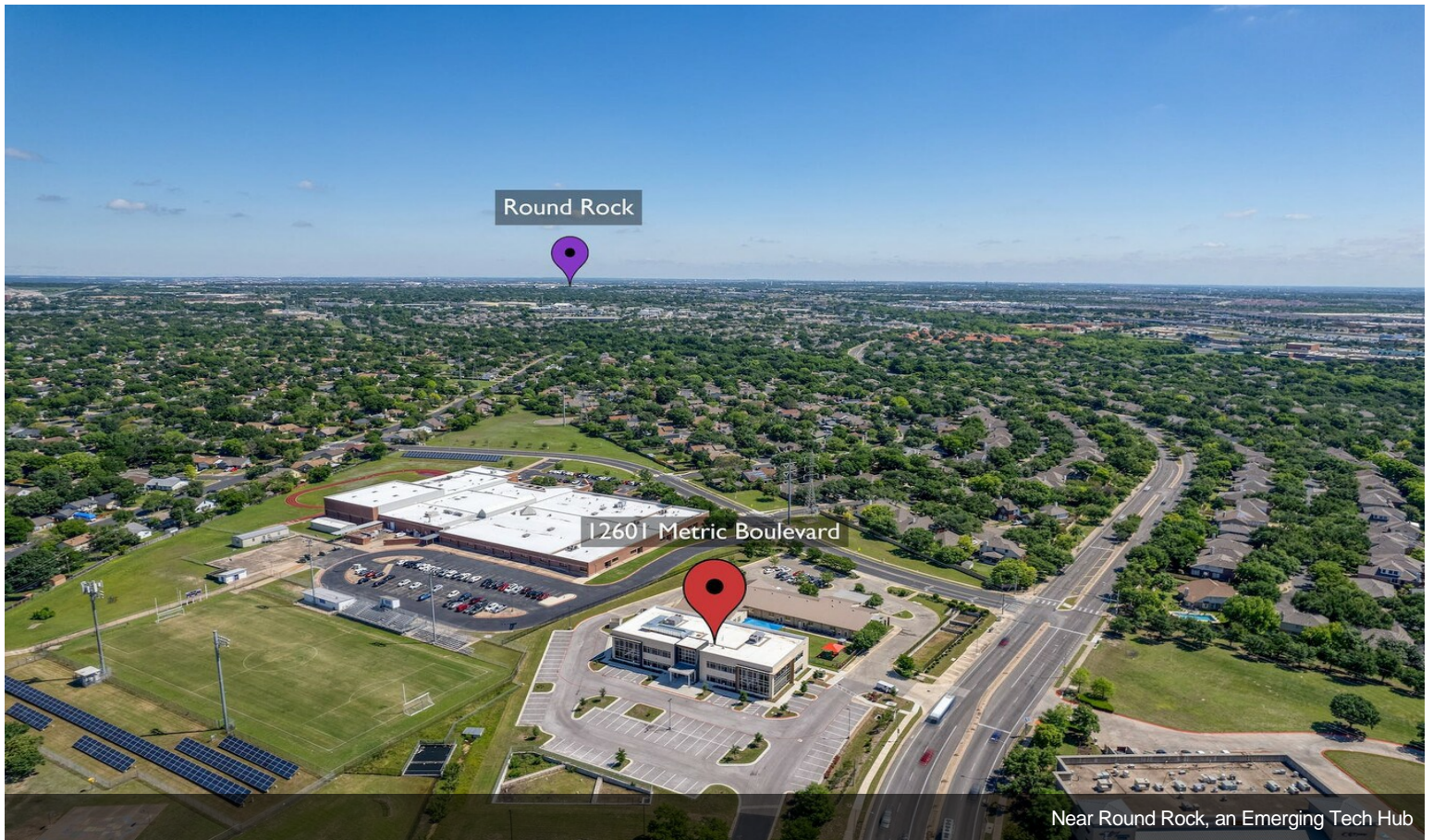
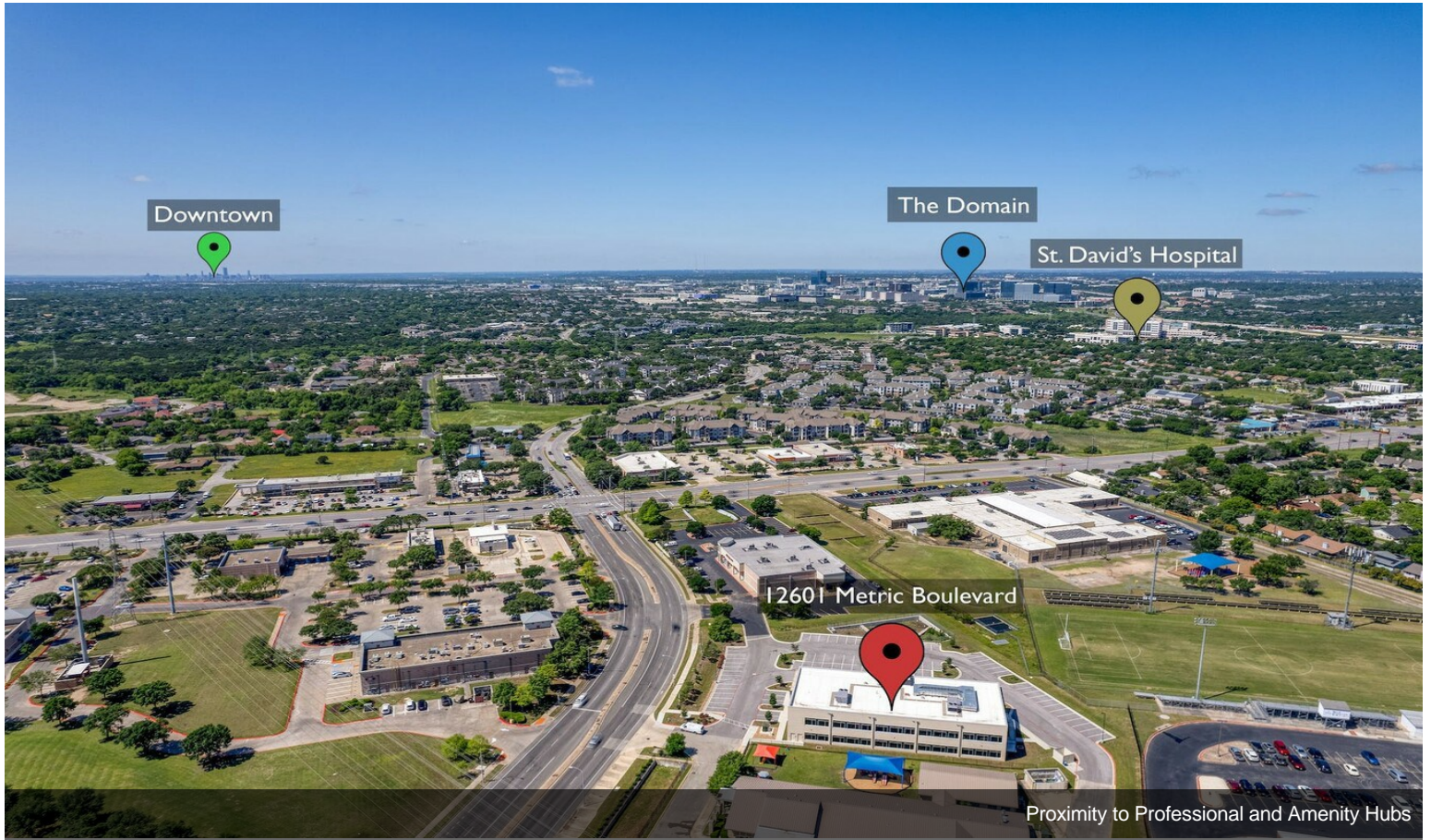


Multiple Access Points



Staggering Amount of Parking

Property Photos



Property Photos



16 Minutes from Downtown Austin