# 10420 METRIC BLVD

## ± 51,500 RSF Office & Warehouse Space

10420 Metric Blvd., Austin, TX 78758

**FOR LEASE: Available Q2 2026**

Located in the highly sought after North Central Austin submarket, 10420 Metric Boulevard provides unbeatable access to MoPac Expressway (Loop 1), Highway 183, and Burnet Road. The project's close proximity to The Domain and The Arboretum provides access to many amenities, restaurants, breweries, grocers, gyms, and other retailers.

## PROPERTY FEATURES

- **Building Size:** ±100,100 RSF
- **Available Lease Area:** ±51,500 RSF
- **Loading:** 3 Dock High & 3 Grade (2 Oversized)
- **Layout:** ±8,600 SF Office; Remainder Warehouse
- **Sprinklered:** Yes
- **Clear Height:** ±24 FT
- **Yard:** ±1.7 Acres Fenced/Gated
- **HVAC Warehouse:** Available

FOR MORE INFORMATION OR TO SCHEDULE A TOUR, PLEASE CONTACT:

**RUSSELL TODD** • mobile: **(512) 917 9753**
• email: **todd@centric-re.com**

**KENT MCCOY** • mobile: **(469) 955 5368**
• email: **mccoy@centric-re.com**

CENTRIC COMMERCIAL

**The information contained herein was obtained from sources deemed reliable. Centric Commercial, however, makes no guarantees, warranties, or representations as to the accuracy or completeness thereof. This property information flyer is submitted subject to error, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.**

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## AERIAL VIEW

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***www.centric-re.com***

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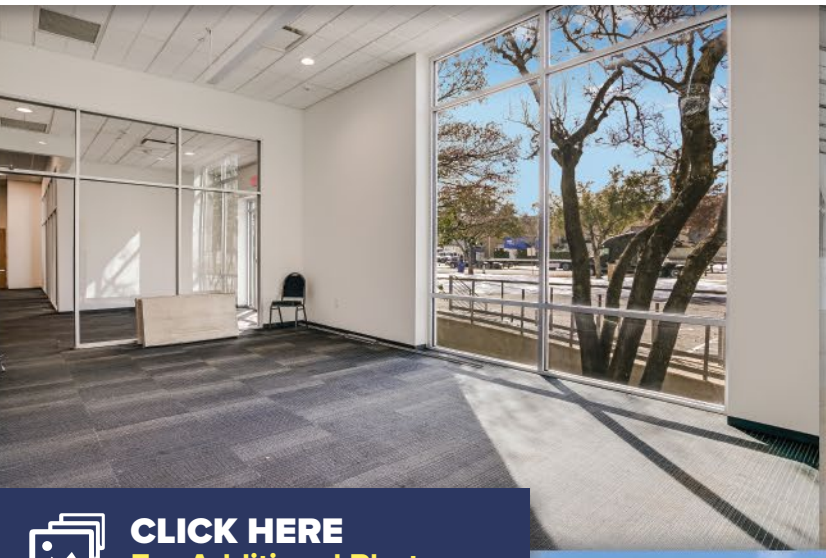
## PROPERTY PHOTOS



**CLICK HERE**
For Additional Photos

**CLICK HERE**
Drone Video Tour

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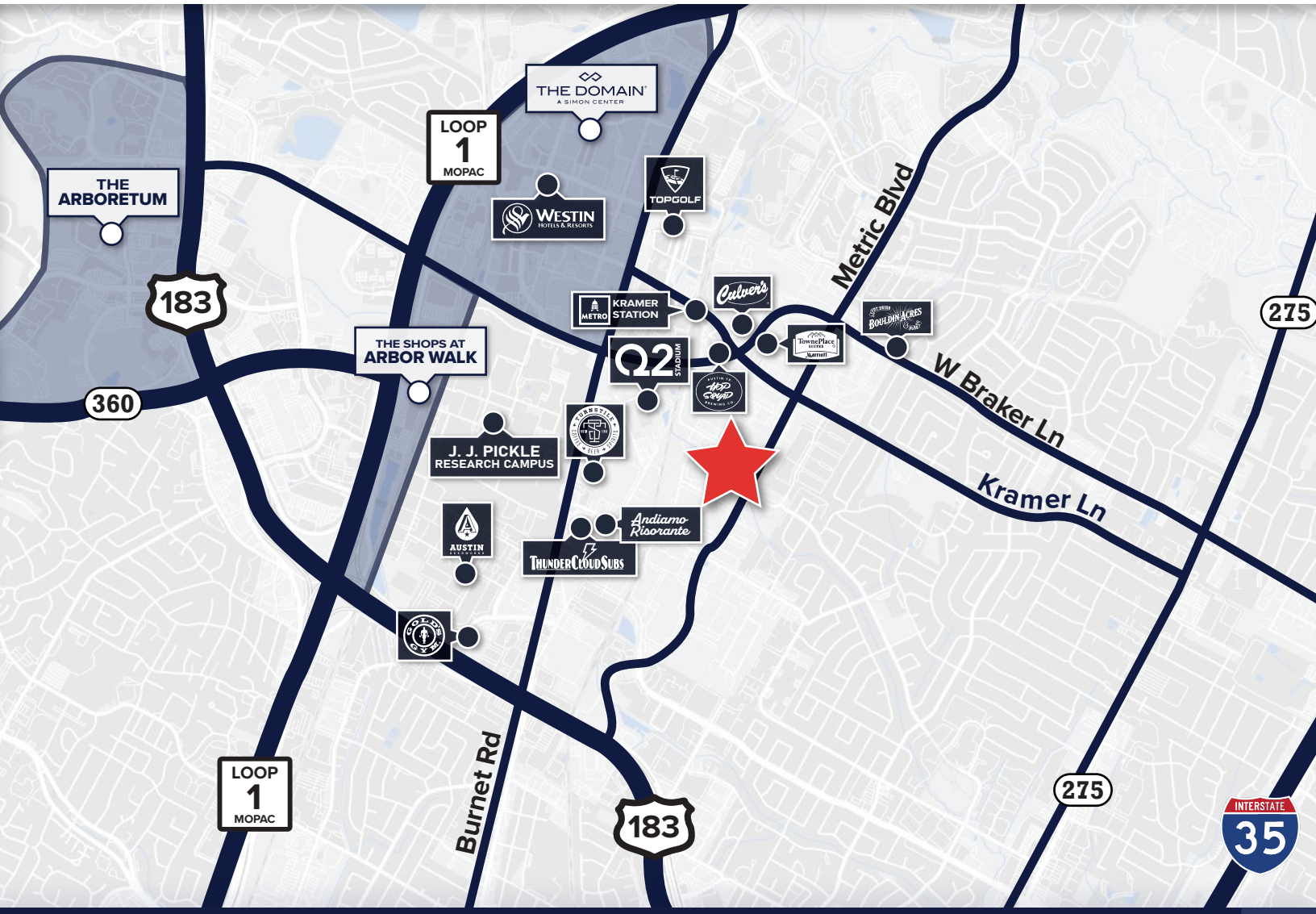
## REGIONAL MAP





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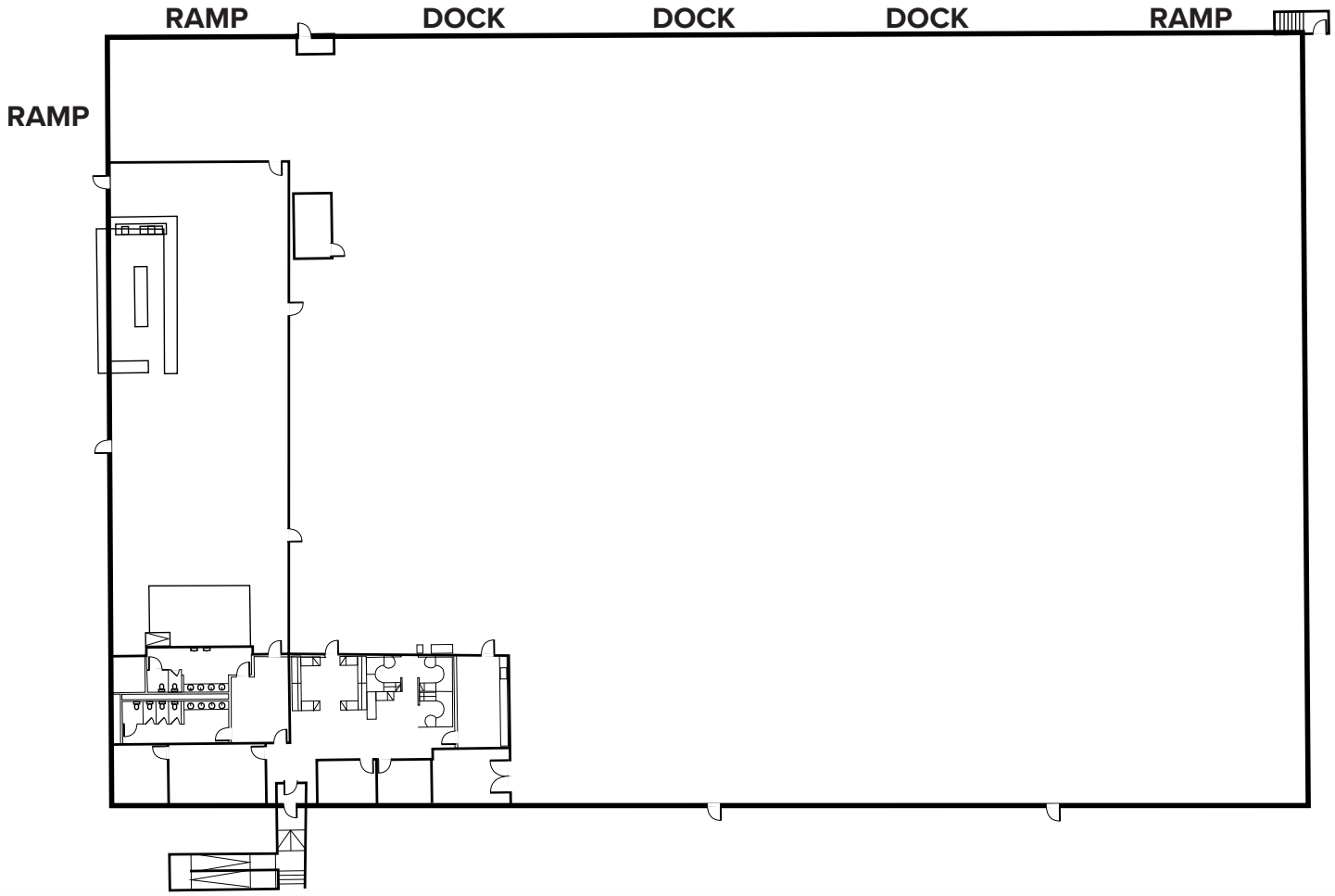
## FLOOR PLAN

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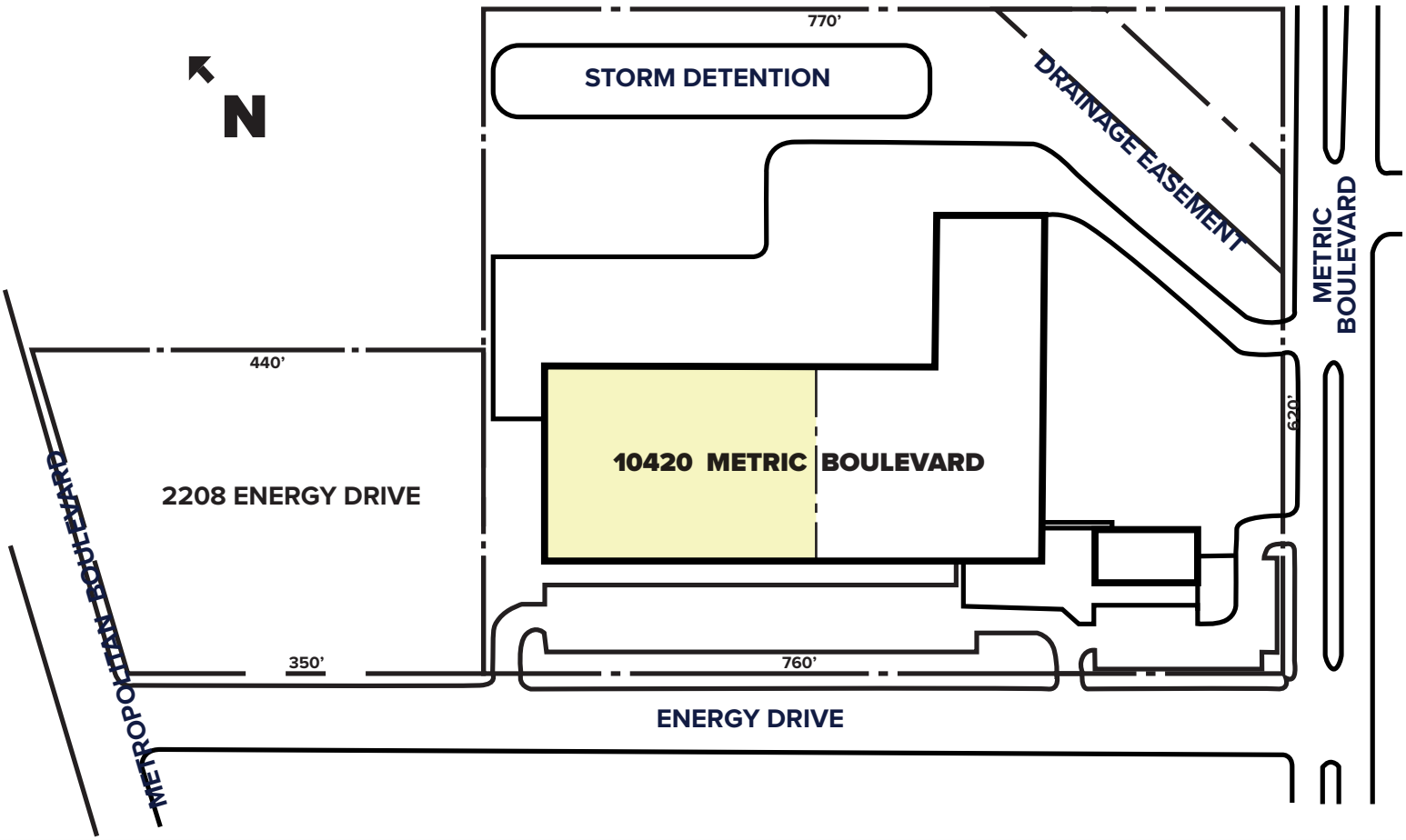
## SITE PLAN





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11-2-2015

# 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.

| | | | |
|---|---|---|---|
| Centric Commercial LLC | 9004397 | couch@centric-re.com | 512-320-9190 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Russell Todd | 342608 | todd@centric-re.com | 512-320-9190 |
| Designated Broker of Firm | License No. | Email | Phone |
| Kent McCoy | 622411 | mccoy@centric-re.com | 512-320-9190 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| | | | |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____