

savills

SUBLEASE

15,766 SF SUBLEASE

8000 METROPOLIS DRIVE, AUSTIN, TX 78744

SUBLEASE FOR CREATIVE / TECH OCCUPIER

SPACE PROFILE

15,766 SF

Total Available Space

7,766 SFSuite 100
(Rentable & Usable SF)**~8,000 SF**Suite 200
(Rentable & Usable SF)**Immediate**Availability
(30 Days' advance notice)**6/30/31**

Term (5 years)

\$11.14 PSF+ E&J

OpEx

\$16.00 PSF

NNN Asking Rate

Furniture

Available: Cost Negotiable

TI Allowance

(Negotiable for Suite 200)

MET CENTER II

SUITES 100 & 200

Suite 100 is roughly 7,766 Rentable and Usable SF. It is finished out completely, and is currently occupied by the Austin American Statesman Newspaper. There is no Add-on factor. Suite 200 is roughly 8,000 SF and is a warm lit, conditioned shell space with finished-out M & W restrooms. A Tenant Improvement Allowance is negotiable.



KEY HIGHLIGHTS

- Onsite amenities at Met Center include wooded hike and bike trails, rotating food trucks, basketball and tennis courts, 18 hole disc golf course, public transportation, after hours security patrol, and 13 national hotels with conference rooms.
- Met Center is just minutes away from downtown and Austin Bergstrom International Airport.

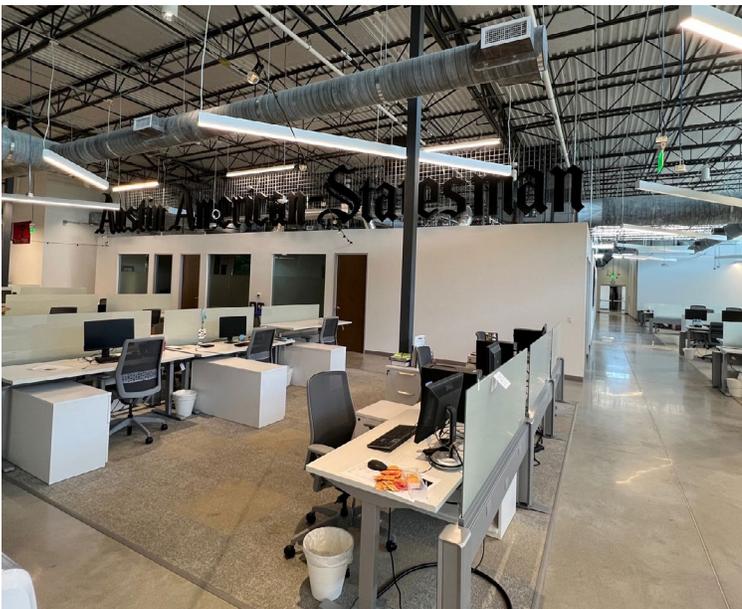
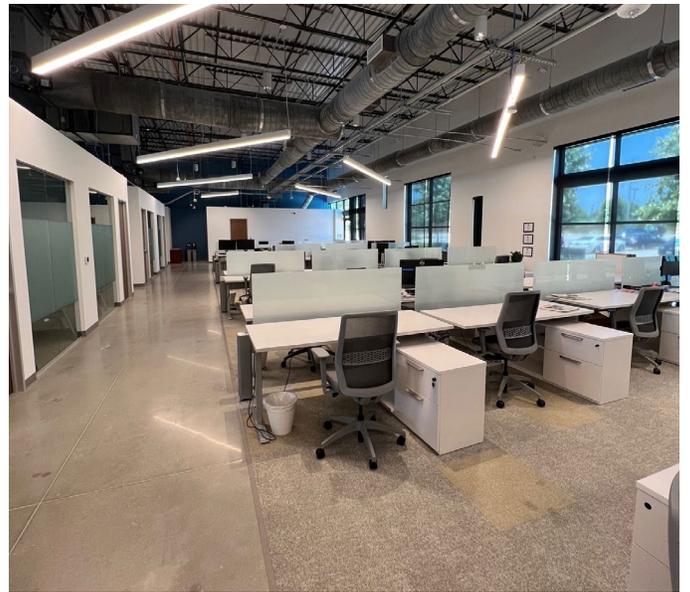
SUBLEASE PHOTOS



EXTERIOR



SUBLEASE PHOTOS

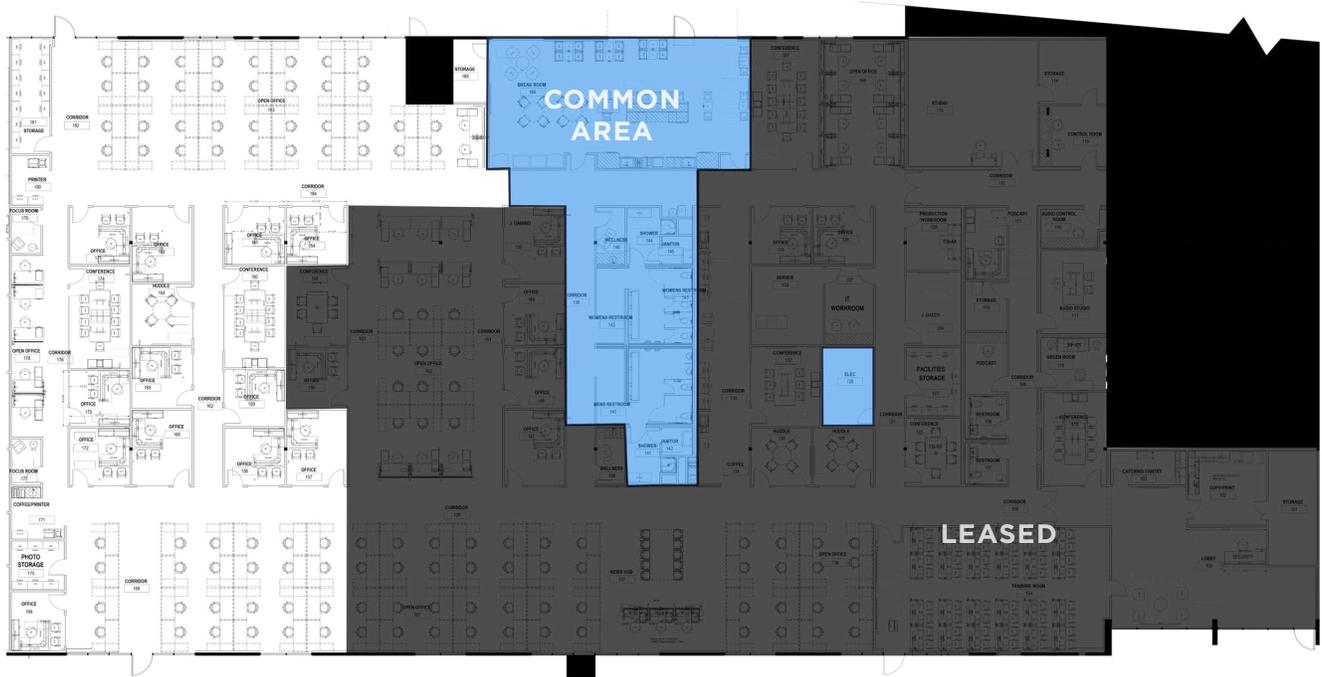


INTERIOR

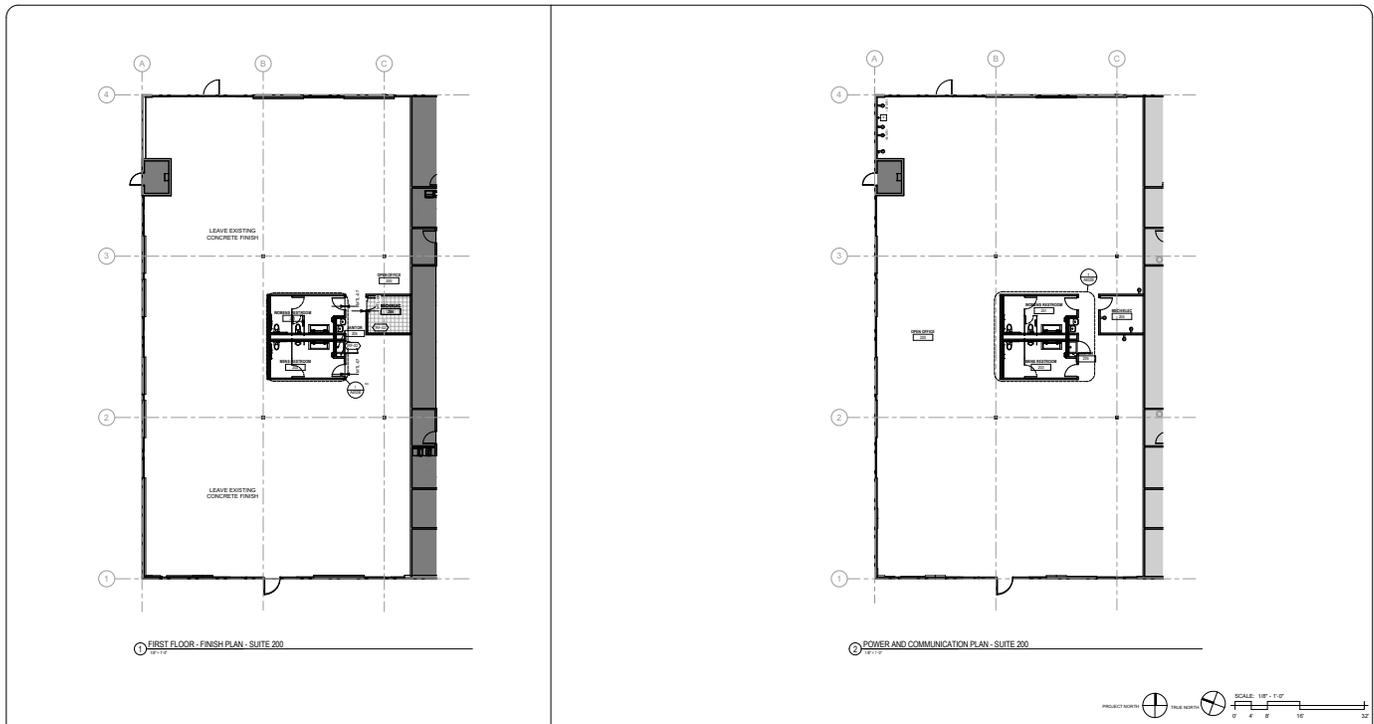


FLOOR PLANS: SUITES 100 & 200

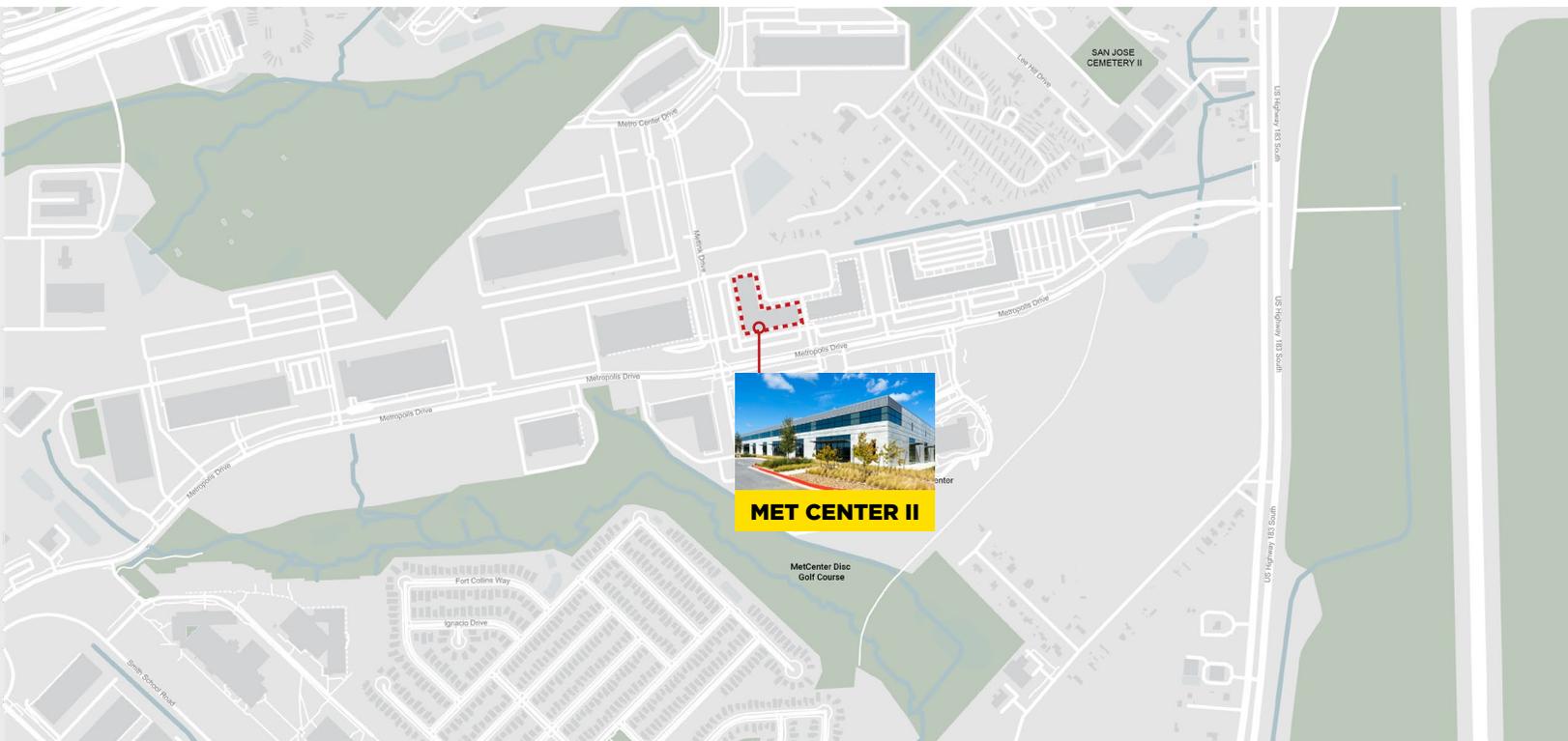
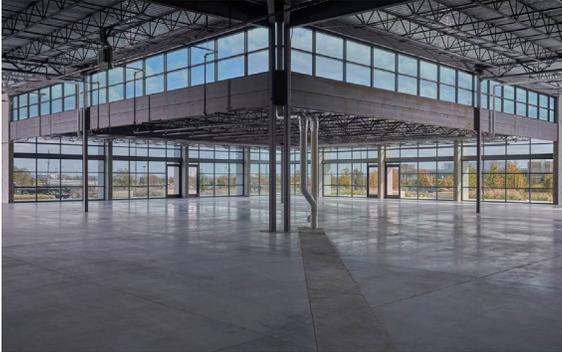
SUITE 100 (7,766 SF)



SUITE 200 (~8,000 SF)



SUBLEASE 8000 Metropolis Drive, Austin, TX 78744



Jerry Frey
T: +1 512 256 8434
jfrey@savills.us

Burke Kennedy
T: +1 512 256 8438
bkennedy@savills.us

Hudson Hall
T: +1 512 256 8431
hhall@savills.us

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