

FLEX SPACE / INDUSTRIAL
±2,042 - 7,003 SF AVAILABLE

BRAKER IV
2120 W. Braker Ln, Austin, TX



Owned By

AGELLAN

Leased By

LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

ADAM GREEN, SIOR
agreen@lee-associates.com
512.410.8264

MICHAEL SMITH
msmith@lee-associates.com
512.410.8270

AVERY LEVY
alevy@lee-associates.com
512.410.8263

FLEX SPACE / INDUSTRIAL

±2,042 - 7,003 SF AVAILABLE

BRAKER IV

2120 W. Braker Ln, Austin, TX

Braker IV is a versatile office/flex property in Austin's highly desirable North submarket, offering convenient access to MoPac Expressway, Highway 183, and I-35. Located at the corner of Metric Boulevard and Braker Lane, the property is just two miles from The Domain and less than five miles from The Arboretum, providing tenants with proximity to major employers, amenities, and a deep local talent pool. This prime positioning supports a wide range of tenants seeking connectivity and visibility in North Austin.

PROPERTY FEATURES

SUBMARKET	North
SQUARE FOOTAGE	45,913 SF
# OF BUILDINGS	1
PARKING	3.33:1,000
ZONING	LI
POWER	Three Phase



Owned By

AGELLAN

Leased By

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

ADAM GREEN, SIOR
agreen@lee-associates.com
512.410.8264

MICHAEL SMITH
msmith@lee-associates.com
512.410.8270

AVERY LEVY
alevy@lee-associates.com
512.410.8263

BRAKER IV | SUBLEASE

Suite H | 2,042 SF

CLEAR HEIGHT: ±15'

LOADING: 1 DOCK-HIGH

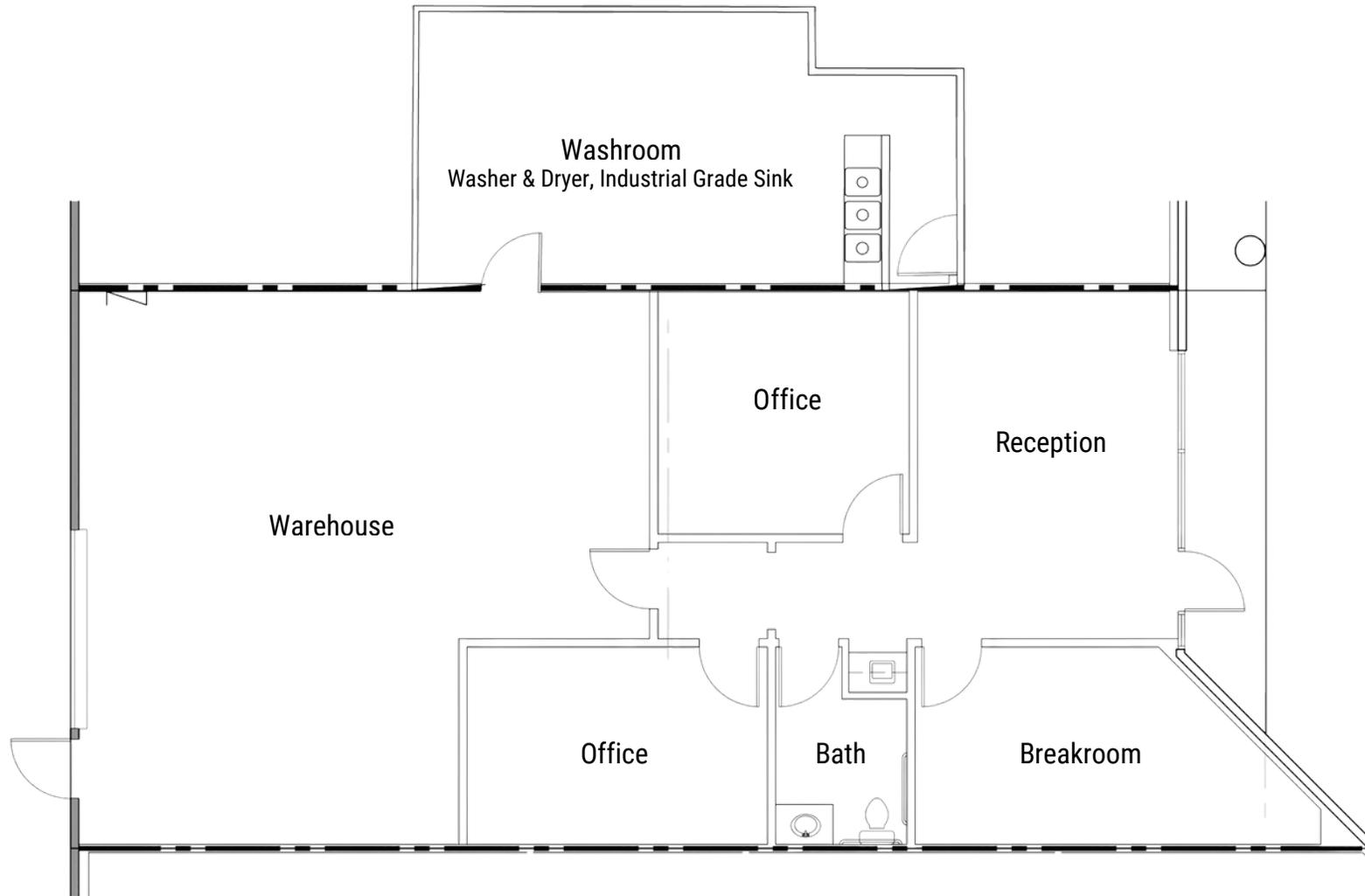
WAREHOUSE: 100% HVAC

OFFICE PERCENTAGE: 60%

PARKING: 3.33:1,000 SF

TERM EXPIRES: 07/31/2028

AVAILABLE IN 30 DAYS



Owned By

AGELLAN

Leased By

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

ADAM GREEN, SIOR

agreen@lee-associates.com
512.410.8264

MICHAEL SMITH

msmith@lee-associates.com
512.410.8270

AVERY LEVY

alevy@lee-associates.com
512.410.8263

BRAKER IV

Suite K | 2,250 SF

360° TOUR



CLICK OR SCAN

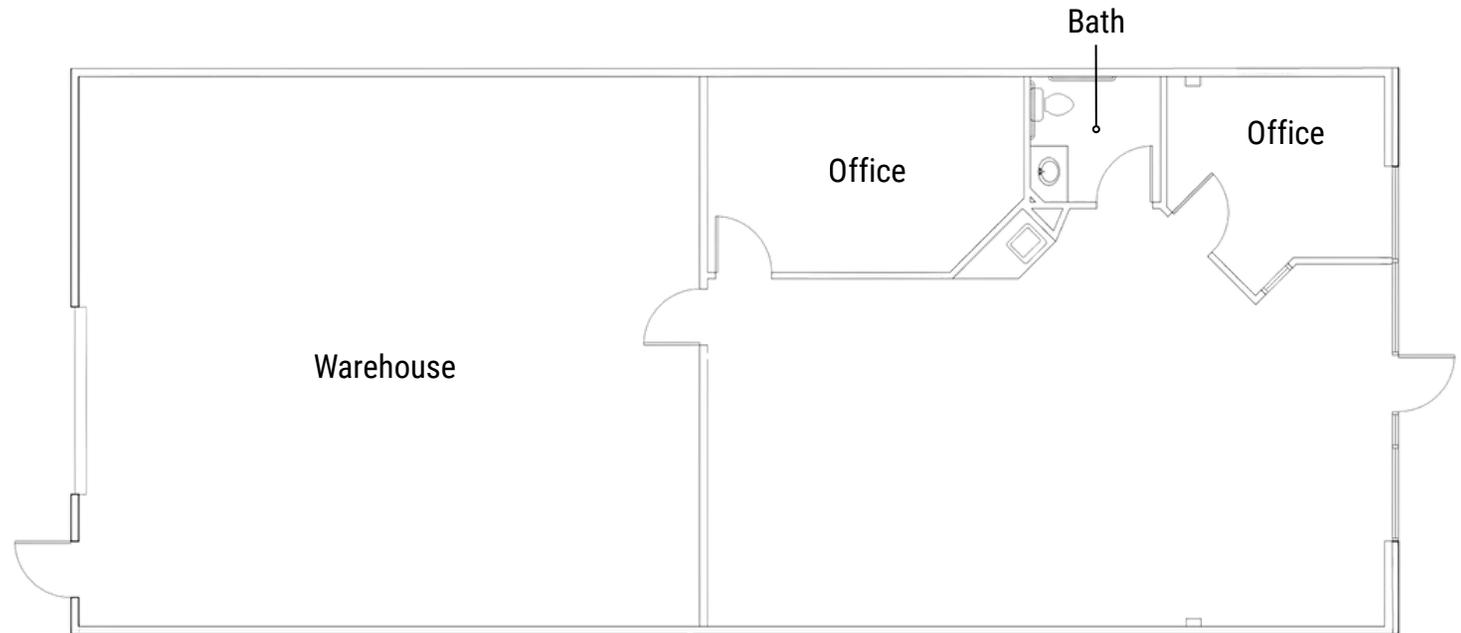
CLEAR HEIGHT: ±14'

LOADING: 1 SEMI-DOCK

WAREHOUSE: 100% HVAC

OFFICE PERCENTAGE: 50%

PARKING: 3.33:1,000 SF



Owned By

AGELLAN

Leased By

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

ADAM GREEN, SIOR

agreen@lee-associates.com
512.410.8264

MICHAEL SMITH

msmith@lee-associates.com
512.410.8270

AVERY LEVY

alevy@lee-associates.com
512.410.8263

BRAKER IV

Suite P | 7,003 SF

360° TOUR



CLICK OR SCAN

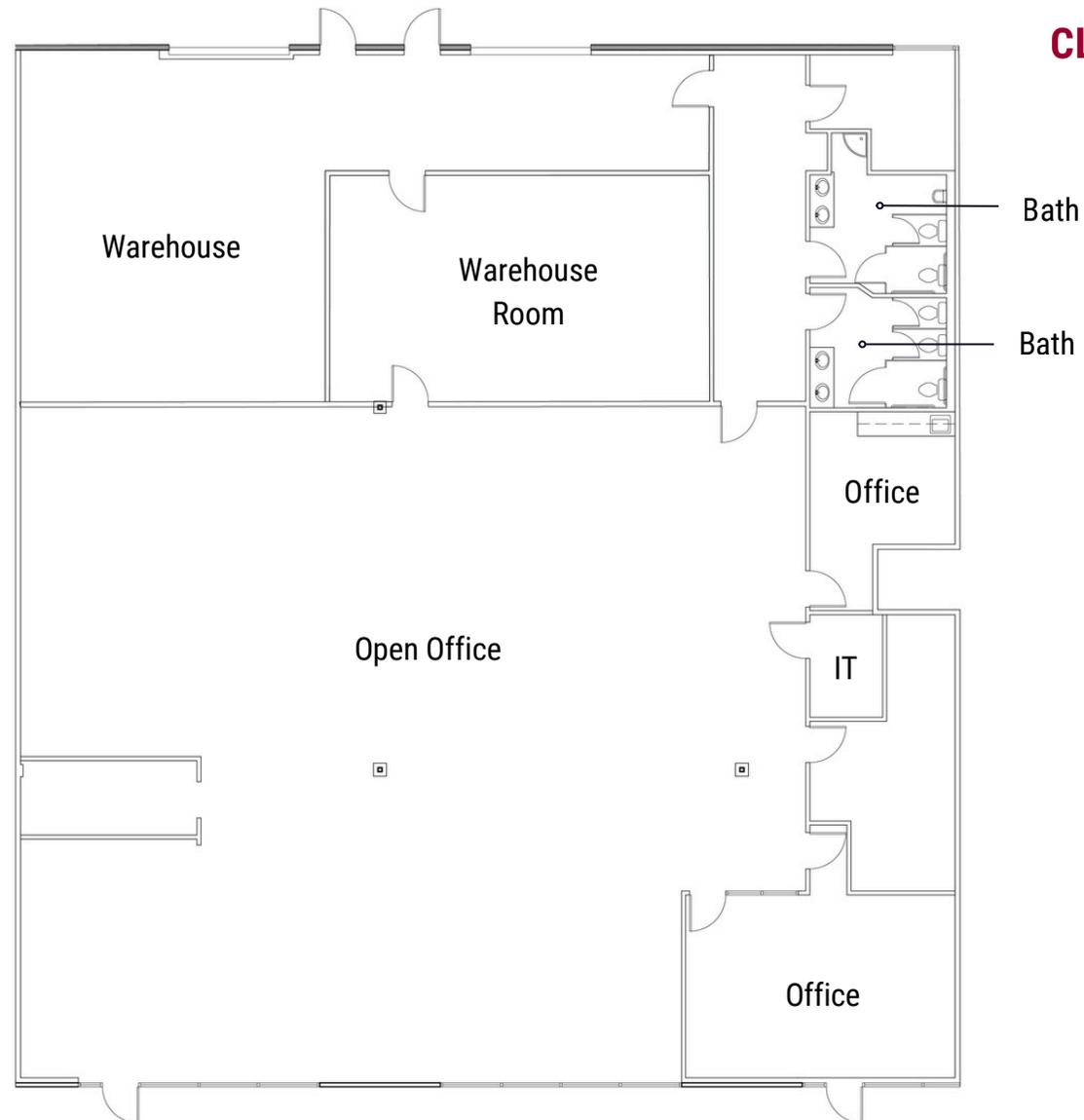
CLEAR HEIGHT: ±14' - 16'

LOADING: 2 DOCK HIGH

WAREHOUSE: 100% HVAC

OFFICE PERCENTAGE: 65%

PARKING: 3.33:1,000 SF



Owned By

AGELLAN

Leased By

LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

ADAM GREEN, SIOR

agreen@lee-associates.com
512.410.8264

MICHAEL SMITH

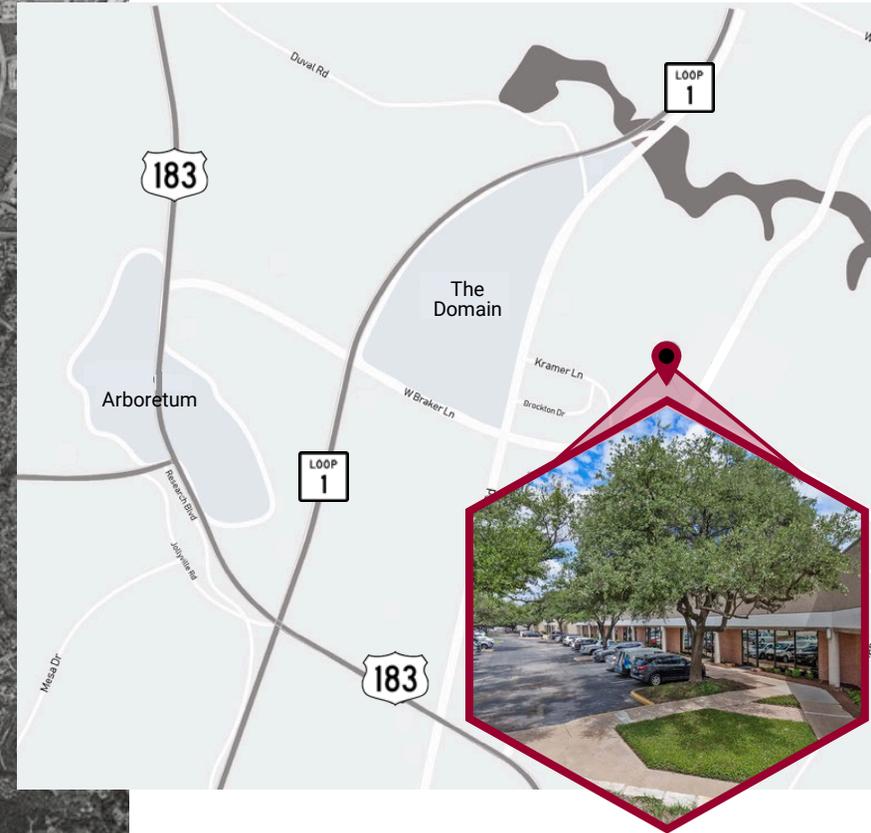
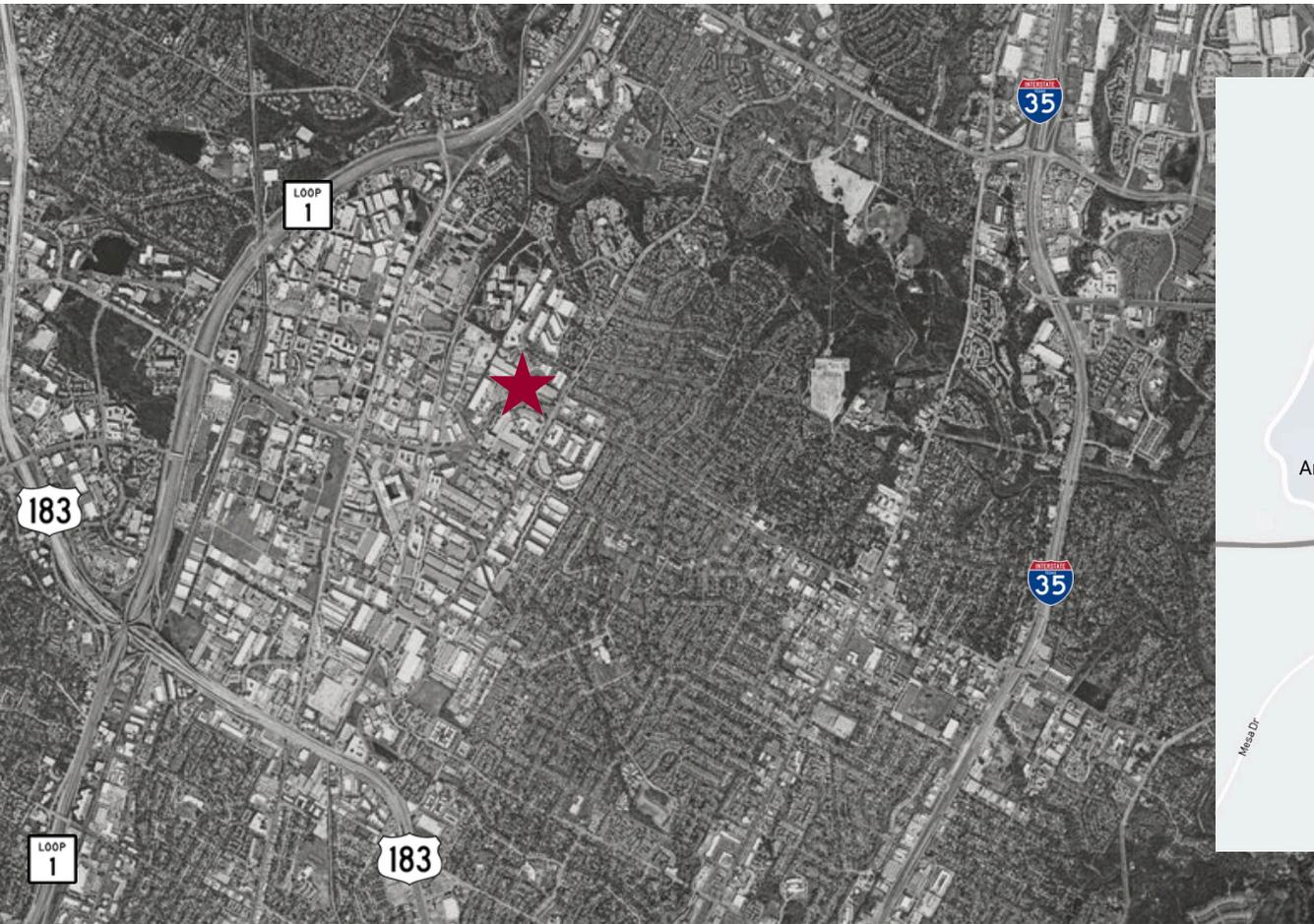
msmith@lee-associates.com
512.410.8270

AVERY LEVY

alevy@lee-associates.com
512.410.8263

BRAKER IV

2120 W. Braker Ln, Austin, TX



**DRIVE
TIMES**

2 MIN
THE DOMAIN

5 MIN
ARBORETUM

15 MIN
DOWNTOWN
AUSTIN

20 MIN
AUSTIN-BERGSTROM
INT'L AIRPORT

Owned By

AGELLAN

Leased By

**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

ADAM GREEN, SIOR
agreen@lee-associates.com
512.410.8264

MICHAEL SMITH
msmith@lee-associates.com
512.410.8270

AVERY LEVY
alevy@lee-associates.com
512.410.8263