

**FLEX SPACE / INDUSTRIAL**  
±1,800 - 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**  
[agreeen@lee-associates.com](mailto:agreeen@lee-associates.com)  
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## FLEX SPACE / INDUSTRIAL

±1,800 - 7,003 SF AVAILABLE

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

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# BRAKER IV

Suite B | 2,322 SF

360° TOUR



CLICK OR SCAN

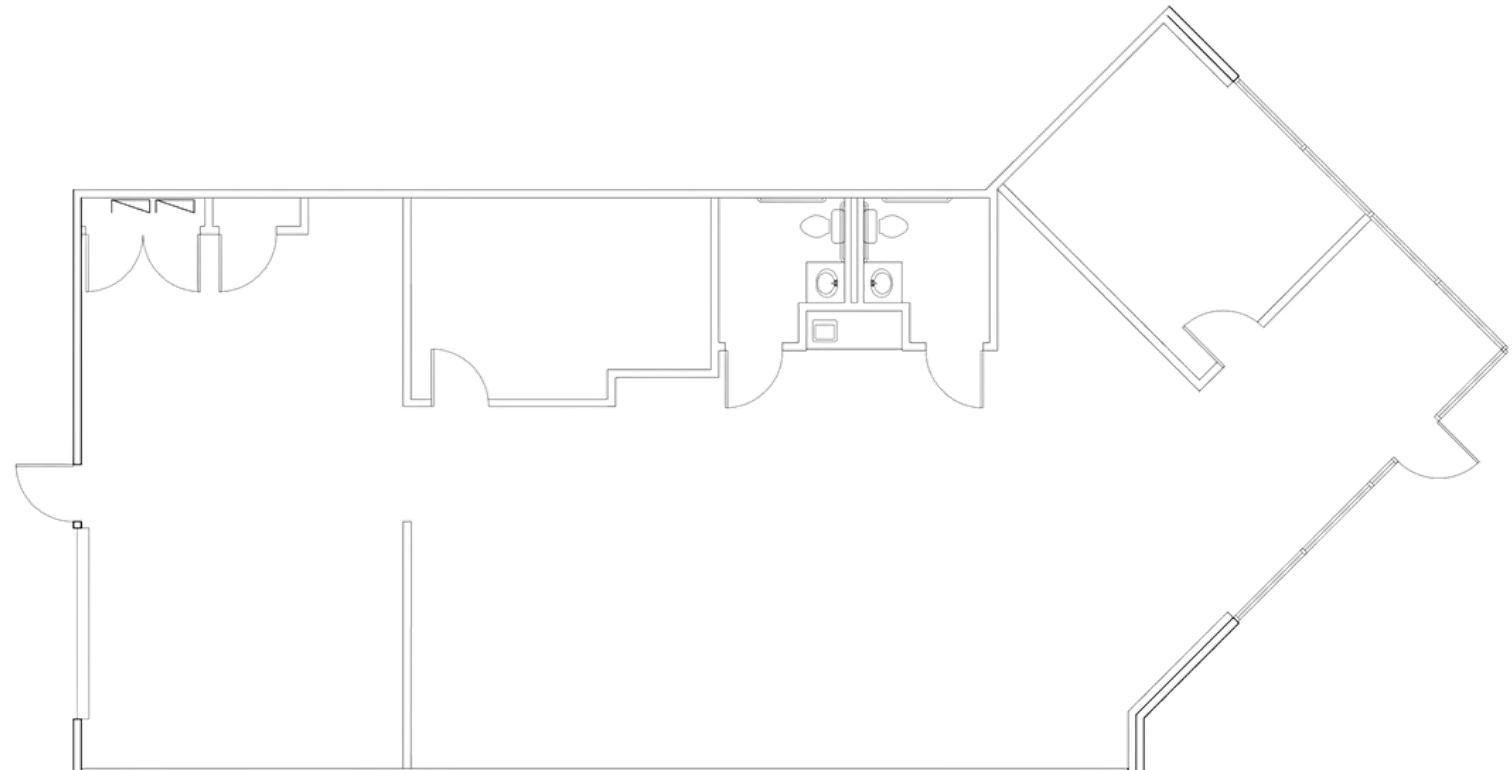
**CLEAR HEIGHT:** ±14'

**LOADING:** GRADE LEVEL

**WAREHOUSE:** 100% HVAC

**OFFICE PERCENTAGE:** 70%

**PARKING:** 3.33:1,000 SF



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# BRAKER IV

Suite D | 1,800 SF

360° TOUR



CLICK OR SCAN

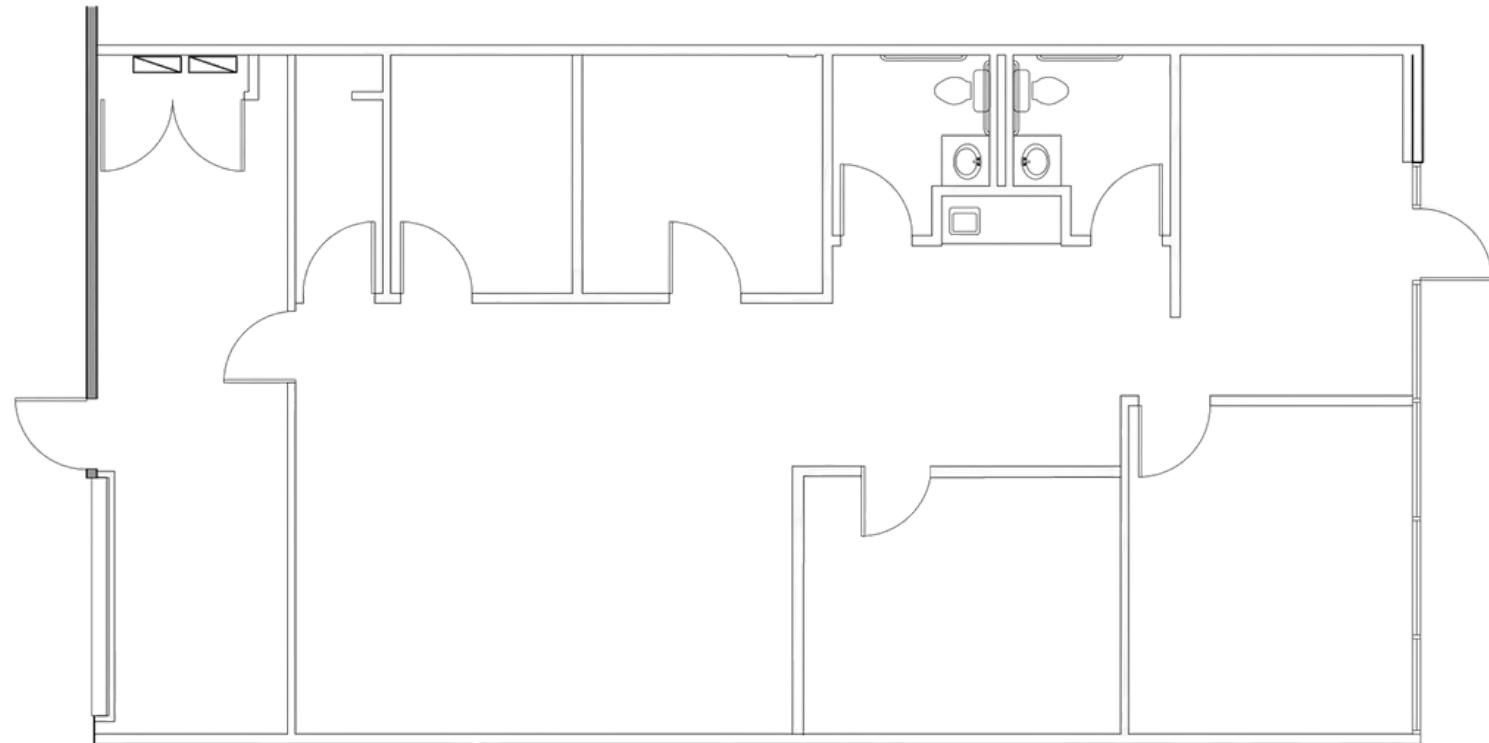
**CLEAR HEIGHT:** ±14'

**LOADING:** GRADE LEVEL

**WAREHOUSE:** 100% HVAC

**OFFICE PERCENTAGE:** 90%

**PARKING:** 3.33:1,000 SF



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# BRAKER IV

Suite K\* | 2,250 SF

360° TOUR



CLICK OR SCAN

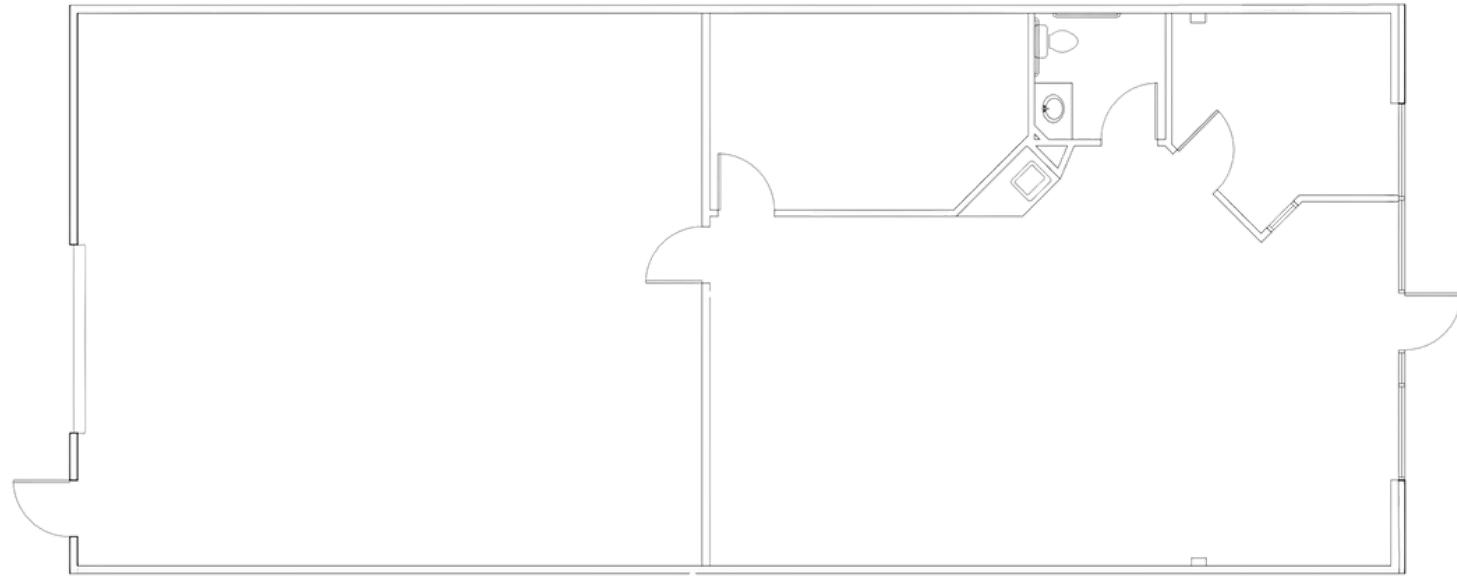
**CLEAR HEIGHT:** ±14'

**LOADING:** 1 SEMI-DOCK

**WAREHOUSE:** 100% HVAC

**OFFICE PERCENTAGE:** 50%

**PARKING:** 3.33:1,000 SF



\*Can be combined with Suite M for 6,750 SF

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# BRAKER IV

Suite M\* | 4,500 SF

360° TOUR



CLICK OR SCAN

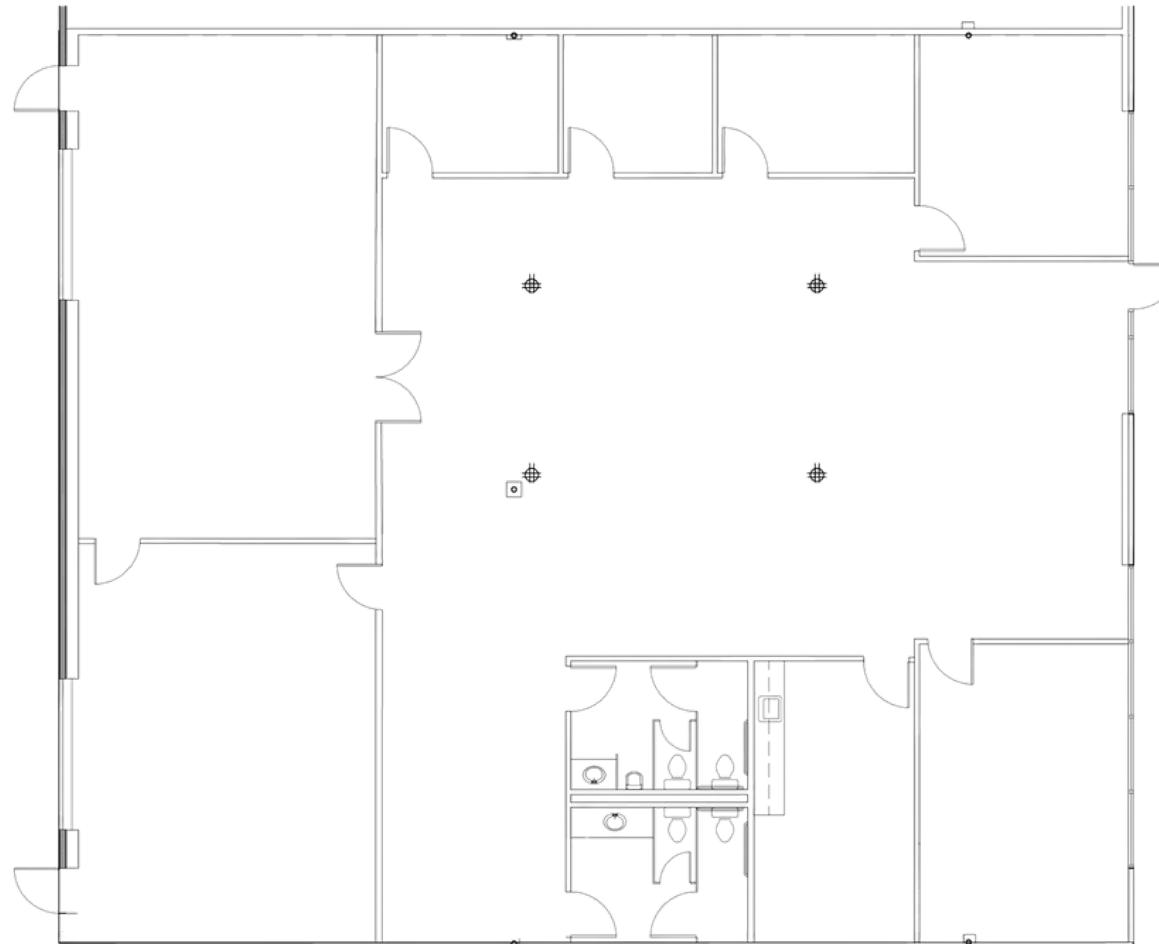
**CLEAR HEIGHT:** ±14'

**LOADING:** 2 SEMI-DOCKS

**WAREHOUSE:** 100% HVAC

**OFFICE PERCENTAGE:** 70%

**PARKING:** 3.33:1,000 SF



\*Can be combined with Suite K for 6,750 SF

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# BRAKER IV

Suite K & M | 6,750 SF

360° TOUR



CLICK OR SCAN

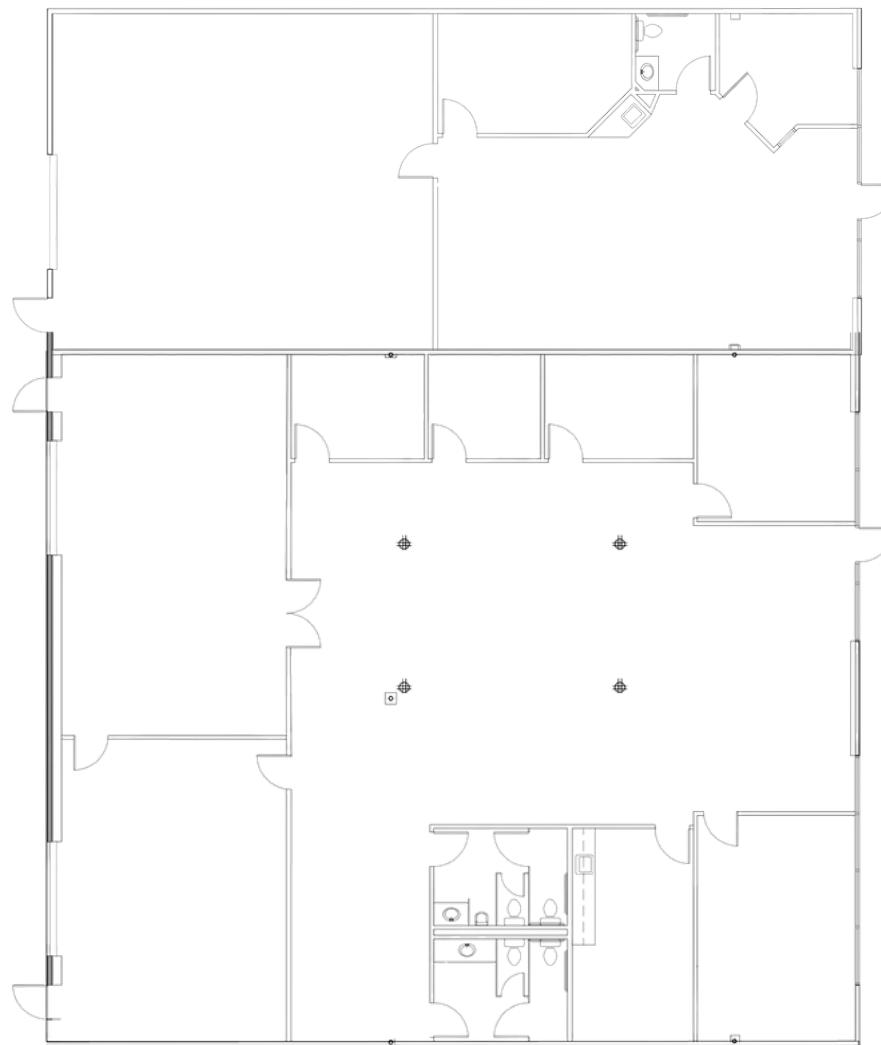
**CLEAR HEIGHT:** ±14'

**LOADING:** 3 SEMI-DOCKS

**WAREHOUSE:** 100% HVAC

**OFFICE PERCENTAGE:** 65%

**PARKING:** 3.33:1,000 SF



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# BRAKER IV

Suite P | 7,003 SF

360° TOUR  
COMING SOON

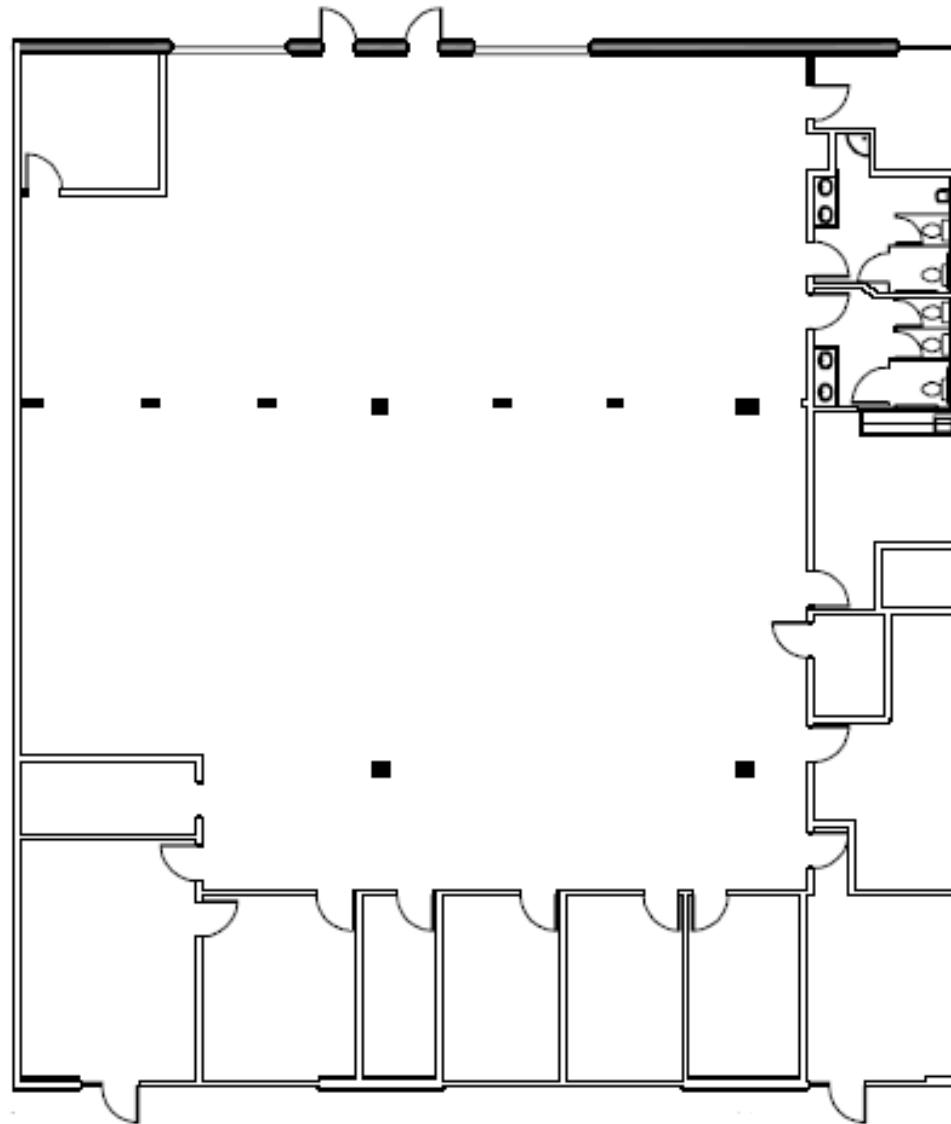
**CLEAR HEIGHT:** ±14'

**LOADING:** 3 DOCK HIGH

**WAREHOUSE:** 100% HVAC

**OFFICE PERCENTAGE:** 25%

**PARKING:** 3.33:1,000 SF



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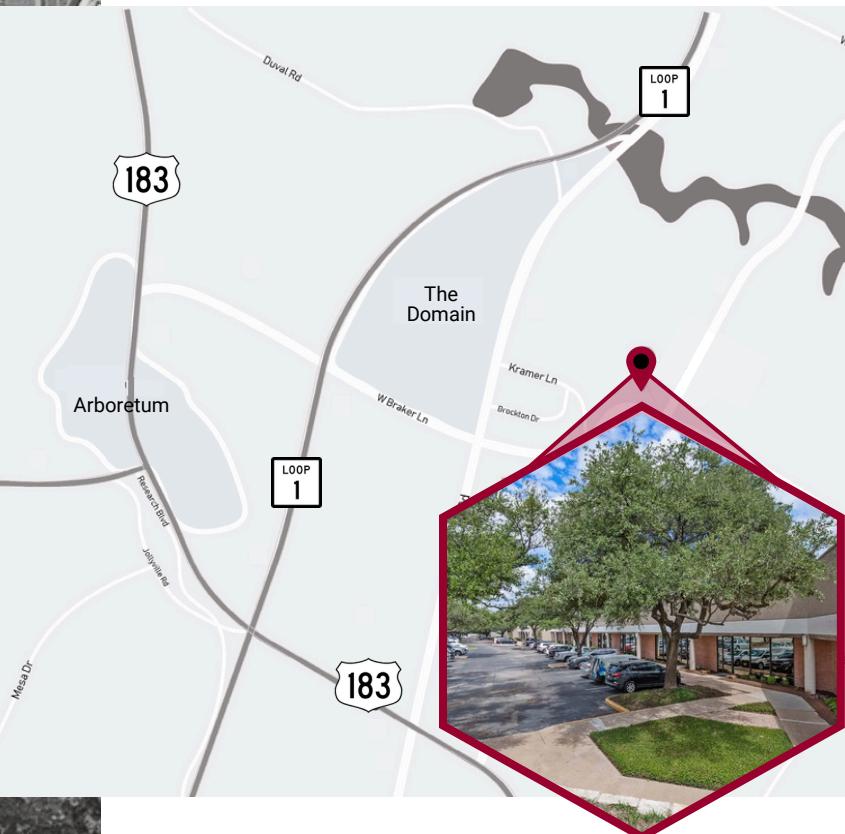
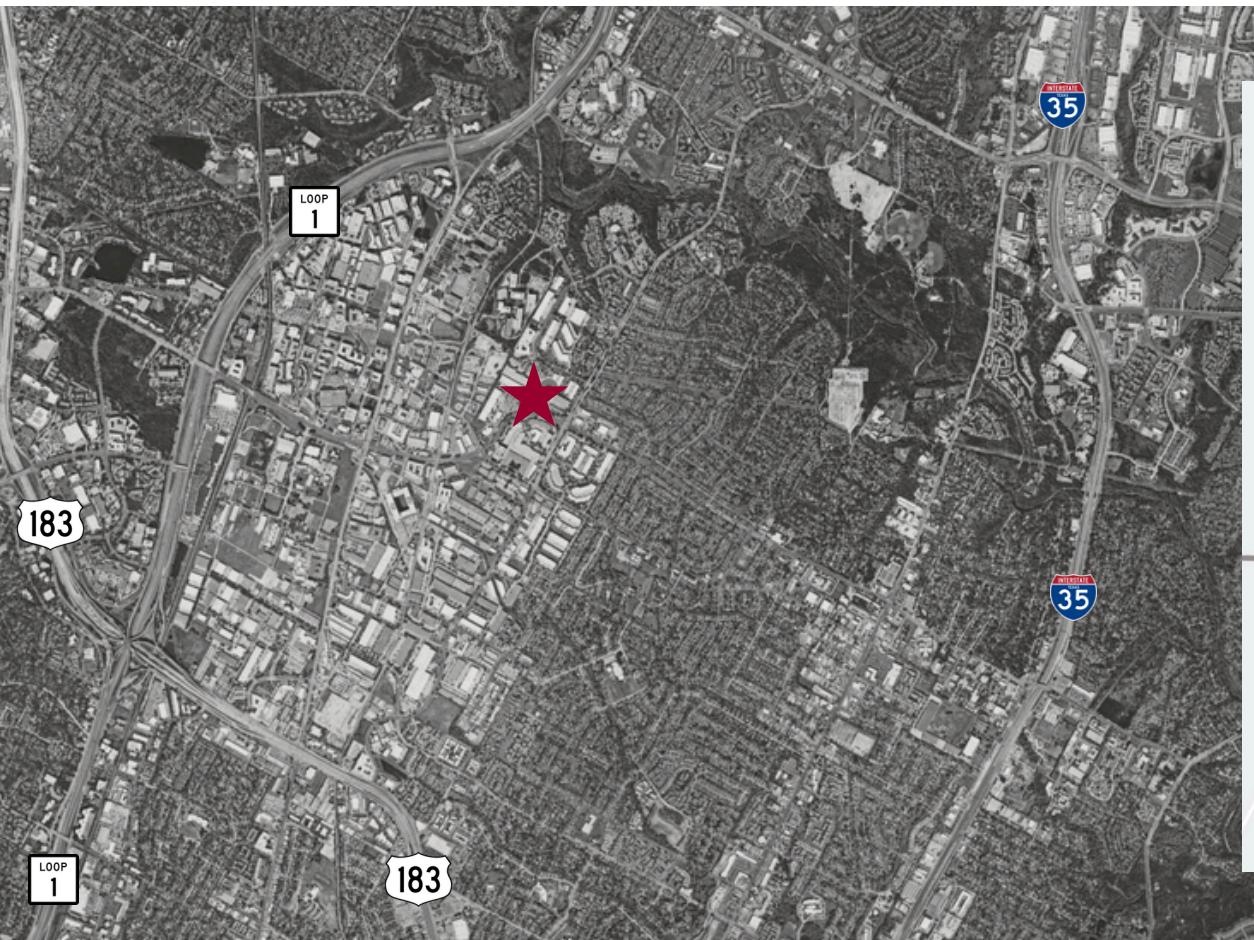
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# BRAKER IV

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## DRIVE TIMES

2 MIN

THE DOMAIN

5 MIN

ARBORETUM

15 MIN

DOWNTOWN  
AUSTIN

20 MIN

AUSTIN-BERGSTROM  
INT'L AIRPORT

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