

# CM TECH RIDGE

301 W Howard Lane  
Austin, Texas 78753



## ADAM GREEN, SIOR

D 512.410.8264  
C 512.699.1103  
[agreen@lee-associates.com](mailto:agreen@lee-associates.com)

## LUKE BOYKIN

D 512.410.8266  
C 850.842.8121  
[lboykin@lee-associates.com](mailto:lboykin@lee-associates.com)

## AVERY LEVY

D 512.410.8263  
C 214.673.3841  
[alevy@lee-associates.com](mailto:alevy@lee-associates.com)



CM Tech Ridge stands as one of Austin's most substantial and power-rich business park developments, offering an impressive 660,000 square feet of modern industrial space across two buildings on an expansive 72+ acre campus.

CM Tech Ridge provides flexibility to accommodate business of all sizes from growing enterprises to major corporate operations.

## KEY CAMPUS FEATURES

- /\ \ Direct access to I-35, TX-45 and TX-130 for seamless regional distribution

- ↖ ↗ Adaptable configurations supporting diverse operational requirements

- 🚘 Ample Parking with room to expand

- ⚡ Tech Corridor location - minutes from Dell, Samsung, Apple and IBM campuses



### 1 Building 1

**Address:** 201 W Howard Lane, Austin, TX 78753  
**Total Building Size:** 363,488 SF complex  
**Year Built:** 1999  
**Lot Size:** 28.57 Acre  
**Building Type:** Flex  
**Clear Height:** ±36'  
**Truck Court:** 120' - 180'  
**Parking:** 909

### 2 Building 2

**Address:** 301 W Howard Lane, Austin, TX 78753  
**Total Building Size:** 296,521 SF complex  
**Available Space:** 30,314 SF  
**Lot Size:** 32.39 Acre  
**Building Type:** Flex  
**Clear Height:** ±30'  
**Truck Court:** 120' - 180'  
**Parking:** 1,352

**ADAM GREEN, SIOR**

D 512.410.8264  
C 512.699.1103  
agreen@lee-associates.com

**LUKE BOYKIN**

D 512.410.8266  
C 850.842.8121  
lboykin@lee-associates.com

**avery levy**

D 512.410.8263  
C 214.673.3841  
alevy@lee-associates.com

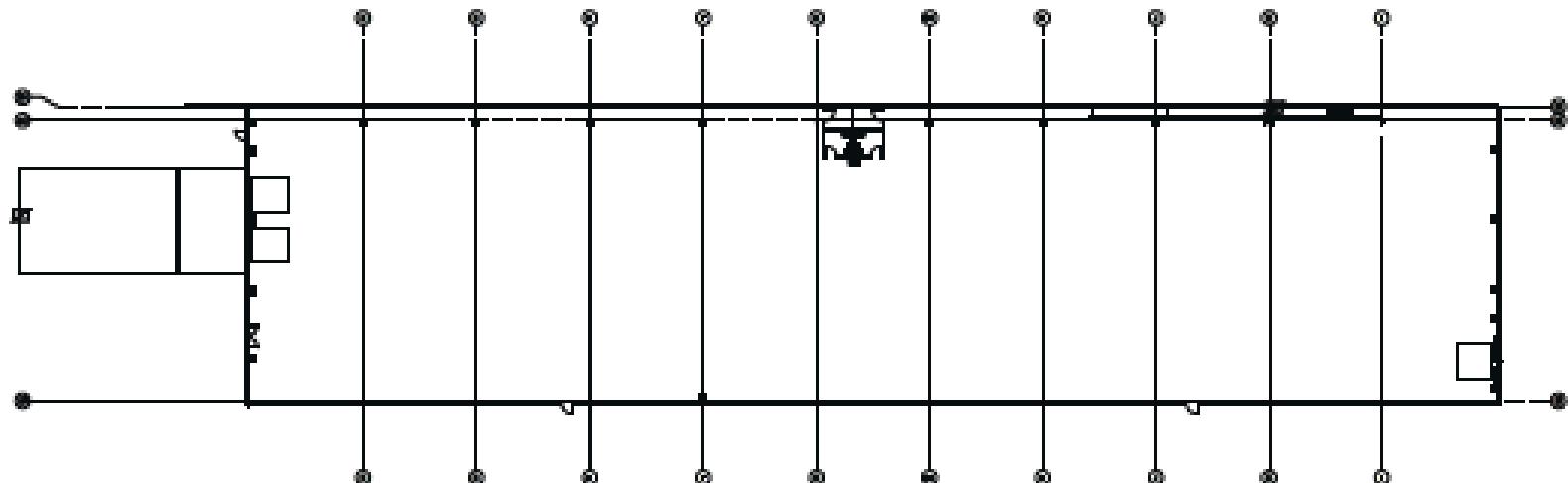
**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

# CM TECH RIDGE

## BUILDING 2, SUITE 400

$\pm$  30,314 SF BULK WAREHOUSE

301 W HOWARD LANE, AUSTIN, TEXAS 78753



**CLEAR HEIGHT**

$\pm 30'$

**LOADING**

2 Front Load Dock High Doors ; 1 Rear Load Grade-Level Door

**COLUMN SPACING**

$\pm 75' \times 36'$

**FEATURES**

Clear-Span Space ; No interior columns

**LOCATION FEATURES**

Near Capital Metro Park & Ride Station

## SHOPS AT TECH RIDGE



## TECH RIDGE CENTER



Fairfield  
BY MARRIOTT  
Residence INN  
BY MARRIOTT  
SPRINGHILL SUITES  
BY MARRIOTT

Hilton  
Garden Inn  
COURTYARD  
BY MARRIOTT

Orangetheory  
FITNESS  
SMOOTHIE  
KING

## SHOPS AT TECH RIDGE

## TECH RIDGE CENTER



## CORPORATE NEIGHBORS



## INFRASTRUCTURE ADVANTAGES

### DIRECT I-35 ACCESS

Immediate highway connectivity

### PARMER LANE CORRIDOR

Major east-west commercial thoroughfare

### TECH RIDGE PARK & RIDE

Public transit hub

Vista



# STRATEGIC NORTH AUSTIN LOCATION

Hudson Bend

Cele

## DRIVE TIMES

|                               |            |
|-------------------------------|------------|
| INTERSTATE I-35:              | 2 minutes  |
| SAMSUNG SEMICONDUCTOR PLANT:  | 15 minutes |
| THE DOMAIN:                   | 20 minutes |
| DOWNTOWN AUSTIN:              | 25 minutes |
| TESLA GIGA FACTORY:           | 26 minutes |
| AUSTIN INTERNATIONAL AIRPORT: | 33 minutes |

ture

way

Hill

Hill

Bee Cave

Lost Creek

Barton Creek

West Lake Hills

Austin

Cedar Valley

Bear Creek

Sunset Valley

ADAM GREEN, SIOR

D 512.410.8264

C 512.699.1103

agreen@lee-associates.com

LUKE BOYKIN

D 512.410.8266

C 850.842.8121

lboykin@lee-associates.com

AVERY LEVY

D 512.410.8263

C 214.673.3841

alevy@lee-associates.com



## FOR MORE INFORMATION, PLEASE CONTACT:

### ADAM GREEN, SIOR

D 512.410.8264  
C 512.699.1103  
[agreen@lee-associates.com](mailto:agreen@lee-associates.com)

---

### LUKE BOYKIN

D 512.410.8266  
C 850.842.8121  
[lboykin@lee-associates.com](mailto:lboykin@lee-associates.com)

---

### AVERY LEVY

D 512.410.8263  
C 214.673.3841  
[alevy@lee-associates.com](mailto:alevy@lee-associates.com)

---