



CM Tech Ridge
301 W Howard Ln

Austin, TX 78753



COMMERCIAL REAL ESTATE SERVICES

Adam Green, SIOR

D 512.410.8264

C 512.699.1103

agreen@lee-associates.com

Mitchell Becker

D 512.410.8265

C 281.795.7906

mbecker@lee-associates.com

Luke Boykin

D 512.410.8266

C 850.842.8121

lboykin@lee-associates.com



KEY CAMPUS FEATURES

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 with divisible spaces to accommodate businesses of all sizes from growing enterprises to major corporate operations.



Ample existing power with potential capacity to expand up to 70 MegaWatts



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



Building 1

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

Building 2

301 W Howard Lane, Austin, TX, 78753

Total Building Size:	296,521 SF complex
Available Space:	30,314 SF
Year Built:	1999
Lot Size:	32.39 Acre
Clear Height:	±30'
Truck Court:	120' - 180'
Parking:	1,352

SHOPS AT TECH RIDGE



TECH RIDGE CENTER



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TECH RIDGE CENTER

CM TECH RIDGE

CORPORATE NEIGHBORS



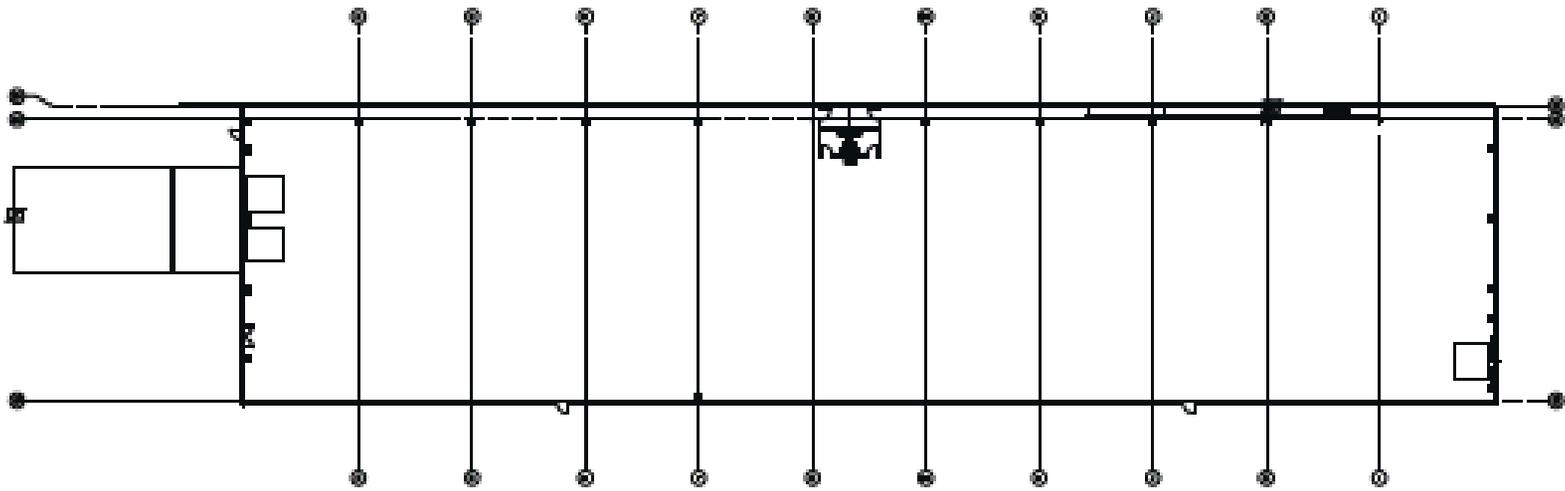
INFRASTRUCTURE ADVANTAGES

- Direct I-35 Access
- Immediate highway connectivity
- Parmer Lane Corridor
- Major East-West commercial thoroughfare
- Tech Ridge Park & Ride
- Public Transit Hub



W HOWARD LANE
MCCALLEN PASS

W PARMER LANE



Available Space

CM Tech Ridge

Building 2 - Suite 400

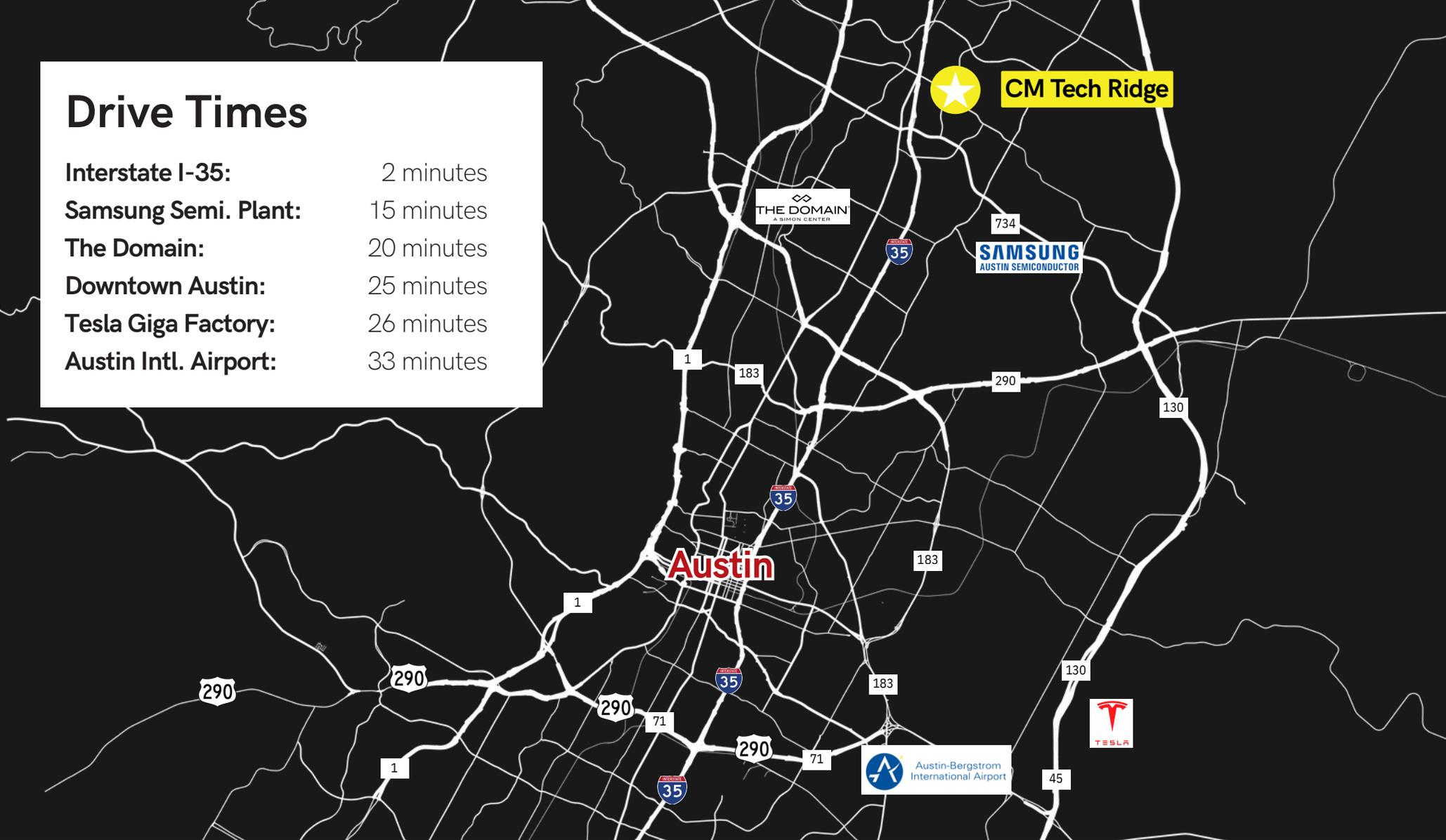
± 30,314 SF Bulk Warehouse

301 W Howard Lane
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CLEAR HEIGHT	±30'
LOADING	2 Front Load Dock High Doors ; 1 Rear Load Grade-Level Door
TYPICAL COLUMN SPACING	35' x 35'
FEATURES	100% HVAC
POWER	Heavy existing power ; Potential to expand up to 70 MW
LOCATION FEATURES	Near Capital Metro Park & Ride Station

Drive Times

Interstate I-35:	2 minutes
Samsung Semi. Plant:	15 minutes
The Domain:	20 minutes
Downtown Austin:	25 minutes
Tesla Giga Factory:	26 minutes
Austin Intl. Airport:	33 minutes



STRATEGIC NORTH AUSTIN LOCATION

301 W Howard Lane
Austin, TX 78753

