

Metric Center 10E

9701 METRIC BOULEVARD | AUSTIN, TX 78758



Industrial | For Sublease

±27,000 - ±97,200 SF Flex/Warehouse

CBRE



Metric Center 10E

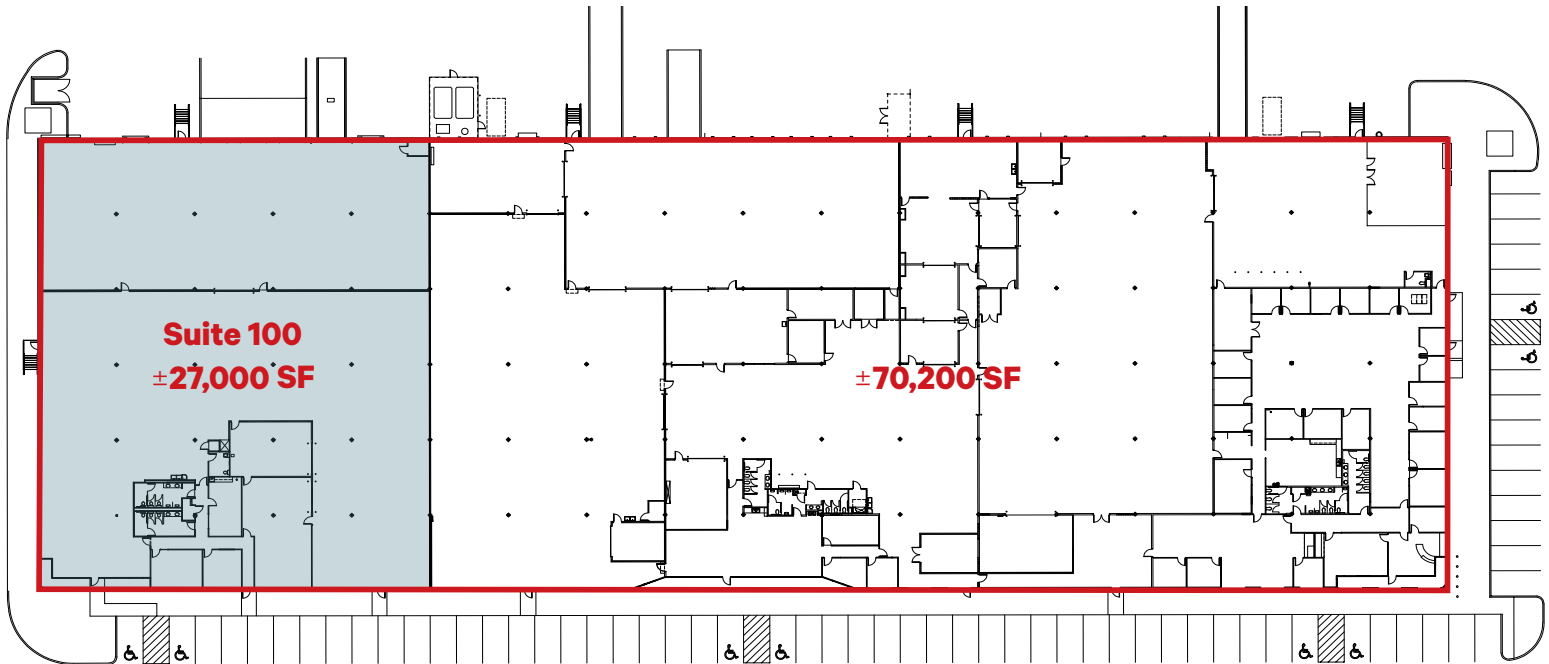
Renovated in 2018 and 2020 Metric 10E offers a multi-use, free-standing building that provides a premium environment for high-tech manufacturing, and distribution. With extensive building and site amenities including: 80% HVAC space, heavy power, flexible loading, clean rooms, process piping, compressed air, 100% LED Lighting, and abundant parking. Additional 5,000 SF of 14' clear, covered and sprinklered outside storage.

Located in central Austin with direct access to I-35, Mopac, and Highways 130 and 45. This 97,200 SF building is in close proximity to several retail and dining options including Downtown and The Domain.

Sublease Space

±27,000 - 97,200 SF Flex/Warehouse

- + Approx. 20,000 SF (30%) Office
- + Sublease Term: Expires 05.31.28
- + Rate/OPEX: \$9.50 + \$3.94 NNN
- + Available: December 2022
- + 30' x 30' Column Spacing
- + 24' Clear Height
- + 180' Building Depth
- + 120' Truck Court
- + Abundant Parking
- + Full Dock, Half Dock, and Ramp Loading:
 - 15 Dock High Loading:
 - 1 Semi Dock
 - 5 Ramps
- + 80% HVAC
- + Lobby Area/Break Room
- + Sprinklered
- + Power: 2,300 Amp 480 3 Phase



Executive Conference Room



Entry Lobby

9701 Metric Boulevard

Manufacturing Upgrades

- + Upgraded Lighting: 100% LED
- + Power: 1,500 Amp 480 3 Phase
- + Compressed Air
- + Fabrication/Clean Rooms
- + Heat Treated Walls
- + Additional Coverage Outdoor Storage:
 - 5,000 SF, 14' Clear Height
 - Sprinklered



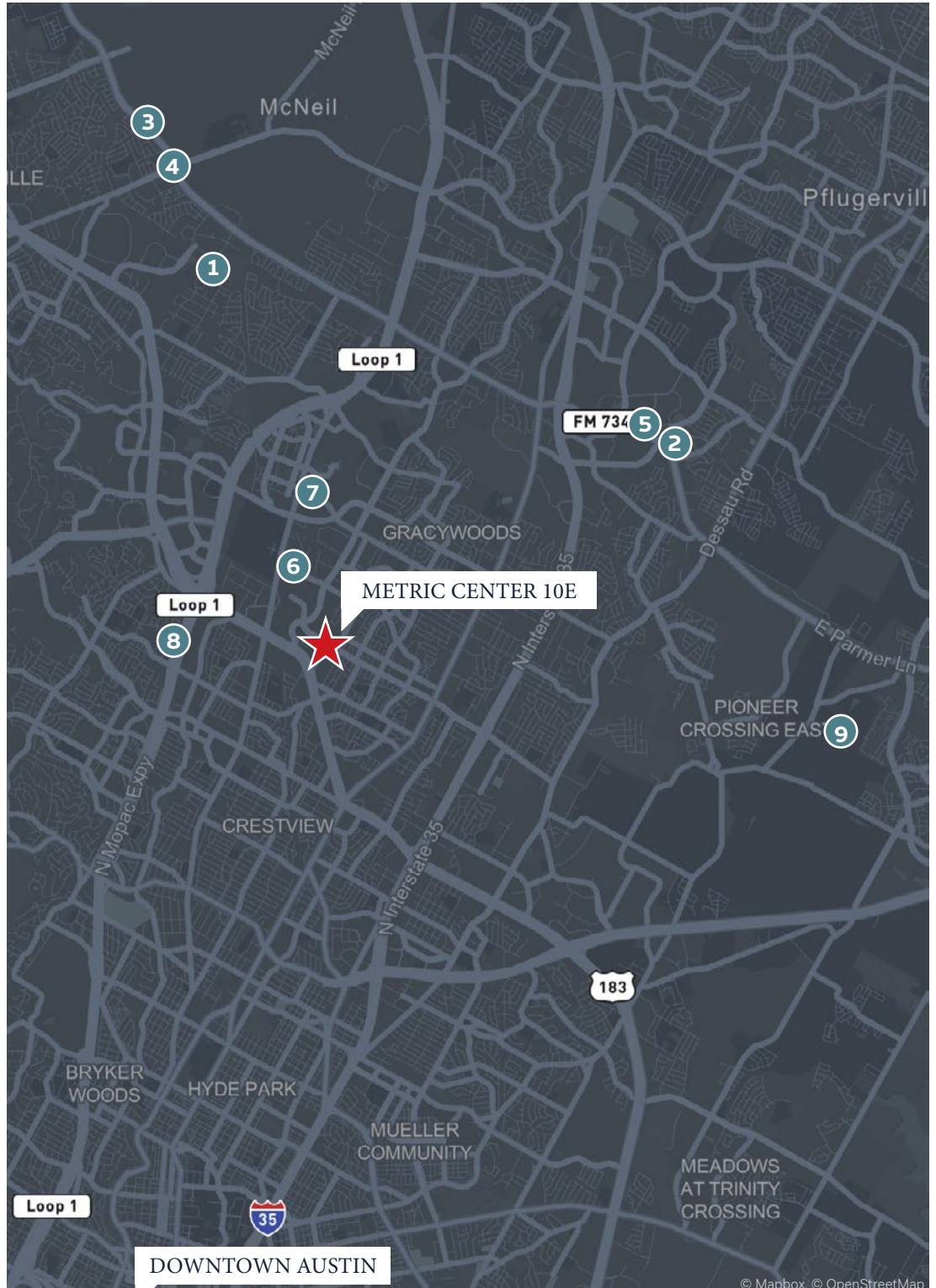
North Austin Amenities

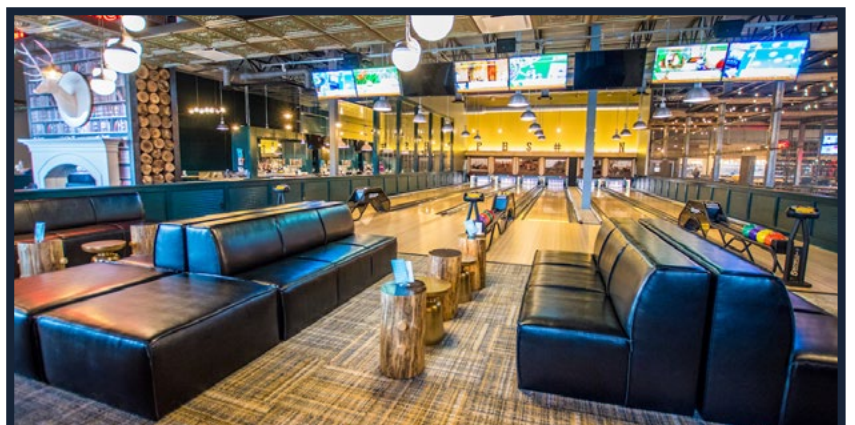
To Stay

- + Lone Star Court
- + Aloft Austin @ Domain
- + Archer Hotel
- + Home2 Suites
- + Residence Inn
- + La Quinta Inn
- + SpringHill Suites
- + Hyatt House
- + Courtyard Marriott
- + Hilton Garden Inn

To Dine

- + North Italia
- + Punch Bowl Social
- + Perry's Steakhouse
- + Yard House
- + Velvet Taco
- + Sway
- + Flower Child Culinary
- + Freebirds
- + Chi'Lantro
- + Szechuan House
- + CAVA
- + Dropout the Grove
- + Olive Garden Italian
- + P. Terry's Burger Stand
- + Culver's
- + Halal Bros
- + Chuy's
- + Seouiju







Contact Us

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