

# METCENTER

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MetCenter Creative Office Campus – Up to 1.5 Million SF

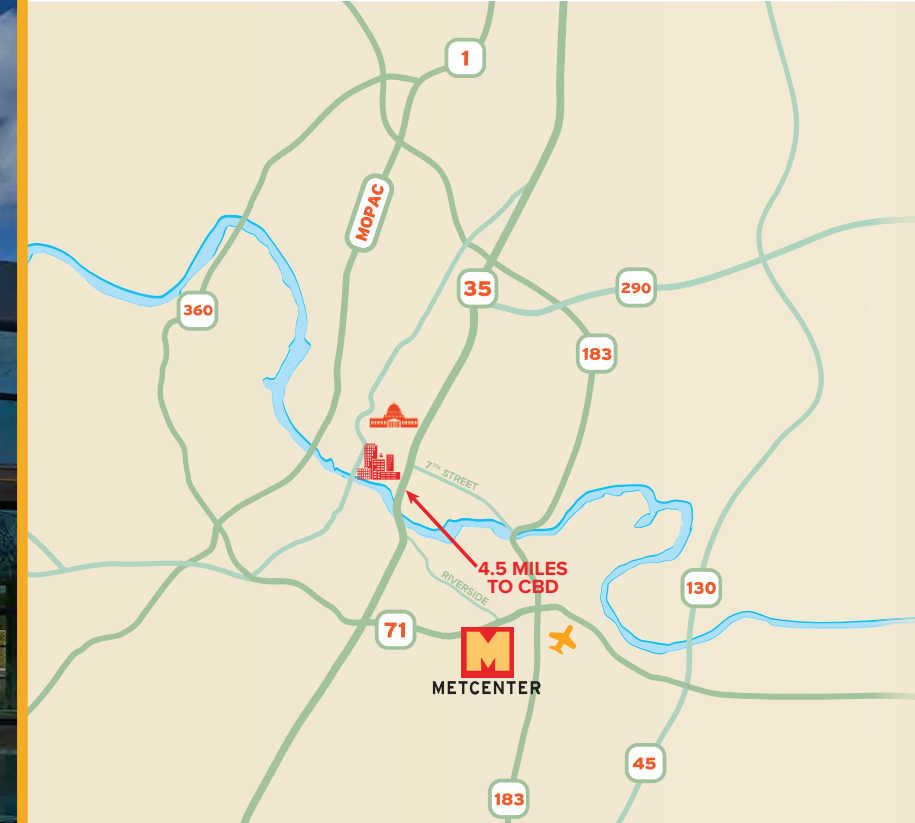




## Built For Business

Easily accessible central location, a variety of building designs and sizes, reliable power and connectivity, generous parking, and great amenities make for the ideal business environment. It is no surprise that MetCenter is home to the highest concentration of Fortune 500 companies, state and federal office operations and data center facilities in Central Texas.

- 550 Acre Mixed Use Business Park with on-site retail, five restaurants, and seven national brand hotels
- Over 2,500,000 SF completed and up to 1,000,000 SF ready for construction
- Centrally located only 4.5 miles from Austin's CBD and one mile from Austin-Bergstrom International Airport
- Underground redundant fiber loops and underground dual feed electricity available from two on-site substations
- Amenities including:
  - 18-hole disc golf course
  - Hike-and-bike trail
  - Pickleball and basketball courts
  - Covered food truck courtyard
  - In-building cafés



## The Only Master-Planned Business Park Actually in Austin

Companies located in Austin want to be in Austin. All the things that make our city special are central—from restaurants, hip bars, renowned music venues, Zilker Park, Barton Springs, the hike-and-bike trail around Lady Bird Lake to South Congress, East Austin and Warehouse District scenes. MetCenter is minutes from all of that via Riverside Drive, Cesar Chavez and Seventh Streets. And MetCenter is easily accessible from all parts of Austin via Highway 71, Highway 183 and SH 130, as well as directly across from the airport.





## Lease, Buy, Build-to-Suit, Whatever

With substantial infrastructure and plenty of flexible, pre-approved site plans, MetCenter can get virtually any size business up and running fast. Our experienced team can even help accelerate critical paths through the nimble hands-on management of local decision-makers. We make the process incredibly easy.

### AVAILABLE NOW

Building <b>A</b>	7,200 SF
Building <b>B</b>	67,625 SF
Building <b>C D</b>	100% Leased
Building <b>E</b>	100% Leased

### PROPOSED CREATIVE OFFICE - PHASE 2

Building <b>F</b>	82,025 SF	Building <b>J</b>	62,225 SF
Building <b>G</b>	62,225 SF	Building <b>K</b>	71,225 SF
Building <b>H</b>	58,738 SF	Building <b>L</b>	96,425 SF
Building <b>I</b>	62,225 SF		

MetCenter boasts some of the nation's most significant redundant telecommunications, electric and utility infrastructure, creating a bastion for mission critical users, from data centers to life sciences to financial service centers to large medical uses.

[Click for JLL's latest Life Sciences & Healthcare Report](#)

Two on-site substations, each fed from a separate power source coming into the Austin-area electric grid.

Three independent sources of water.

Underground, redundant telecom infrastructure with connectivity to several carriers, with 100 gigabit service available:

Google fiber

zayo  
GROUP

at&t

Level (3)  
COMMUNICATIONS

tw telecom

GRANDE  
COMMUNICATIONS  
Here For You

cogent  
COMMUNICATIONS

xc communications

FPL FIBERNET  
Reliability Counts.

FiberLight





Food Trucks  
only steps away.

Grab lunch  
or a snack at  
MetCenter's  
outdoor food  
truck park.



ONSITE AMENITIES



18-HOLE  
DISC GOLF  
COURSE



ROTATING FOOD  
TRUCKS



BASKETBALL &  
PICKLEBALL



AFTER HOURS SECURITY  
PATROL



WOODED  
HIKE & BIKE  
TRAILS



13 NATIONAL HOTELS WITH  
CONFERENCE ROOMS



PUBLIC  
TRANSPORTATION  
STOPS ON-SITE



MINUTES FROM  
DOWNTOWN &  
INTERNATIONAL AIRPORT



Comprehensive Economics

With downtown Austin prices hovering around \$70/SF, and suburban office prices often exceeding \$50/SF, it's simple economics that make MetCenter the most cost effective centrally located option out there.

No Add-On  
Factor

Save  
13-18%

Tenants only pay for the  
space they use. Save  
money by not paying rent  
on wasted common areas.

High Parking  
Ratio

MetCenter tenants have  
**Parking to  
Spare**  
at no additional cost.

Low OpEx

**33% less**  
than traditional suburban  
office

**60% less**  
than Austin's CBD

High Density  
is Key

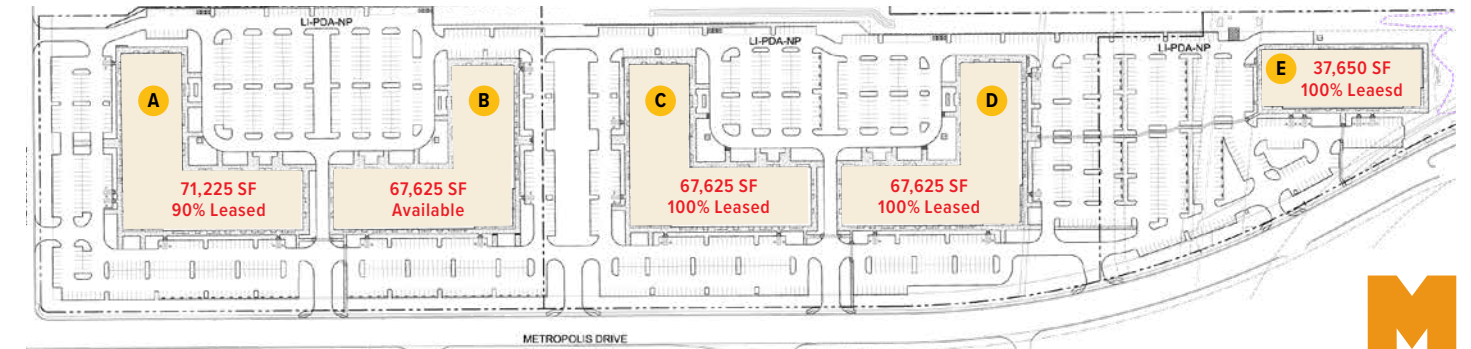
With high parking ratios  
and multiple bus stops  
**100 SF  
per Person**  
is a breeze.



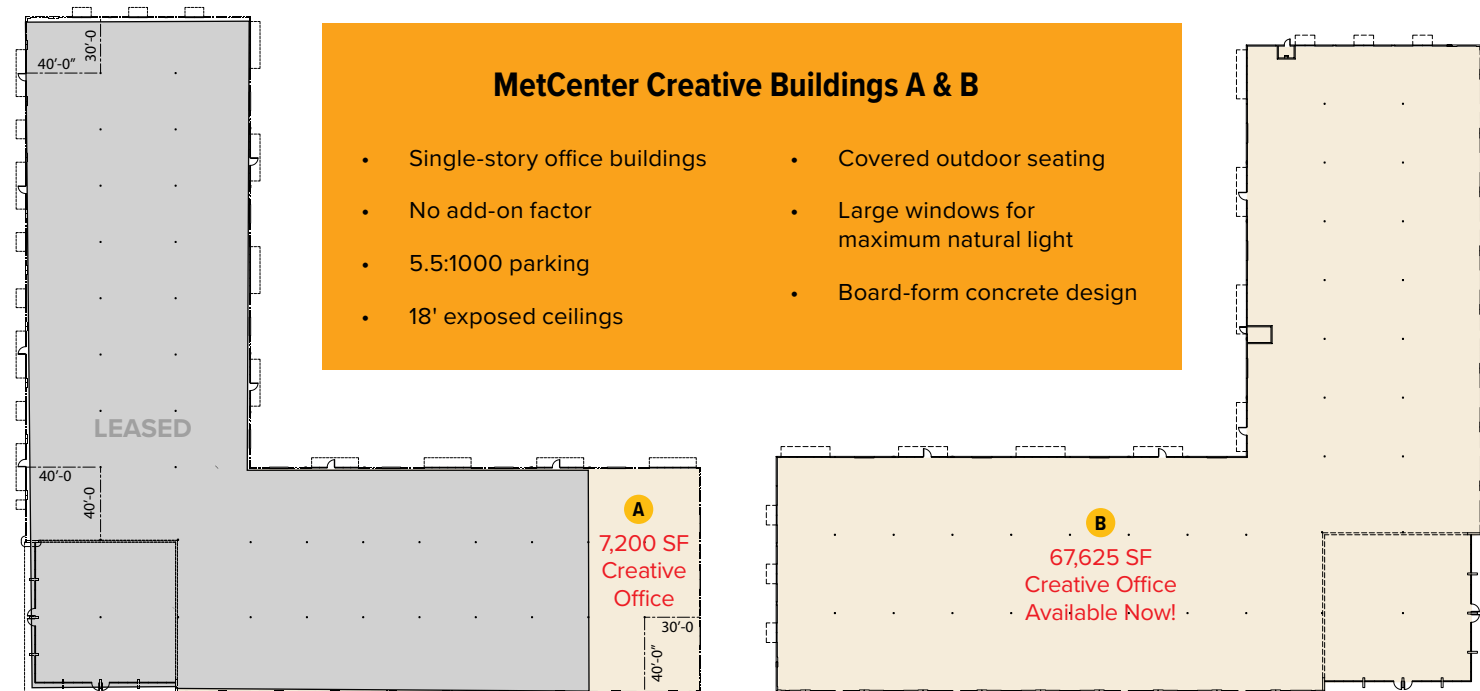
## MetCenter Creative

These buildings are designed with tech, creative office, and lab users in mind. Generous amounts of natural light from two levels of windows connect these office buildings with the adjacent interactive landscaping. Step out back for lunch on the patio or enjoy a game of ping pong or bocce ball.

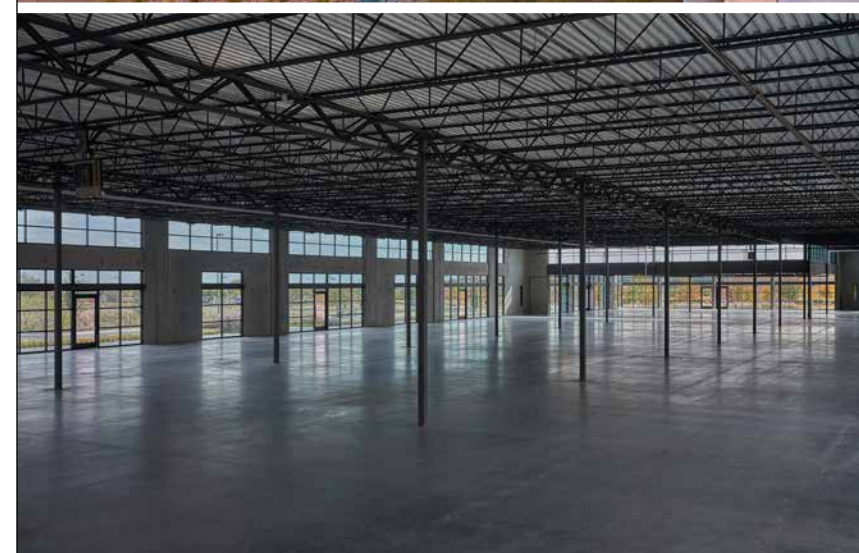
- A - E now delivered, F - L planned in Phase 2
- 10,000 - 1,000,000 SF available
- Large windows for maximum natural light
- Activated landscaping with bocce ball, ping pong and covered seating areas
- Daily food trucks
- Can accommodate grade-level loading
- 5.5:1000+ parking
- 18' exposed ceilings
- No add-on factor







[Click for virtual tour of shell space](#)







Scan QR Code or click here  
for virtual tour of animation



MetCreative B Animation Renderings



MetCreative B Animation Renderings







*MetCreative Buildout*  
*Images for inspiration - space shown is leased*



*MetCreative Buildout*  
*Images for inspiration - space shown is leased*





## MetCenter Creative Phase 2

MetCenter Creative Phase 2 offers 58,738 – 1,000,000 SF of office product for creative, tech and lab users.

- 58,738 – 495,088 SF of office space available as shown
- Potential for up to 1,000,000+ SF
- Interactive landscaping with shaded activity areas/amenity space
- 5:1000 parking and up achievable
- Highway 183 frontage access
- 18' exposed ceilings
- No add-on factor
- Daily food trucks
- Can accommodate grade-level loading



## MetCenter Creative Phase 2 Site Plan

495,088 SF Option

56 acre site fronting Highway 183 and Austin Bergstrom International Airport







# METCENTER

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