

METCENTER



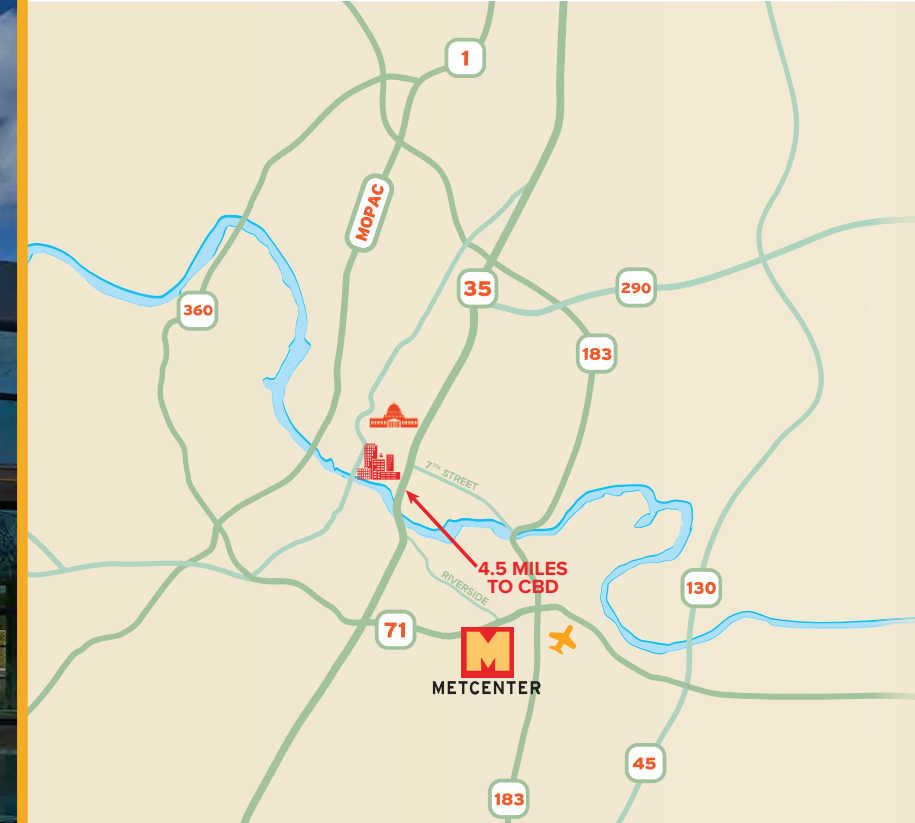
MetCenter Creative Office Campus – Up to 1.5 Million SF



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 A	7,200 SF
Building B	100% Leased
Building C	100% Leased
Building D	100% Leased
Building E	100% Leased

PROPOSED CREATIVE OFFICE - PHASE 2

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



MetCenter Creative Phase 2

MetCenter Creative Phase 2 offers 58,738 – 1,000,000 SF of office product designed with tech, creative office, and lab users in mind. Generous natural light from two levels of windows connect these office buildings with the adjacent interactive landscaping.

- 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







MetCreative Buildout
Images for inspiration - space shown is leased



MetCreative Buildout
Images for inspiration - space shown is leased



More Amenities Than Any Other Business Park in Austin

The amenities in MetCenter are unparalleled, designed specifically to help companies attract and retain employees. Amenities have become one of the most critical elements for employees in determining where to work, and MetCenter is committed to providing best-in-class amenities.

- 18 hole disc golf course
- Rotating food trucks
- Basketball & pickleball courts
- Wooded hike & bike trails
- Activity areas including ping pong and bocce ball
- Outdoor seating areas
- 13 national hotels
- Onsite public transportation
- After hours security patrol



ONSITE AMENITIES



18-HOLE
DISC GOLF
COURSE



ROTATING FOOD
TRUCKS



BASKETBALL &
PICKLEBALL



AFTER HOURS SECURITY
PATROL



WOODED
HIKE & BIKE
TRAILS



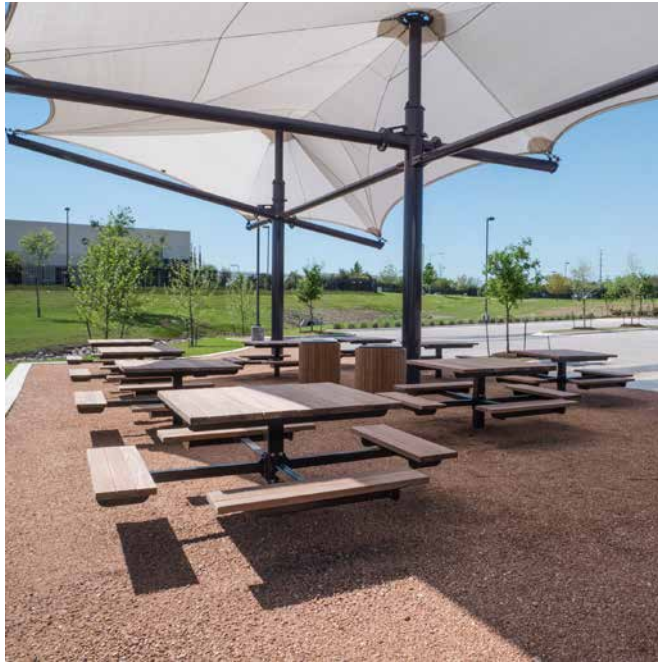
13 NATIONAL HOTELS WITH
CONFERENCE ROOMS



PUBLIC
TRANSPORTATION
STOPS ON-SITE



MINUTES FROM
DOWNTOWN &
INTERNATIONAL AIRPORT



Food Trucks
only steps away.
Grab lunch or a snack at
MetCenter's outdoor food
truck park.

Comprehensive Economics

With downtown Austin prices hovering around \$80/SF, and suburban office prices often exceeding \$55/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.

What Does All This Mean?

MetCenter Tenants

**Save
30-60%**

over traditional suburban
office real estate costs.

MetCenter Tenants

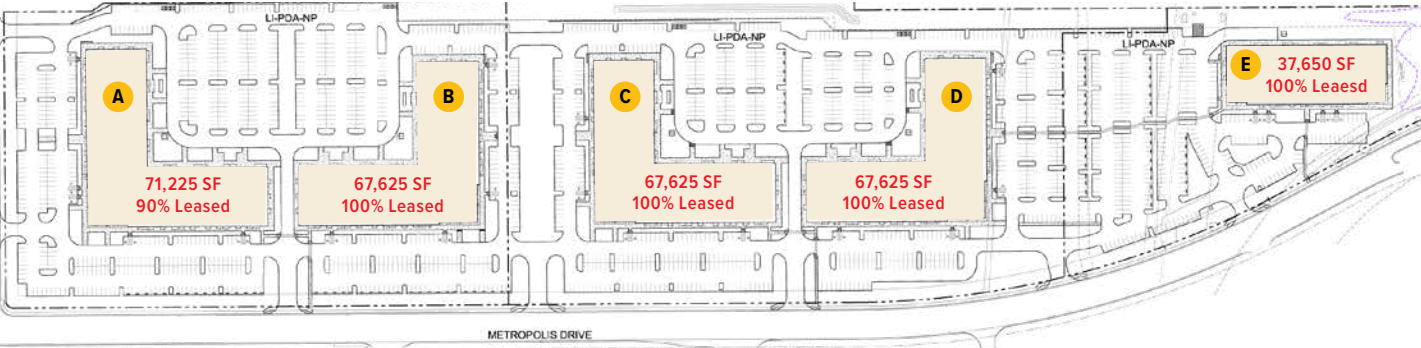
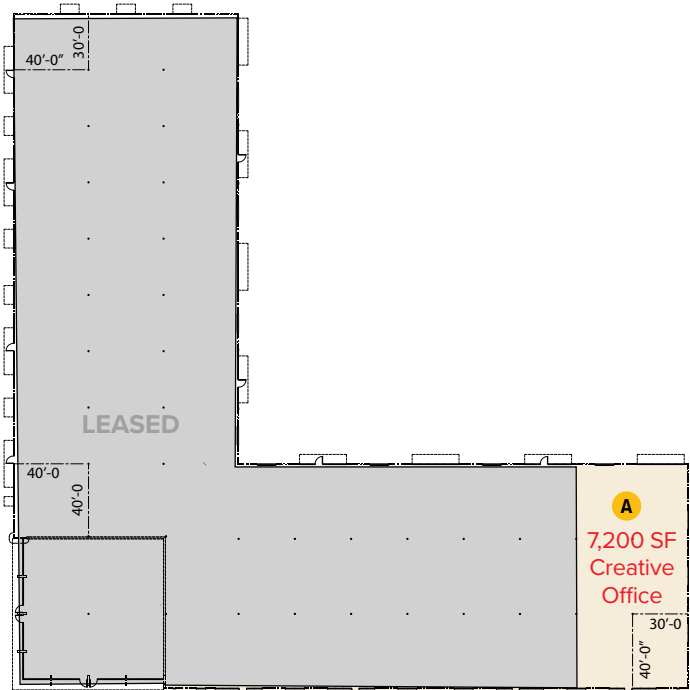
**Save
75%**

over traditional Central
Business District real
estate costs.

MetCenter Creative Building A

7,200 SF Available Now

- Single-story office building
- No add-on factor
- 5.5:1000 parking
- 18' exposed ceilings
- Covered outdoor seating
- Large windows for maximum natural light
- Board-form concrete design



METCENTER



For leasing information, please contact:

Brent Powdrill

brent.powdrill@am.jll.com

512.225.1737

Colton McCasland

colton.mccasland@am.jll.com

512.225.1738



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