

MetCenter 10+15



MetCenter 10

7551 Metro Center Drive
Austin, TX 78744



MetCenter 15

7301 Metro Center Drive
Austin, TX 78744

The Standard for Austin Commerce

Designed as Austin's only master-planned business park, MetCenter is a sprawling Class A, mixed-use property that delivers unbeatable accessibility in Southeast Austin.

With a variety of flexible floorplans and sizes, the buildings at MetCenter are thoughtfully designed to accommodate a generous range of office sizes.

An ideal business environment for any industry, MetCenter is also home to the highest concentration of Fortune 500 companies, state and federal office operations, and data center facilities in Central Texas.

Property Highlights



ON-SITE
RETAIL



5 RESTAURANTS



7 NATIONAL
BRAND HOTELS



2 MSF READY FOR
CONSTRUCTION



4.5 MILES TO
AUSTIN CBD

550-acre, mixed-use business park with on-site retail, five restaurants, and seven national brand hotels

Centrally located only 4.5 miles from Austin's CBD and one mile from Austin-Berg

Zero Downtime

Boasting some of the nation's most reliable telecommunications, electric and utilities infrastructure, MetCenter has been an essential partner for mission critical users, from data centers to life sciences, financial service centers and large medical institutions.

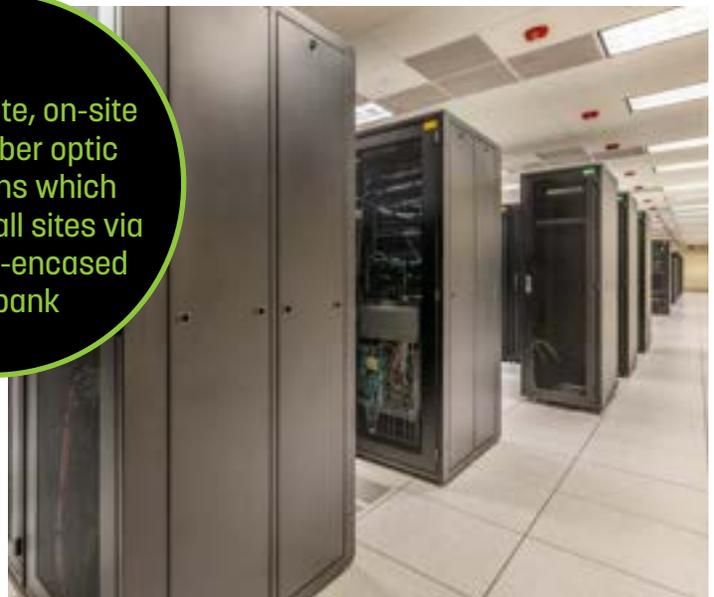
What does the strongest redundant power supply in Austin mean for MetCenter's network of tenants? Zero downtime.

It's one of the many reasons why MetCenter is considered the standard for reliability in the Austin area, along with a host of several other critical infrastructure features, which include:

- Three independent sources of water
- Excellent access to all parts of the city via Hwy 71, IH-35, US-183 and SH 130
- Recently completed 183 South Project (\$743M) which offers drivers a non-stop, signal free route alternative to I-35 running from Hwy 71 to Hwy 290 through East Austin



An underground, redundant telecom infrastructure with connectivity to several carriers, with 100 gigabit service available



Two separate, on-site electric, fiber optic substations which connect to all sites via a concrete-encased duct bank

Campus Amenities



7 national hotels with conference facilities



5 restaurants and on-site retail



1.5-mile hike-and-bike trail through a 20-acre greenbelt



18-hole professionally sanctioned disc golf course



Tennis and basketball court complex

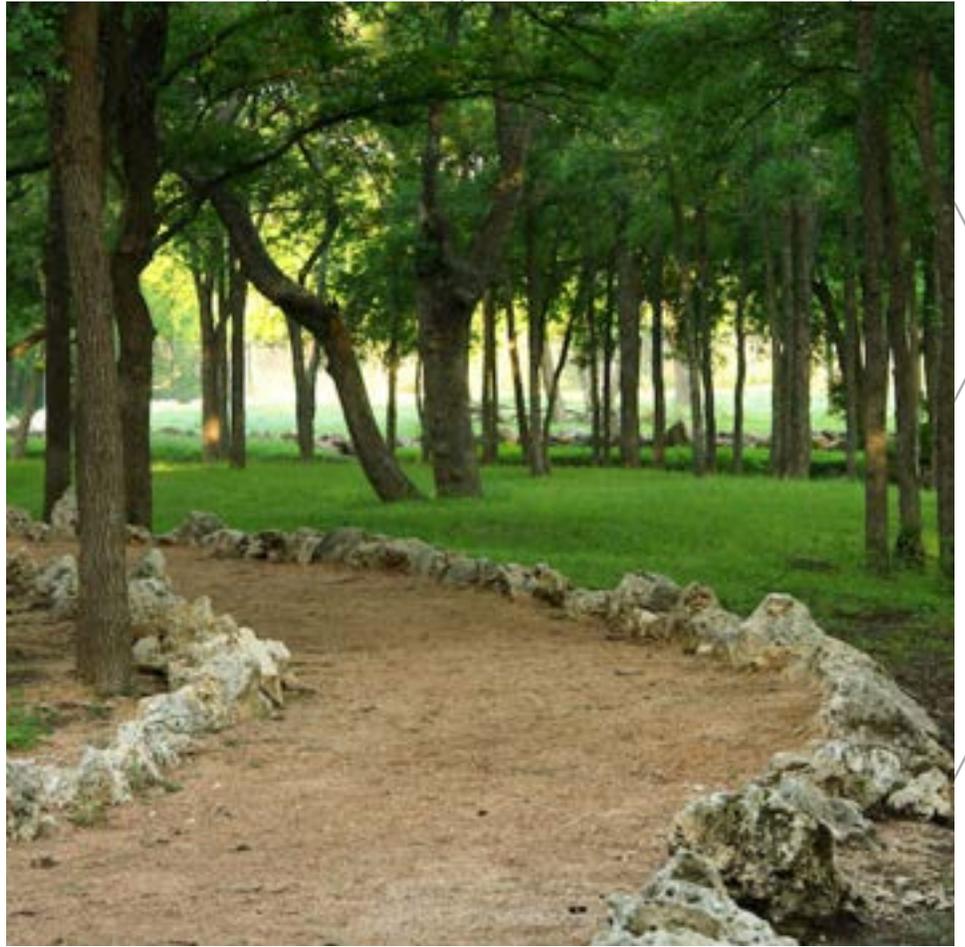


Public transportation stops on-site



Generous, on-site parking





Renovations Underway

MetCenter 10

DELIVERED



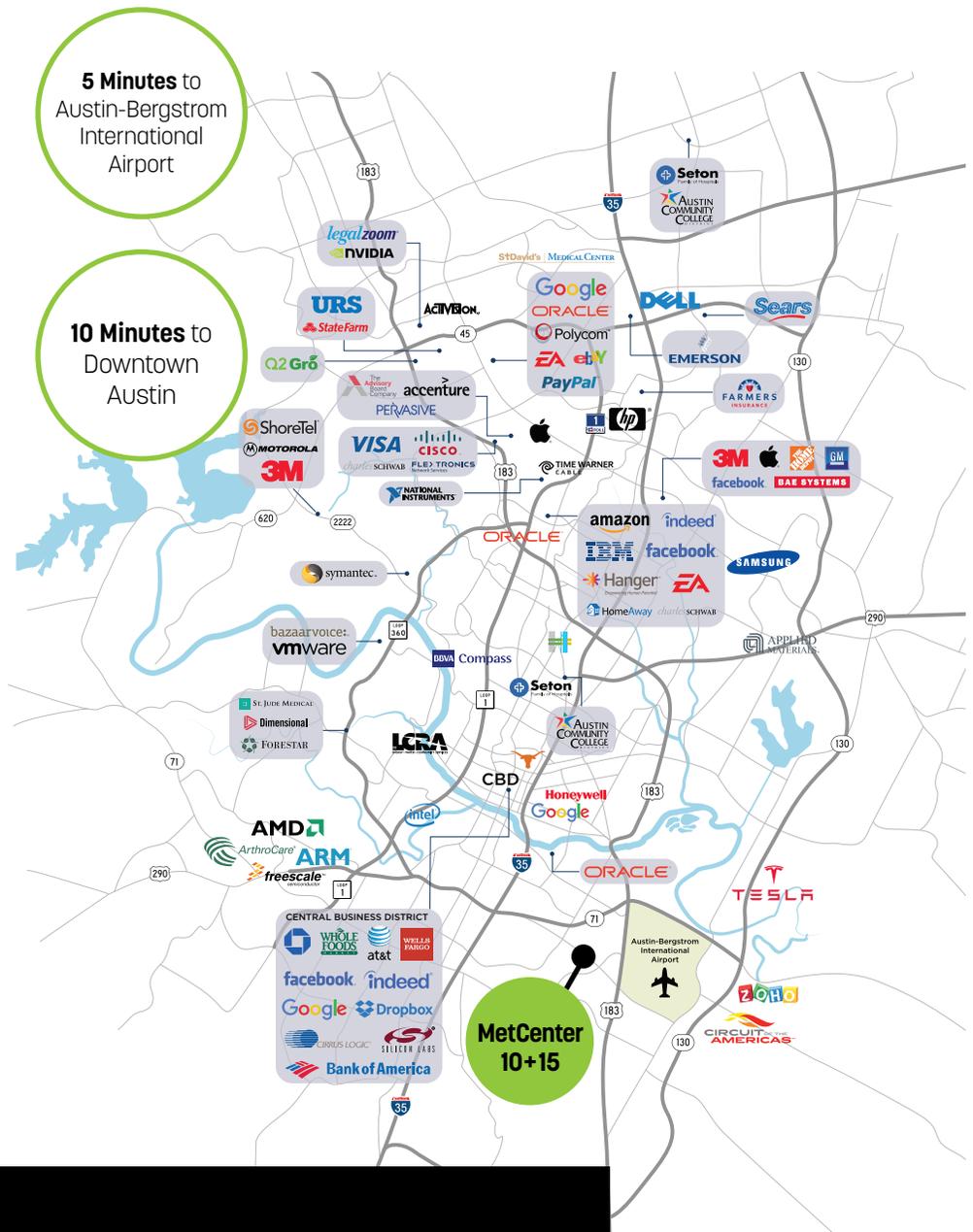


The Best of Austin, Just Minutes Away

There are a host of reasons why Austin has become such a true workplace destination for companies all over the nation.

And the list of things that make Austin special is endless — from its restaurants, unique bars and renowned music venues to popular sites like Zilker Park, Barton Springs, the hike around Lady Bird Lake to South Congress, East Austin and the Warehouse District.

Sitting just miles away, in the shadows of this vibrant city, MetCenter offers the convenience and accessibility to enjoy all the exciting experiences Austin has to offer via Highway 71, Highway 183 and SH 130. And soon, MetCenter tenants will have seamless freeway access to Austin from the far northwest areas of the metropolitan area, once construction of Highway 183 between the airport and Highway 290 is complete.



Why MetCenter?

MetCenter is one of the leading hubs for Biomed, R&D, and data center spaces in the Austin Market

In the end it's simple economics and unbeatable accessibility that make MetCenter, Austin's most cost-effective option out there on the market:

- An underground, redundant telecom infrastructure with connectivity to several carriers, with 100 gigabit service available
- Two separate, on-site electric, fiber optic substations which connect to all sites via a concrete-encased duct bank
- Security: the parking area is fenced with a gated entry and guard shack that operates 5:30 am to 11:30 pm, 7 days a week
- No Add-On Factor
- High Parking Ratio
- Low Operating Expenses
- High Density
- LI Zoning

Prior to Covid, Austin had the nation's fastest growth in total life sciences employments (16.1% vs 4.2%) and R&D employment (16.1% vs 6.3%) between 2018 and 2019



MetCenter 10:

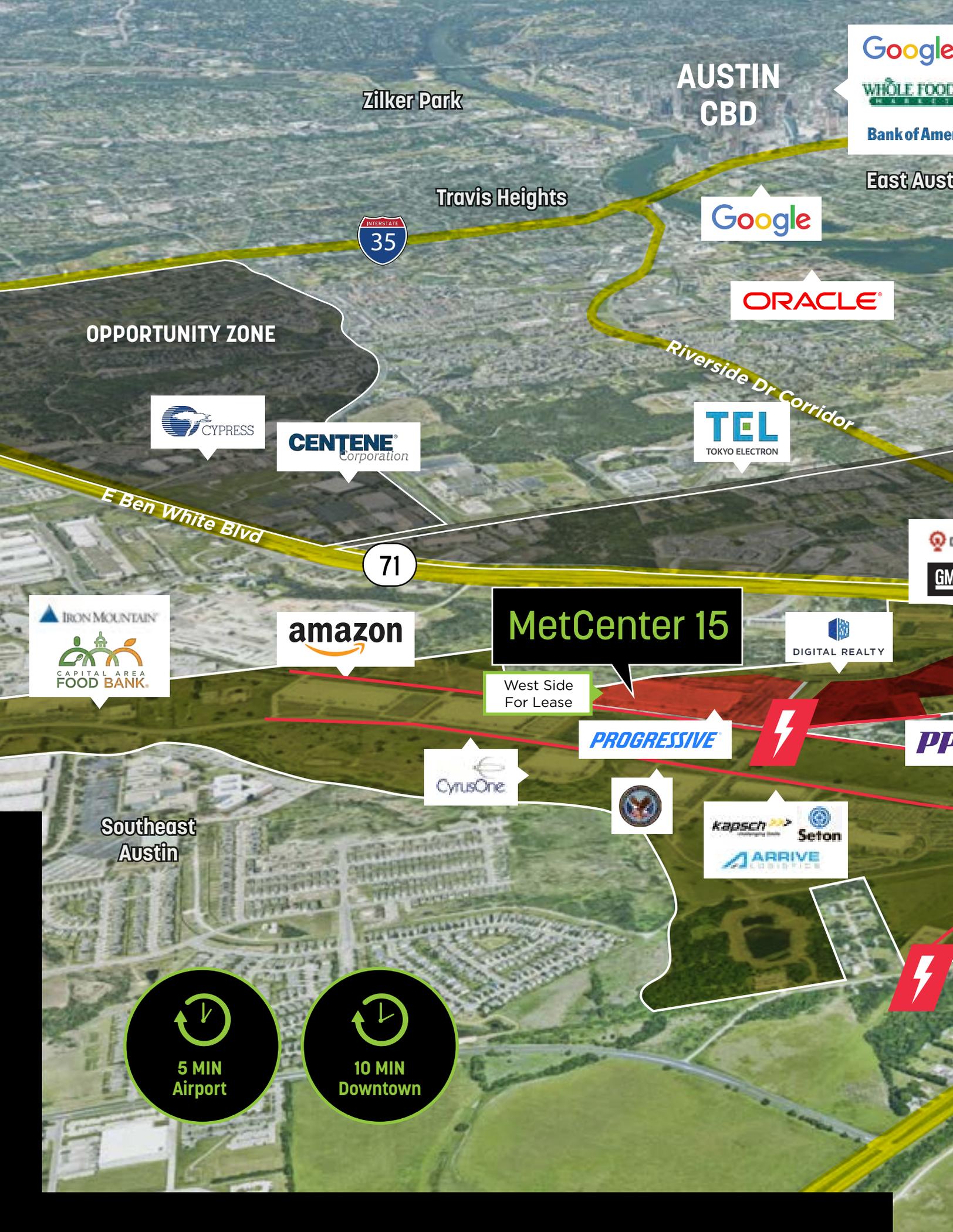
- 345,600 Total SF
- 5.5/1,000 Parking Ratio
- Bay Depth: 280'



MetCenter 15:

- 257,600 Total SF
- 24'-26' Clear Height
- 6/1,000 Parking Ratio
- Bay Depth: 280'





AUSTIN
CBD

Zilker Park

Travis Heights

East Aust

OPPORTUNITY ZONE

Riverside Dr Corridor

E Ben White Blvd

71

MetCenter 15

West Side
For Lease

Southeast
Austin

5 MIN
Airport

10 MIN
Downtown

Google
WHOLE FOOD
MARKET
Bank of Amer

Google

ORACLE®

TEL
TOKYO ELECTRON

CYPRESS

CENTENE®
Corporation

IRON MOUNTAIN
CAPITAL AREA
FOOD BANK®

amazon

DIGITAL REALTY

CyrusOne

PROGRESSIVE

Kapsch
Seton
ARRIVE
LOGISTICS



PP





OPPORTUNITY ZONE

LESS THAN 6 MILES

TESLA

- \$1B Proposed Gigafactory
- 2,100 Acres
- 4-5M SF Manufacturing Plant
- 5,000 New Jobs

OPPORTUNITY ZONE

NOTE: \$743M 183 South Project Recently Completed



DATA FOUNDRY

CyrusOne



MetCenter 10

PENTAGON

EarthLink



TDI Texas Department of Insurance



Austin-Bergstrom International Airport



Life Sciences + MetCenter



Austin is home to a world class and high growth healthcare system reinforced by the recent opening of the cutting edge, \$310 million Dell Seton Medical Center; the 211-bed primary teaching hospital for Dell Medical School at The University of Texas at Austin

- The Dell Seton Medical Center is expected to bring 15,000 new jobs and \$2 billion annually to the local economy
 - Texas Children's Hospital, the only nationally ranked hospital in Texas, announced plans to build a freestanding children and women's hospital in Austin - the \$450 million, 360,000 square foot hospital is set to open in Q4 2023
- Prior to Covid, Austin had the nation's fastest growth in total life sciences employments (16.1% vs 4.2% US) and R&D employment (16.1% vs 6.3% US) between 2018 and 2019.

Established life sciences companies operating in Austin include Centene, Thermofisher, Allergan, Grifols, PPD and Shattuck Labs.

Covid 19 spurred the growth of local biotech companies Luminex Corp, Genalyte, and Babson Diagnostics after they were granted FDA emergency authorization for Covid 19 antibody test.

- Texas is the 10th largest economy in the world
- Largest workforce in the U.S.
- Over 28,524 clinical trials underway, the 2nd largest in the U.S.
- 7 medical schools in the Nation's top 100
- Governor's University Research Initiative (GURI) a grant program dedicated to bringing the brightest and best researches from across the world to Texas
- R&D Credit Regulation provides Texas companies tax exemptions
- Costs of doing business in Texas are significantly lower than in other major metropolitan areas and the state of Texas has one of the lowest tax burdens in the nation





Over 5,000+
life sciences
companies



Nearly 100,000
life sciences
workers



Outdoor Renderings



MetCenter 10 | Front Entrance and Patio



MetCenter 10 | Patio



MetC



MetCenter 10 | Open Kitchen and Eating Area



MetCenter 10 | Conference Room



MetCenter 10 | Lobby



MetCenter 15 | Lobby

Indoor Renderings

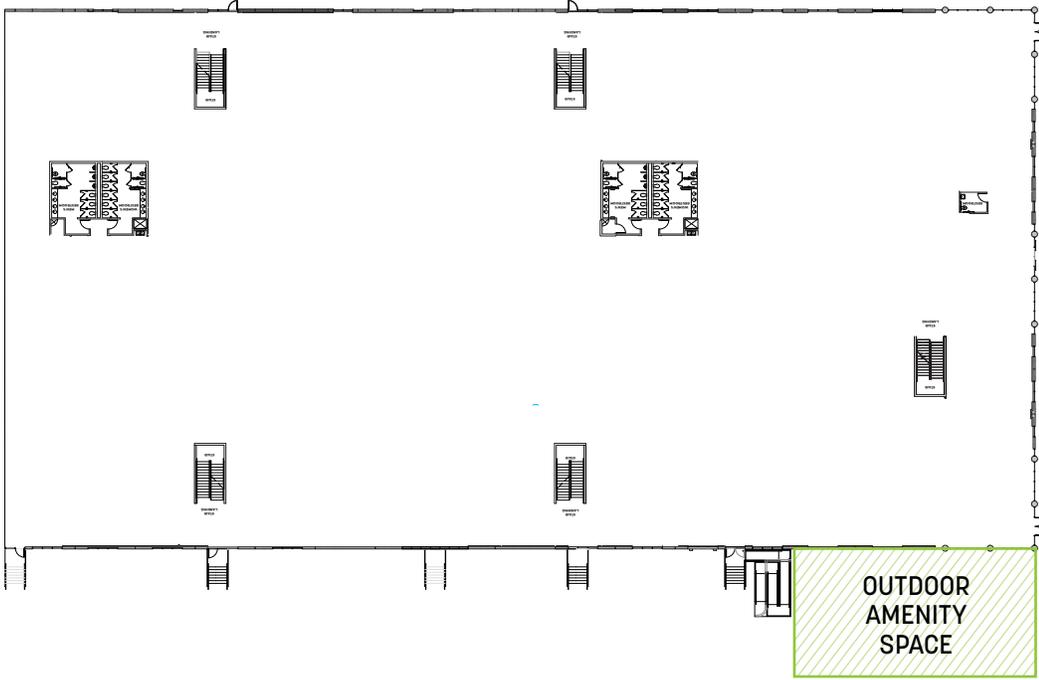
MetCenter 10

Site Plan

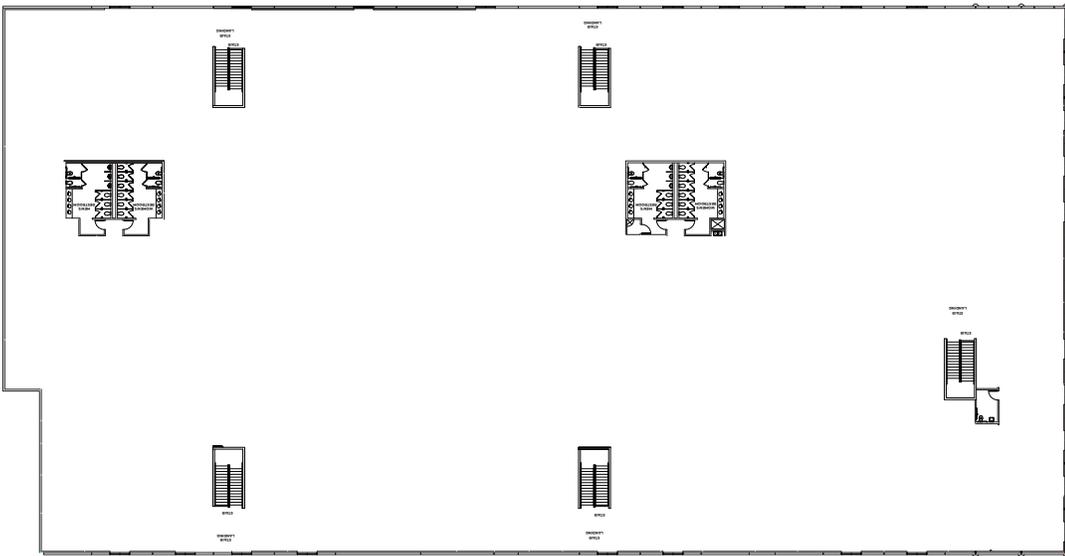


Floor Plans

1ST FLOOR



2ND FLOOR



1ST FLOOR



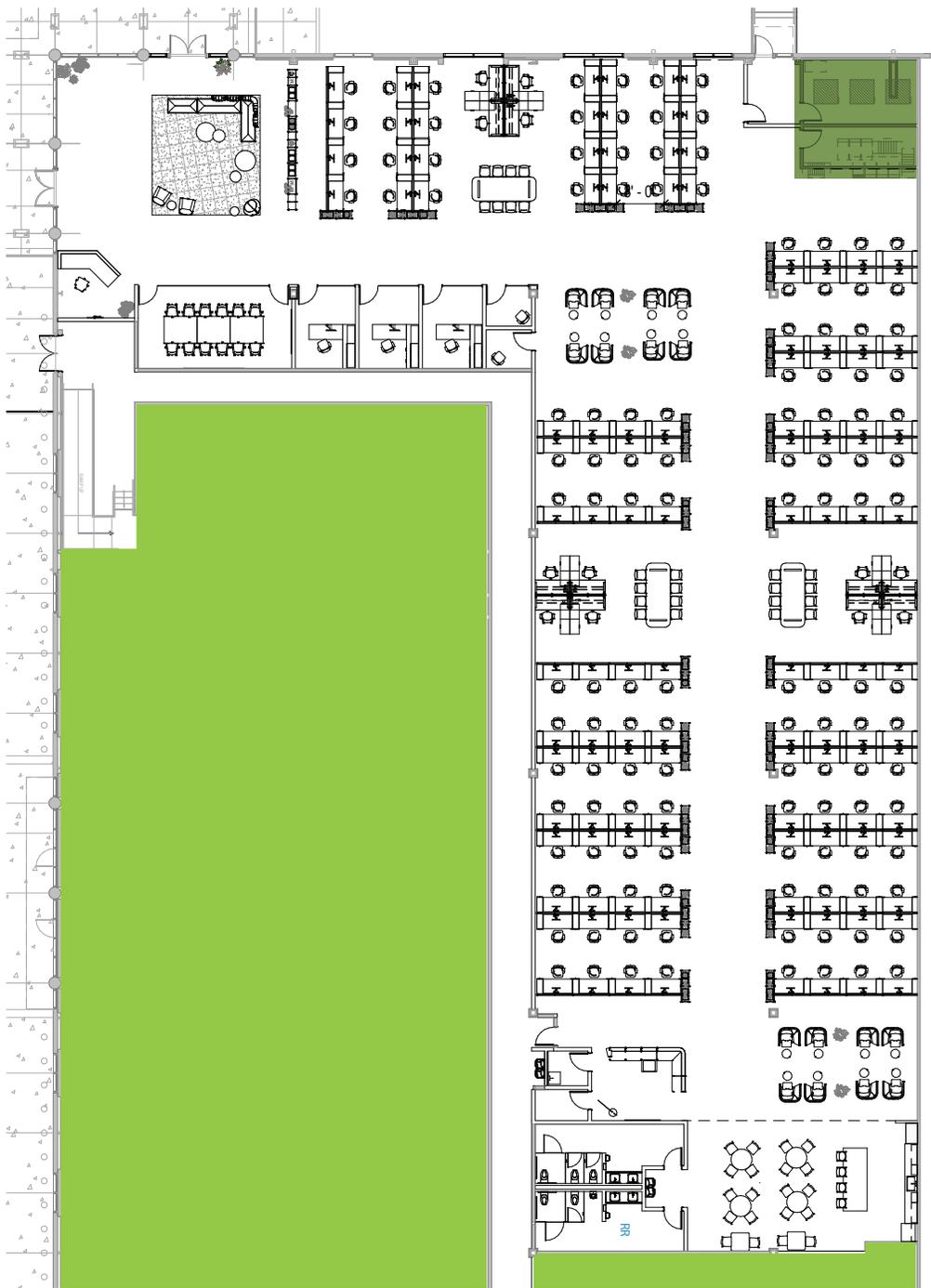
Test Fit For Lab/Life Sciences

2ND FLOOR



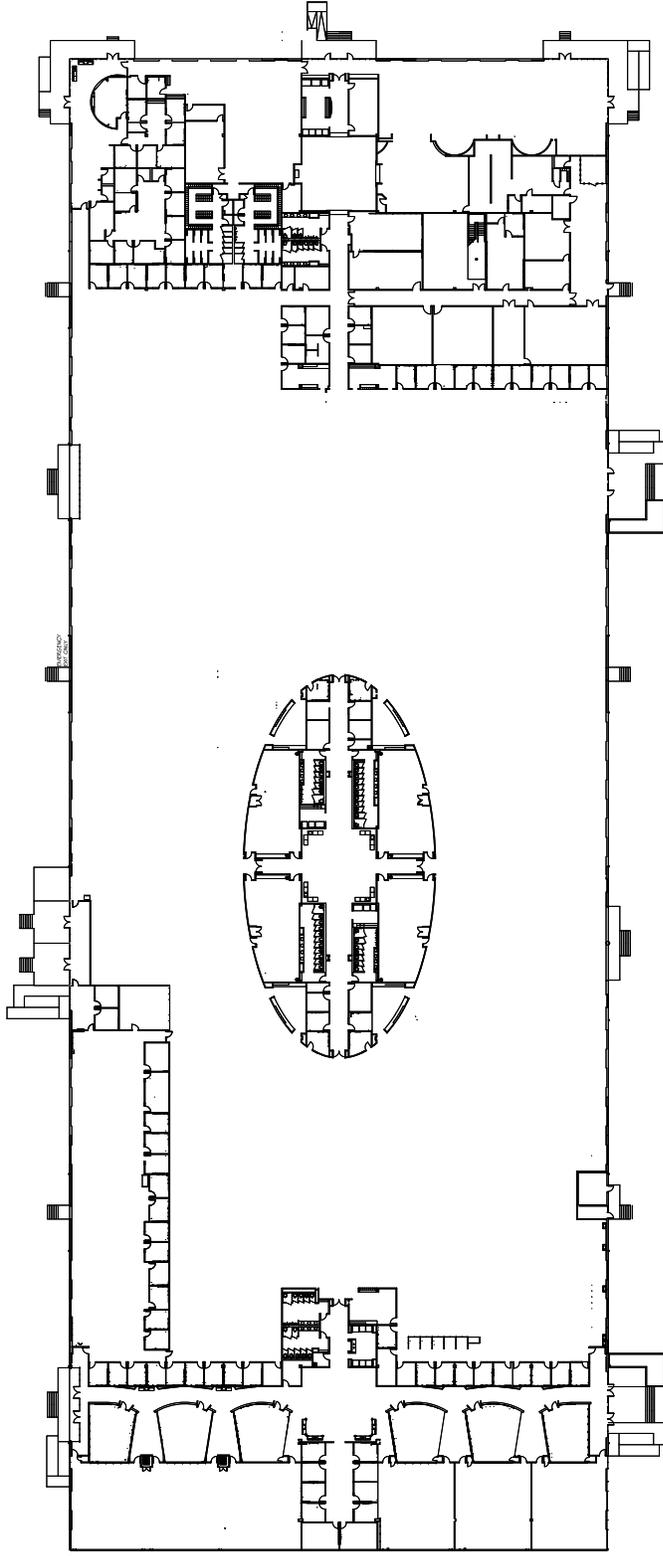
Site Plan





Floor Plan

MetCenter 15
220,000 SF



Available
**February 1
2024**

Floor Plan

For more information, please contact:

Brian Liverman

Executive Director
Direct +1 512 814 3402
brian.liverman@cushwake.com

Kevin Granger

Executive Managing Director
Direct +1 512 814 3403
kevin.granger@cushwake.com



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