

# THE OFFICES AT BRAKER

11009 METRIC BLVD., SUITE J-100, AUSTIN, TX 78758



**SUBLEASE**



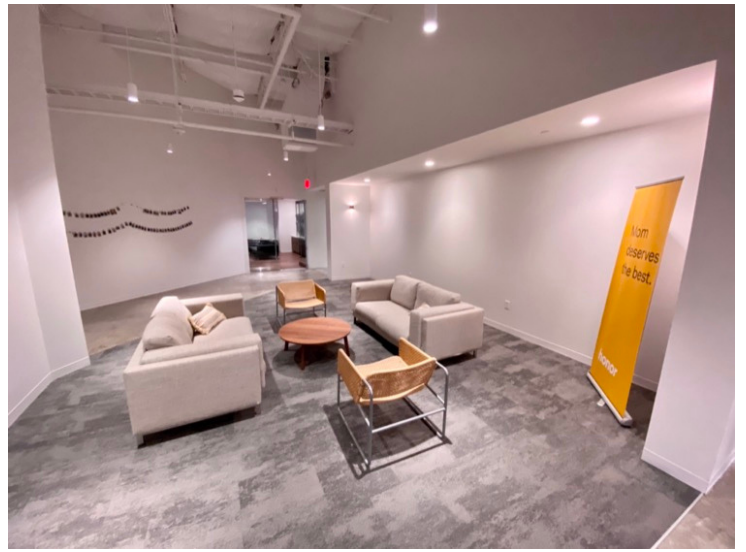
**PLUG & PLAY**  
2 MILES FROM  
**THE DOMAIN!**

**31,896 SF (DIVISIBLE)**

This Class A flex office is in the ideal northwest location near the demographic center of the Austin MSA perfect for commuting and recruiting. The building is only 2 miles from THE DOMAIN with endless retail and restaurant options and 1.2 miles from the new soccer stadium.

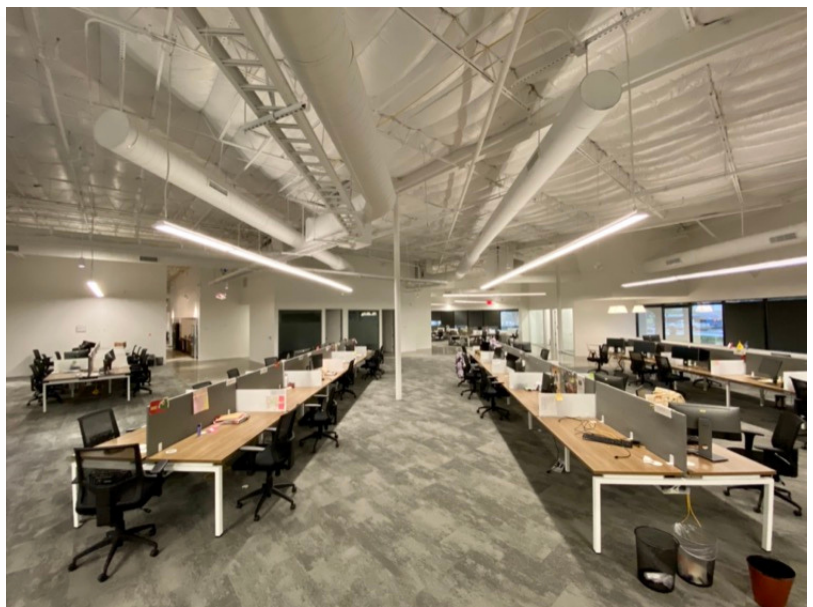
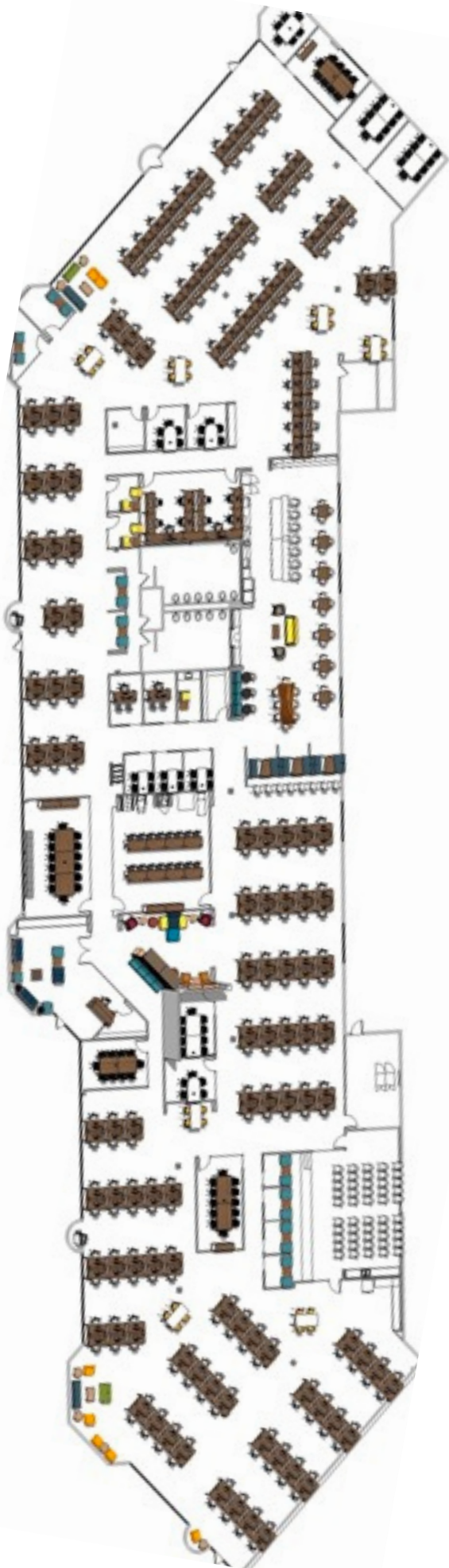
- ✓ 100% CLASS A OFFICE FINISHES
- ✓ 18' OPEN CEILINGS W/ LED LIGHTS
- ✓ 198 DESKS + ROOM FOR 54 MORE
- ✓ 24 MEETING ROOMS
- ✓ LARGE OPEN KITCHEN
- ✓ ALL-HANDS ROOM + ROLL-UP DOOR

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**The Offices at Braker**  
**11009 Metric Blvd, Austin, TX 78758**  
**Suite J 100: 31,896 SF (Divisible)**

**\$23.34 Base Rent**  
**+\$8.00 estimated NNN**  
**+Electric, Janitorial, HVAC**  
**Sublease expires 12/31/25**

**New Plug & Play Furniture in place**  
**Available Immediately**  
**4.44:1000 Parking Ratio**  
**HID Badge Readers**  
**Polished Concrete Common Areas**  
**Roller Shades**  
**Upgraded LED Lighting**  
**Large Communal Kitchen**  
**All-Hands Room w/ Roll-up Door**  
**Training Room**  
**198 Open Seats + up to 54 more**  
**24 Meeting Rooms**

**Chad Jewell - 512-633-7703 Mobile**  
**Chad@AustinOfficeSpace.com**



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