



BRAKER COLLECTIVE

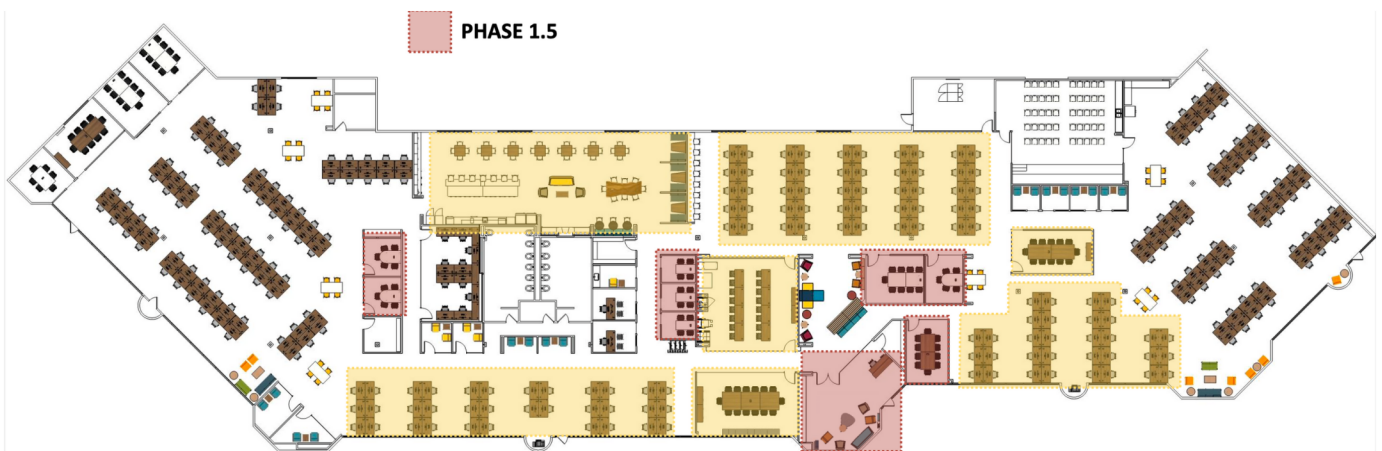
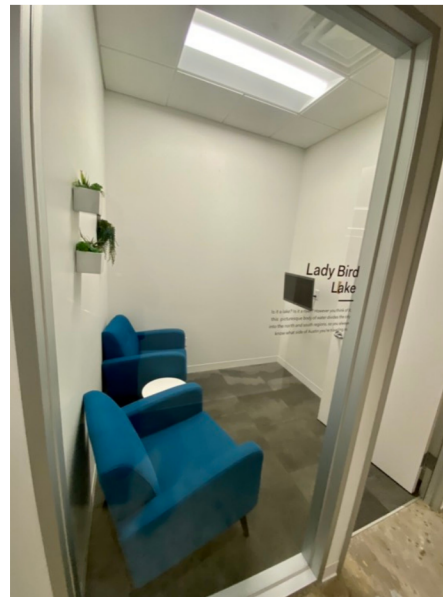
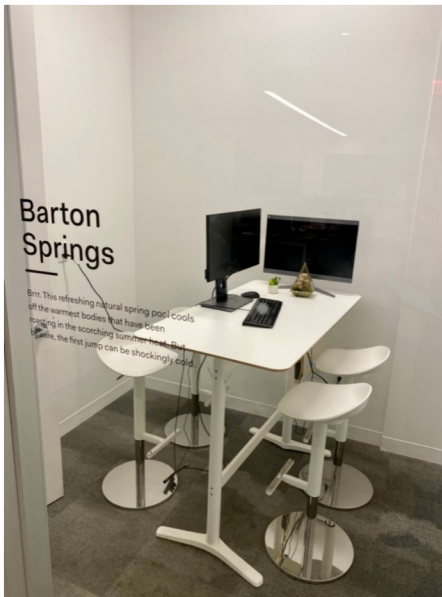
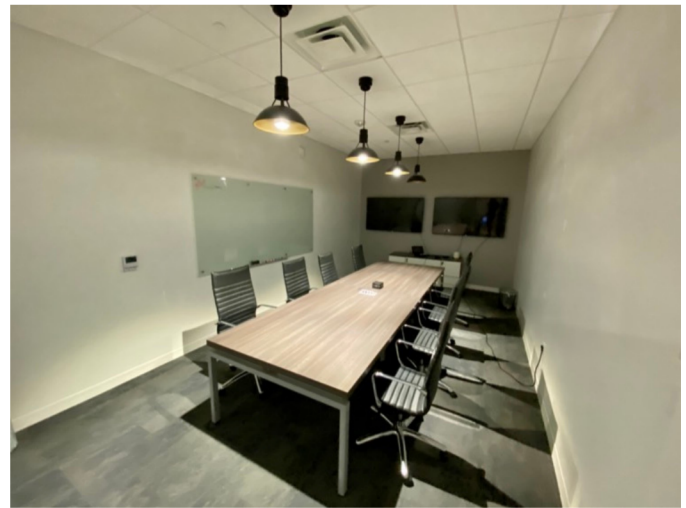
11009 METRIC BLVD, AUSTIN, TX 78758

PLUG & PLAY

SUBLEASE

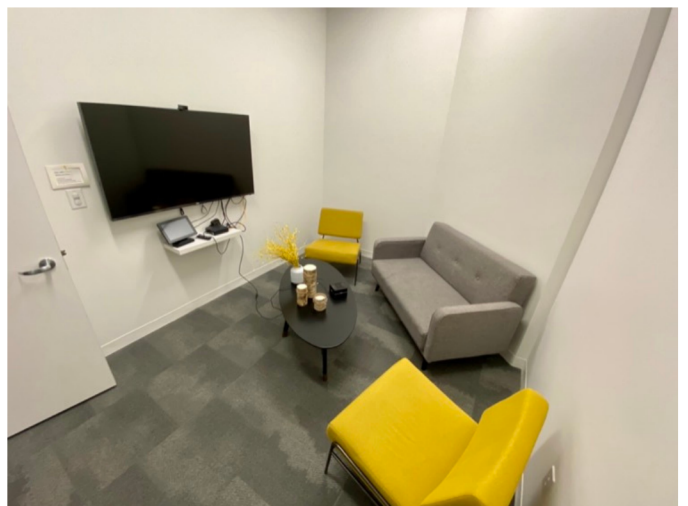
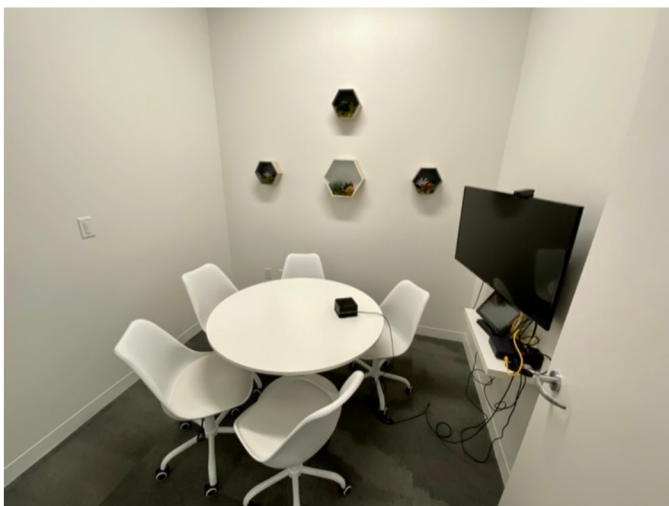
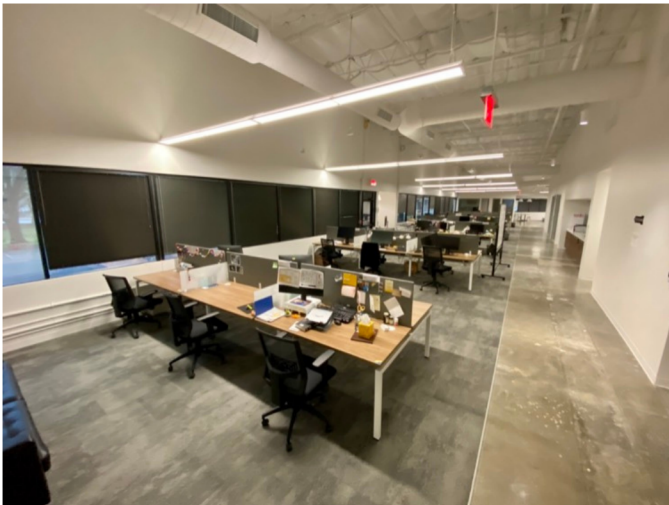


- SUITE J100 : 10,000 - 31,896 SF
- STARTING BASE RENT : \$19.50
- ESTIMATED 2024 NNN : \$7.96
- PLUS ELECTRIC, JANITORIAL, HVAC
- SUBLEASE EXPIRES : 5/31/2026
- FLEXIBLE SWING SPACE
- LONG TERM LEASE AVAILABLE



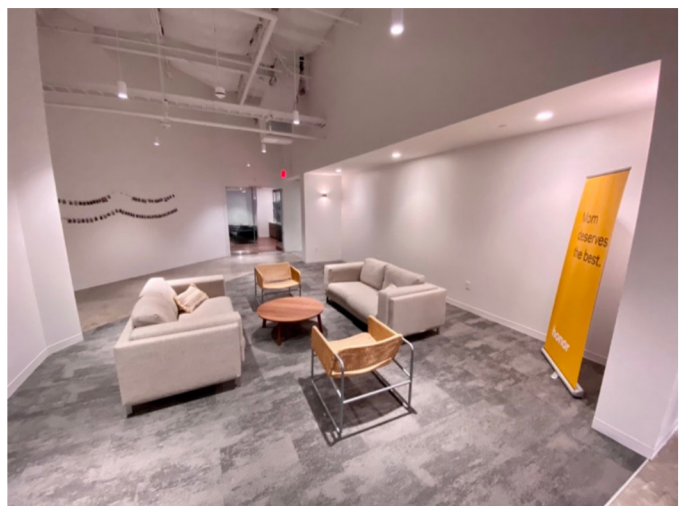
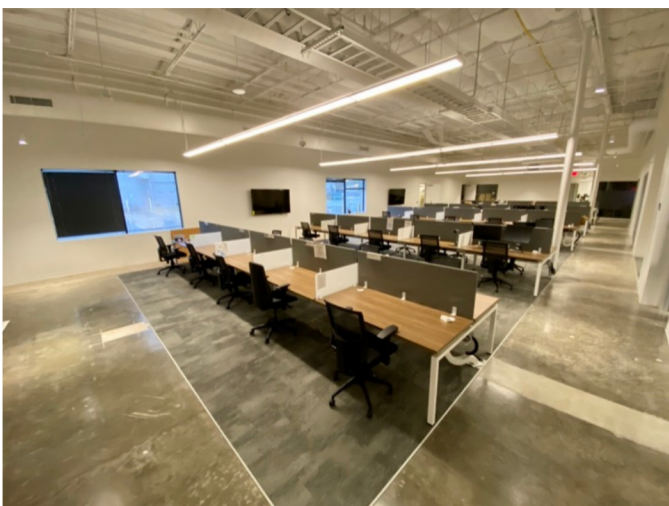
- NEW PLUG & PLAY FURNITURE IN PLACE
- AVAILABLE IMMEDIATELY
- 4.44 : 1000 PARKING RATIO
- HID BADGE READERS
- POLISHED CONCRETE COMMON AREAS
- ROLLER SHADES

- UPGRADED LED LIGHTING
- LARGE COMMUNAL KITCHEN
- ALL-HANDS ROOM W/ ROLL-UP DOOR
- TRAINING ROOM
- 198 OPEN SEATS + ROOM FOR 54 MORE
- 24 MEETING ROOMS



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