

METCENTER 1 & 2

8,347 - 28,430 SQUARE FEET AVAILABLE

7901 RIVERSIDE DRIVE, AUSTIN, TEXAS 78744

HIGH FLEX / VALUE OFFICE



PROPERTY OVERVIEW

- Excellent access to IH- 35, Hwy 71, Hwy 183 and SH-130
- Direct Access to Austin Bergstrom International Airport
- Capital Metro Bus Stop on site
- Walking distance to hike and bike trails, basketball and tennis courts
- Parking - Approximately 5/1,000 Available
- Fiber Available From ATT & TimeWarner
- Negotiable Tenant Improvements

METCENTER 1 AVAILABILITY

Suite 150 - 28,430 rsf

- Available Immediately
- Rate: \$12.50 NNN
- 2017 Approximate OPEX: \$4.97
- 100% HVAC/Office
- Suite has a 400kw Kohler diesel powered backup generator with 495 gallon capacity
- Predominately office space with internal offices and reception area
- On-Site Showers
- 2 Dock High Doors
- 800 Amps of Power

METCENTER 2 AVAILABILITY

Suite 115 - 8,347 rsf

- Available Immediately
- Rate: \$12.50 NNN
- 2017 Approximate OPEX: \$4.97
- Electrical - 600 amp 277/480v
- Dock high doors
- 18' Clear Height
- 100% A/C



TRANSWESTERN®

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Austin, Texas 78746

512.328.5600

www.transwestern.com/austin

For Leasing Information Contact:

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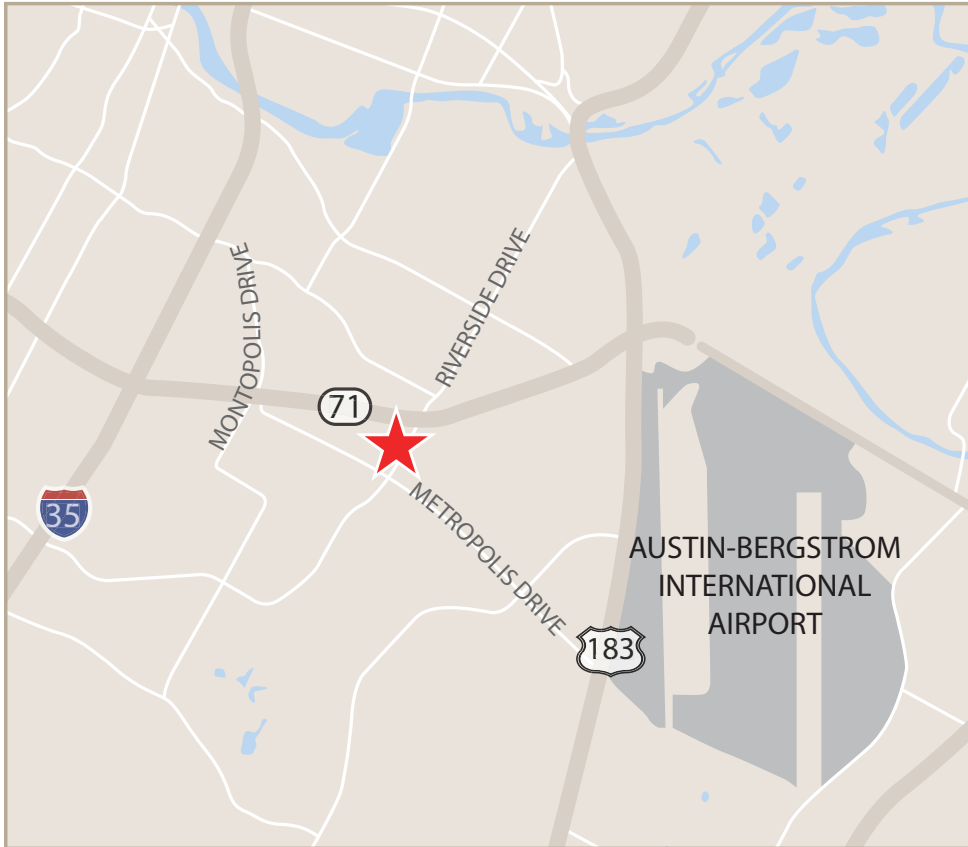
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7901 RIVERSIDE DRIVE, AUSTIN, TEXAS 78744



METCENTER 1

28,430 SQUARE FEET AVAILABLE IMMEDIATELY

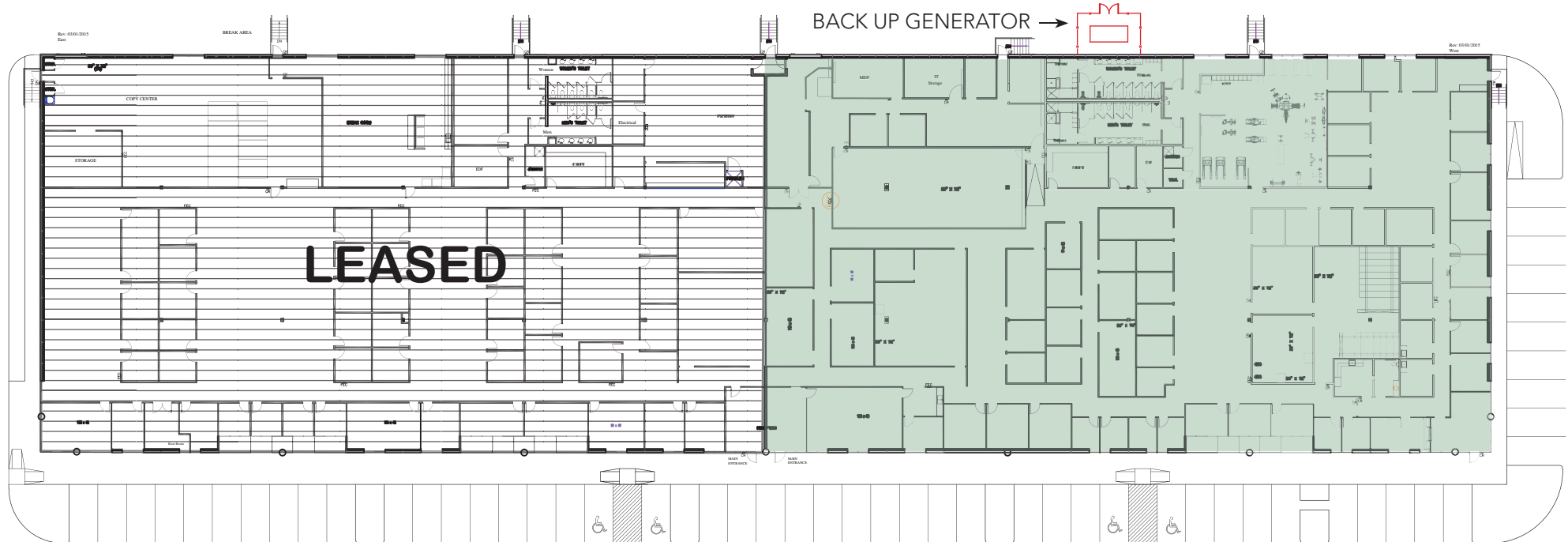
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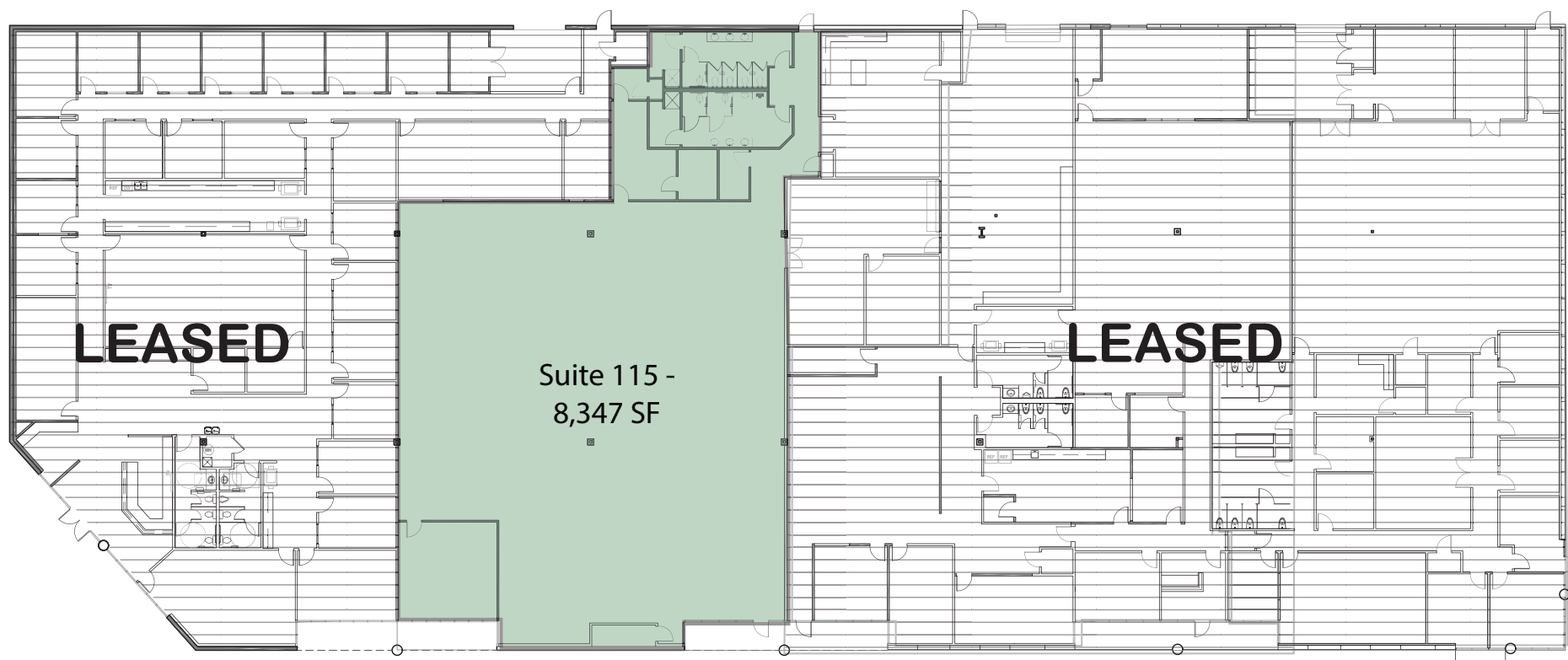
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