



FOR LEASE **BRAKER 6, 7 & 11**

BRAKER 6: 11212 METRIC BLVD • BRAKER 7: 11100 METRIC BLVD • BRAKER 11: 2205 BRAKER LN



Availability

Braker 7, Suite 200E: 5,885 SF

Braker 7, Suite 600: 7,594 SF*

Braker 7, Suite 700: 9,636 SF*

Braker 11, Suite 2217: 3,640 SF

*Suites can be combined for a total of 17,230 SF

Clear Height

16' - 18' clear height

Dock-high, semi-docks and ramps

Great Location

Located one mile east of The Domain with easy access to IH-35, Mopac and US-183; half a mile to the future Austin FC Soccer Park & Stadium

BRAKER 6, 7 & 11 is a three-building flex/industrial park in North Austin. Located just one mile east of The Domain, these buildings are surrounded by countless amenities including the Austin FC Soccer Park & Stadium. This location offers immediate access to IH-35, Mopac and US-183.

Property Highlights

- 16' - 18' clear height
- Dock-high and ramps available
- Great location near The Domain and the future Austin FC Soccer Park & Stadium
- Various sizes and floorplans available now

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SITE AERIAL

BRAKER 6, 7 & 11

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NEARBY AMENITIES

BRAKER 6, 7 & 11

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THE ARBORETUM

EAT

Amy's Ice Cream
Brick Oven Pizza
Cheesecake Factory
Corner Bakery Cafe
Eddie V's
Estancia Churrascaria
Fire Bowl Cafe
Five Guys Burgers
La Madeleine
Manuel's
Menchie's Froyo
Modern Market
Newk's Eatery
P.F. Chang's
Saltgrass Steakhouse
Starbucks Coffee
Trader Joe's
Trulucks

Z'Tejas

Zoe's Kitchen

PLAY

Regal Arbor Theater

SHOP

Barnes & Noble
Everything But Water
GAP
James Avery Jewelry
Joseph A. Bank
Pottery Barn
Sephora
Trader Joe's
Williams Sonoma

RELAX

Milk + Honey Spa

THE DOMAIN + DOMAIN NORTHSIDE

EAT

Bakery Lorraine
Blue Sushi Sake Grill
California Pizza Kitchen
CAVA
Coffee & Crisp
Copper Restaurant
CRU Food & Wine Bar
Culinary Dropout
Doc B's
East Side King Thai
Flaming Pizza
Fleming's Steakhouse
Flower Child
Frost Gelato
Gloria's Latin Cuisine
Hat Creek Burger Co.
JINYA Ramen Bar
MAD Greens
Maggiano's
Mia Italian Tapas
NoRTH Italia
Paradise Smoothies
Pressed Juicery
Second Bar + Kitchen
Shake Shack
Starbucks
Sushi Zushi
Sweet Paris
Tacodeli

Tarka Indian
Taverna

The Brass Tap
The Park
Tollhouse
True Food Kitchen
Velvet Taco
Whole Foods
Xian Noodles
Yard House
Yogurt Planet

Lonestar Court
Westin Austin

PLAY

Dogwood
iPic Theater
Jack & Ginger's
Kung Fu Saloon
Lavaca Street Bar
Punch Bowl Social
TopGolf

STAY

Aloft Hotel
Archer Hotel

SHOP

Over 50+ shops
and growing

GATEWAY CENTER + GREAT HILLS STATION

EAT

Baby Acapulco
Buca di Beppo
Haru Sushi
i Fratelli Pizza
Jason's Deli
Jersey Mike's Subs
Nothing Bundt Cake
Panera Bread
Pizza Day
Snap Kitchen
Taco Cabana
Whole Foods

Embassy Suites
Hyatt House
Hyatt Place
Residence Inn

PLAY

Dave & Buster's
Regal Cinema Gateway

SHOP

Bed Bath & Beyond
Best Buy
Crate and Barrel
Golf Galaxy
HomeGoods
J. Crew Factory

Nordstrom Rack
Old Navy
REI
Saks OFF 5th
Sam's Club
Sprouts Farmers Market
Target
The Container Store
Total Wine & More
Ulta Beauty
World Market

RELAX

E'Shee Nails Spa
The Gents Place
Upscale Barbershop

STAY

Candlewood Suites

THE SHOPS AT ARBOR WALK

EAT

BJ's Brewhouse
Chipotle
Lupe Tortilla
Masala Wok
Mighty Fine Burgers
Mimi's Cafe
Potbelly Sandwiches
Salata
Southside Market & BBQ
Tino's Greek Cafe

SHOP

Carter's
DSW
Five Below
Jo-Ann Fabric & Crafts
Marshalls
Natural Grocers
PGA Tour Superstore
Skechers
Spec's Wines & Spirits
The Home Depot

PLAY

Board & Brush
Chuck E. Cheese

RELAX

Floyd's 99 Barbershop
Massage Envy
Results Physiotherapy
Sport Clips
Wynn Nails

GREAT HILLS TRAIL

BURNET RD

BRAKER LN

183

LOOP 360

LOOP 1

183

SITE

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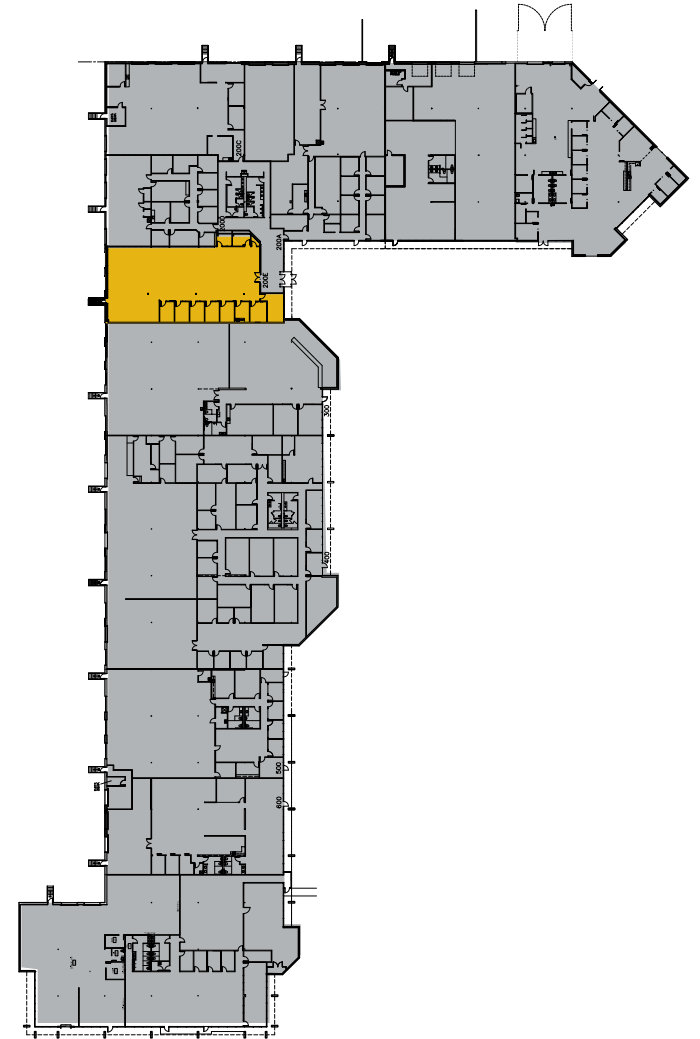
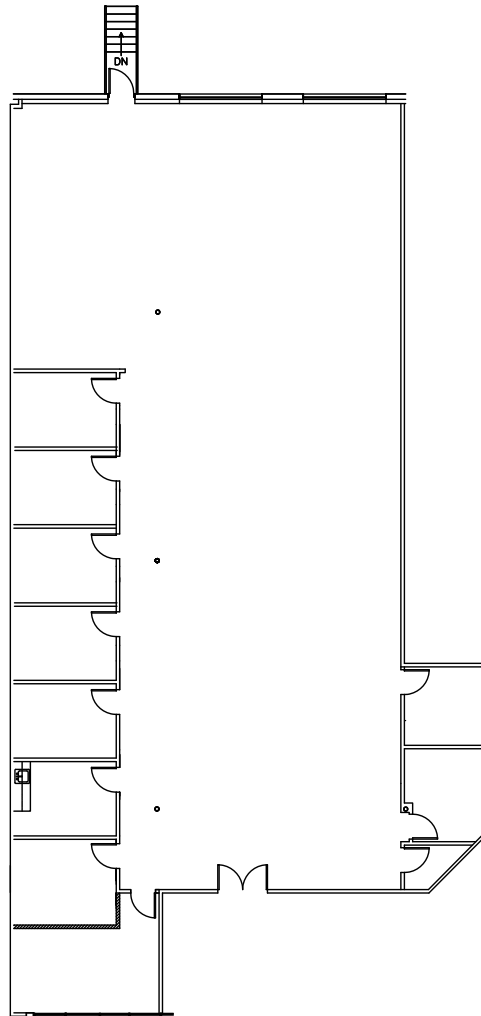
Exteriors



BRAKER 7 SUITE 200E

5,885 SF • 11000 METRIC BOULEVARD

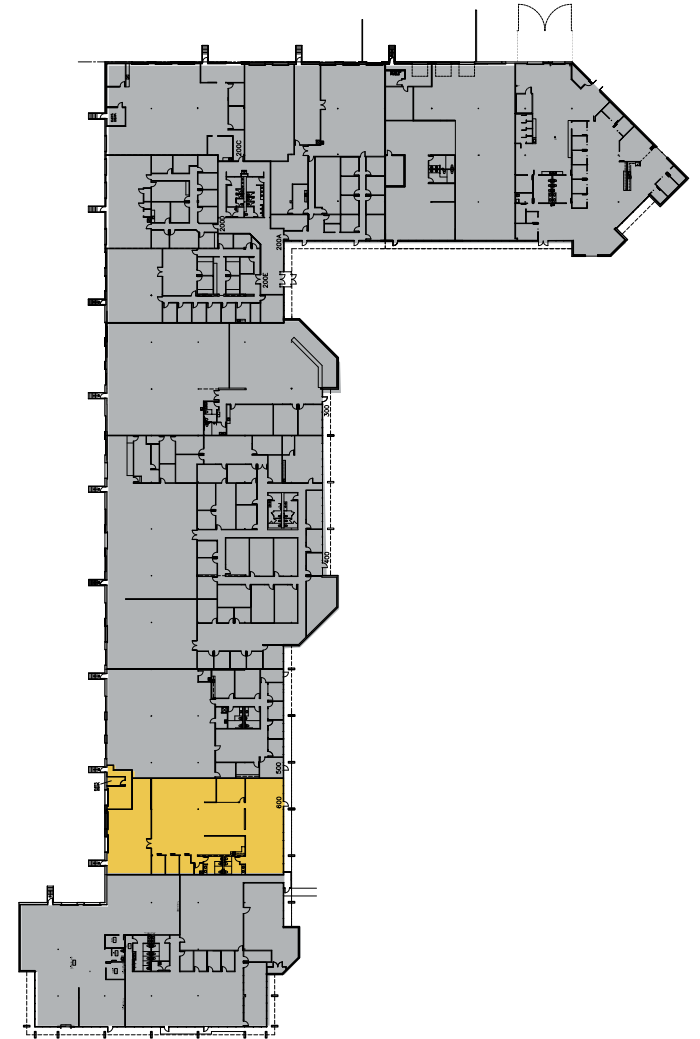
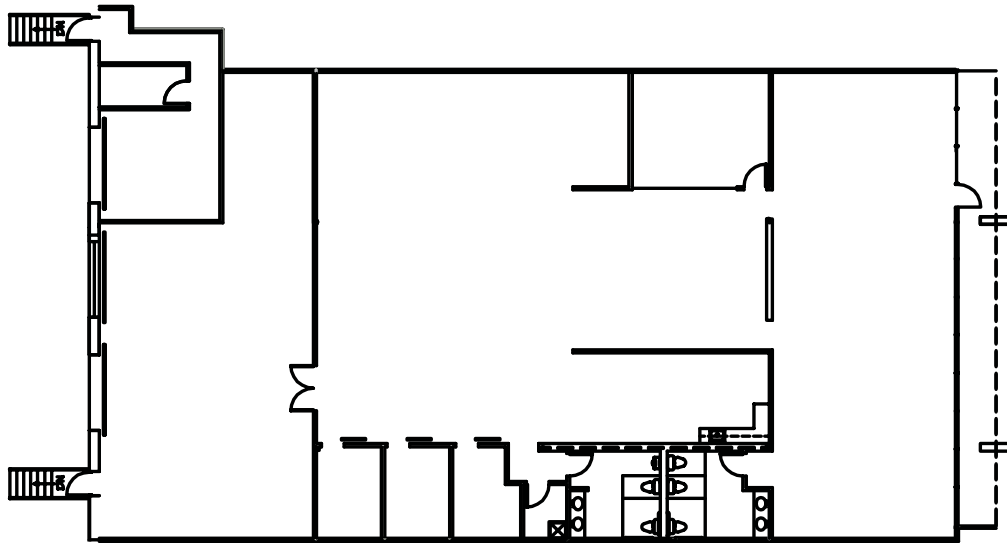
- Available 3/1/2021
- 100% office
- Creative open concept
- Several private offices
- Abundant natural light



BRAKER 7 SUITE 600

7,594 SF • 11000 METRIC BOULEVARD

- 3 dock high doors
- 80% office/showroom
- 20% climatized warehouse
- Can be combined with Suite 700 for a total of 17,230 SF

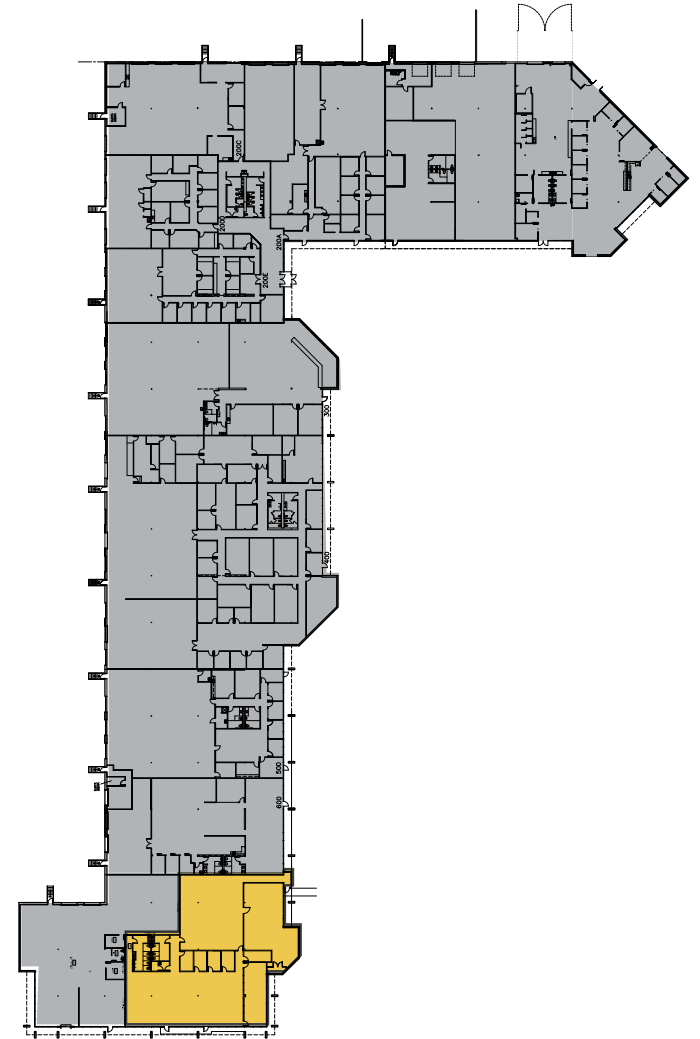
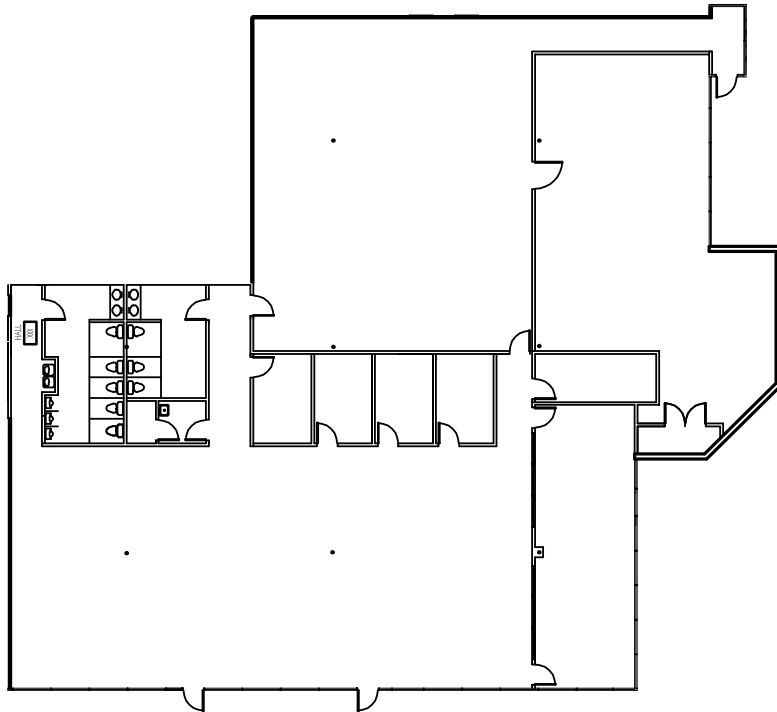


Click for 360 Virtual Tour

BRAKER 7 SUITE 700

9,636 SF • 11000 METRIC BOULEVARD

- 100% office
- Abundant natural light
- Ample parking
- Excellent visibility on Metric Blvd.
- Can be combined with Suite 600 for a total of 17,230 SF

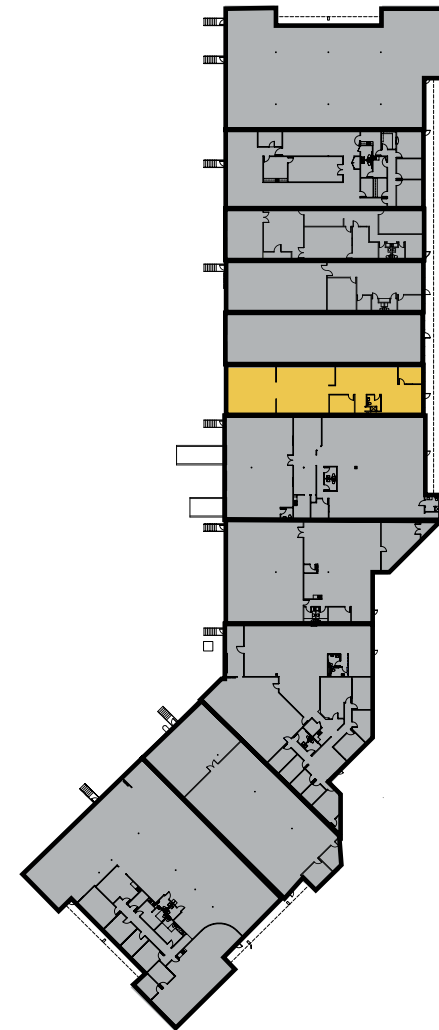
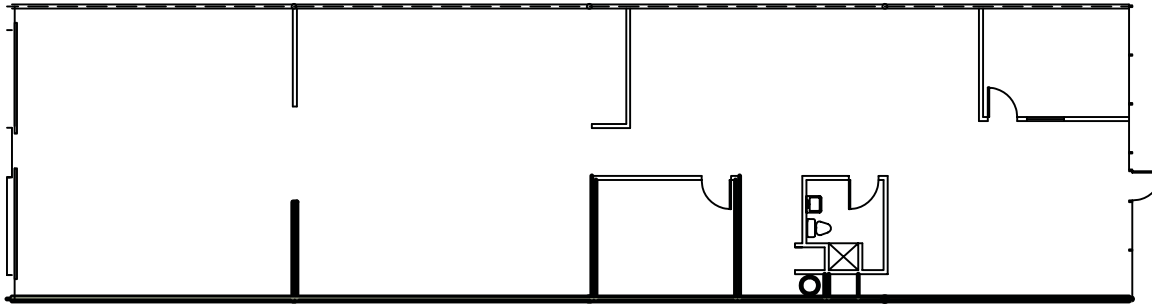


Click for 360 Virtual Tour

BRAKER 11 SUITE 2217

3,640 SF • 2205 BRAKER LANE

- Approximately 75% office, 25% warehouse
- Ramp loading
- 18' clear height in warehouse
- Building signage opportunity on Braker Lane





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov