

METCENTER

Premier 550-acre business park in Central Austin

METCENTER

Built For Business



Easily accessible central location, a variety of building designs and sizes, reliable power and connectivity, generous parking, and great amenities make for the ideal business environment. It is no surprise that MetCenter is home to the highest concentration of Fortune 500 companies, state and federal office operations and data center facilities in Central Texas.



- **550 Acre Mixed Use Business Park with on-site retail, five restaurants, and seven national brand hotels**
- **Over 2,000,000 Sq. Ft. completed and 1,500,000 Sq. Ft. ready for construction**
- **Centrally located only 4.5 miles from Austin's CBD and one mile from Austin-Bergstrom International Airport**
- **Underground redundant fiber loops and underground dual feed electricity available from two on-site substations**
- **Amenities including:**
 - 18-hole disc golf course**
 - Hike-and-bike trail**
 - Tennis and basketball courts**
 - Covered food truck courtyard**
 - In-building cafés**



For leasing information, contact:



BRENT POWDRILL
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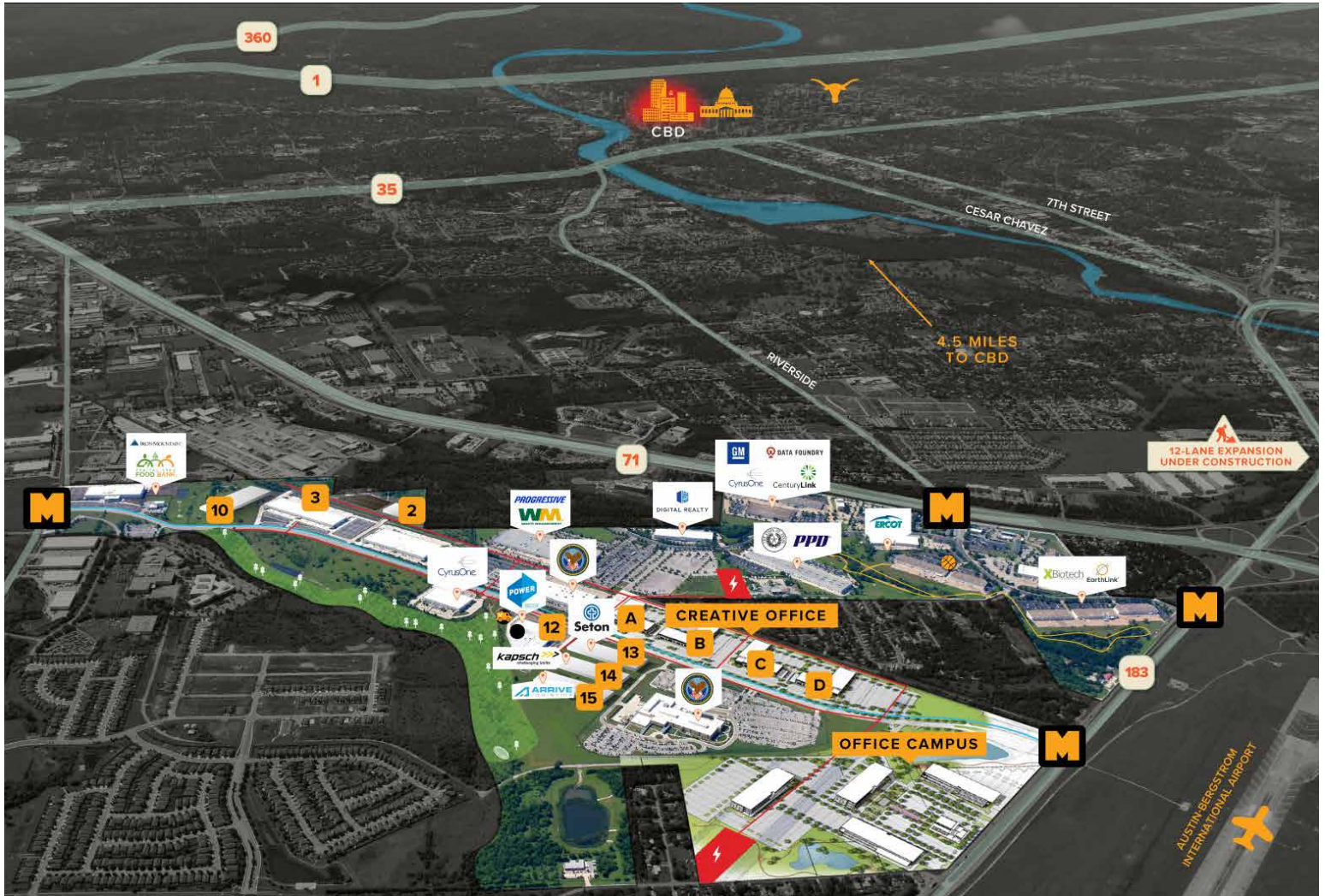
RACHEL COULTER
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GET MORE INFORMATION ONLINE AT METCENTER.COM OR CALL ZYDECO DEVELOPMENT AT **512.479.7850**

METCENTER

Lease, Buy, Build-to-Suit, Whatever

With substantial infrastructure and plenty of flexible, pre-approved site plans, MetCenter can get virtually any size business up and running fast. Our experienced team can even help accelerate critical paths through the nimble hands-on management of local decision-makers. We make the process incredibly easy.



AVAILABLE NOW

Building **12** Office/Flex 19,200 SF

APPROVED SITE PLAN

Buildings 2	Office/Flex	57,300 SF
Buildings C D	2-Story Creative Office	135,250 SF/building
Office Campus	3-Story Buildings	150,000 to 1,700,000 SF

UNDER CONSTRUCTION

Building A	Creative Office	71,225 SF
Building B	Creative Office	67,625 SF



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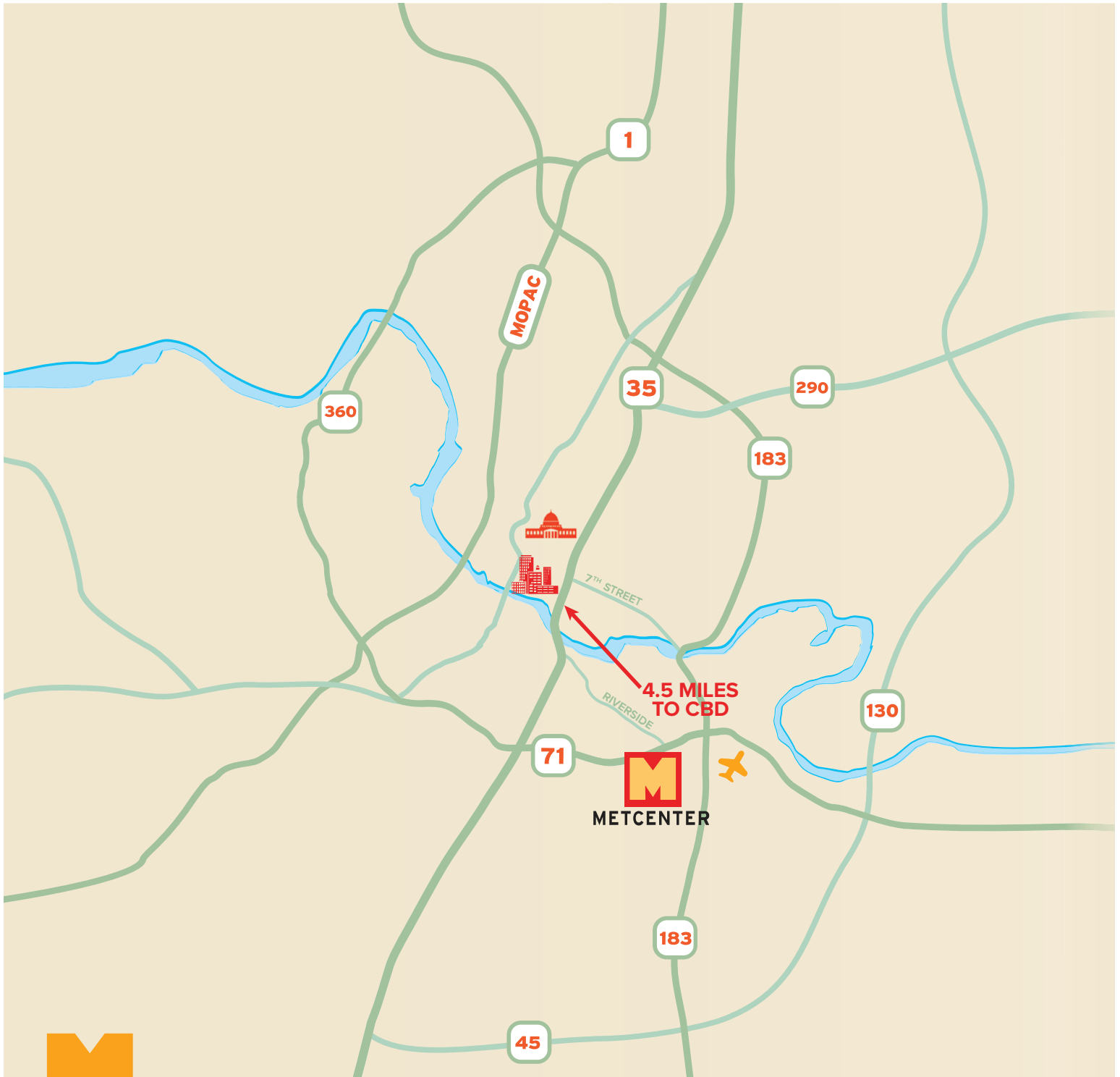
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METCENTER

The Only Master-Planned Business Park Actually in Austin

Companies located in Austin want to be in Austin. All the things that make our city special are central—from restaurants, hip bars, renowned music venues, Zilker Park, Barton Springs, the hike-and-bike trail around Lady Bird Lake to the South Congress, East Austin and Warehouse District scenes. MetCenter is minutes from all of that via Riverside Drive, Cesar Chavez and Seventh Streets. And MetCenter is easily accessible from all parts of Austin via Highway 71, Highway 183 and SH 130, as well as directly across from the airport.



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Solid Infrastructure with Duplicated Redundancy

MetCenter boasts some of the nation's most significant redundant telecommunications, electric and utility infrastructure, creating a bastion for mission critical users, from data centers to financial service centers to large medical uses.



Two on-site substations, each fed from a separate power source coming into the Austin-area electric grid.

Three independent sources of water.

Underground, redundant telecom infrastructure with connectivity to several carriers, with 100 gigabit service available:

Google fiber

zayo
GROUP

FiberLight

at&t

Level(3)
COMMUNICATIONS

FPL FIBERNET™
Reliability Counts.

tw telecom™

GRANDE
COMMUNICATIONS
Here For You

ALPHEUS
COMMUNICATIONS

cogent
COMMUNICATIONS

xc communications

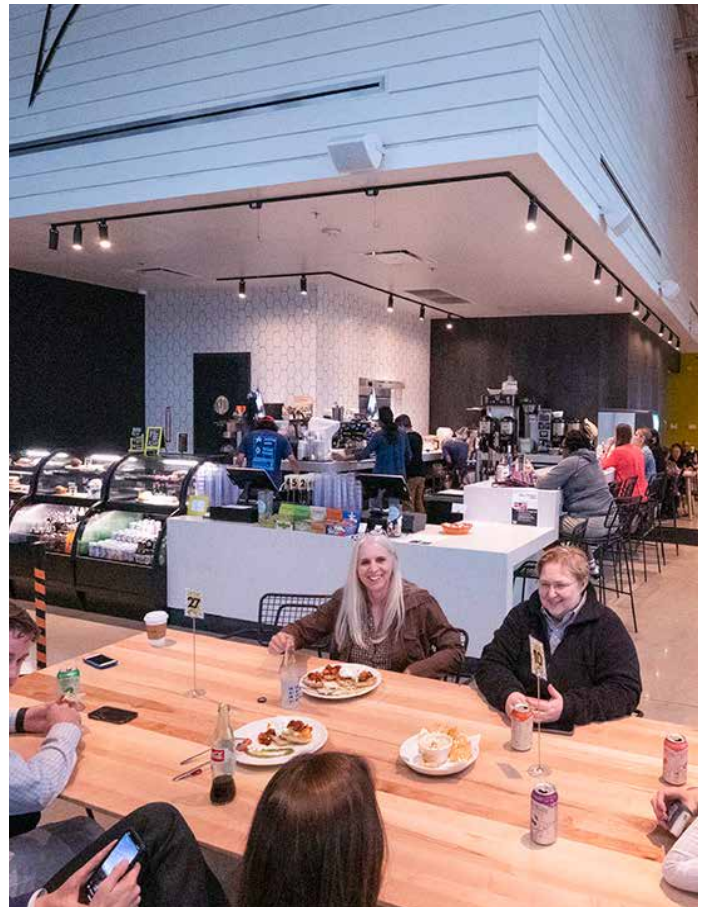
“In terms of power levels, fiber optic options and redundancy in both applications, MetCenter is one of the best sites, if not the best, for data centers in the United States.”

PETER GROSS
EYP Mission Critical Facilities

METCENTER

Morning coffee with a splash of Austin and local beers on tap

MetCenter is very proud to house a full-service, onsite Austin Java. Known for their delicious coffee and local focus, Austin Java strives to provide its customers with a true taste of Austin. It's an eclectic, laidback atmosphere with great food, beer, wine, and of course coffees from around the world roasted daily at their roasting facility. Austin Java offers breakfast, lunch, and dinner options. House made menu items feature ingredients sourced from local farmers when possible.



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METCENTER

The Business Park with an Authentic Austin Vibe

The amenities in MetCenter are unparalleled, designed specifically to help companies attract and retain employees. Amenities have become one of the most critical elements for employees in determining where to work, and MetCenter is committed to providing best-in-class amenities. We are continually evaluating potential new amenities to add to the park, such as our upcoming additions of a covered food truck court and a series of satellite cafés serviced by Austin Java to serve breakfast, lunch, coffee, smoothies and various other food products within the development.

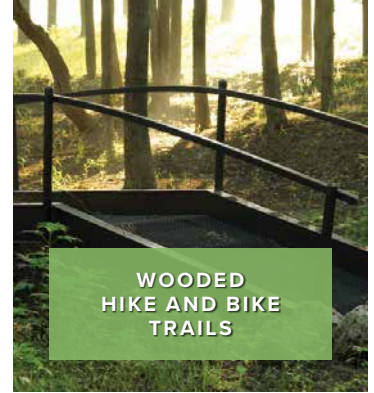


7
NATIONAL HOTELS
with conference facilities



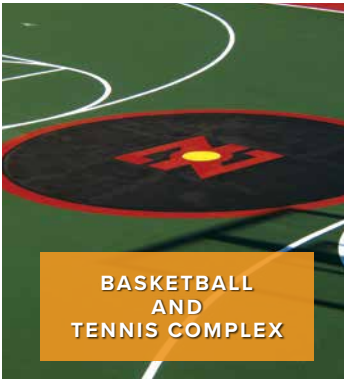
WORLD CLASS DISC GOLF COURSE

PUBLIC TRANSPORTATION STOPS ON-SITE



WOODED HIKE AND BIKE TRAILS

RETAIL CENTER   WITH **5** RESTAURANTS    



BASKETBALL AND TENNIS COMPLEX

AFTER HOURS SECURITY PATROL



MINUTES FROM DOWNTOWN & INTERNATIONAL AIRPORT



COVERED FOOD TRUCK COURT



IN-BUILDING CAFES

“A working environment that provides your employees with extraordinary amenities and lifestyle support services is crucial to attracting and retaining quality people.”

JOE CAVA
Director of Facility Operations General Motors



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WHY METCENTER?

It's the Economics

With downtown Austin prices hovering around \$60 /sq.ft., and suburban office prices often exceeding \$40 /sq.ft., it's simple economics that make MetCenter the most cost effective centrally located option out there.

1

NO ADD-ON FACTOR



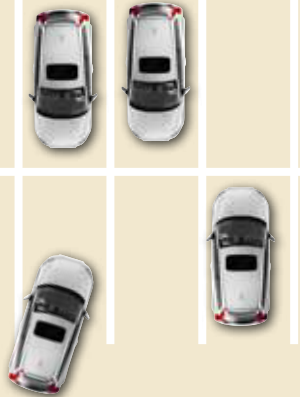
Tenants only pay for the space they use. With no add-on factor MetCenter tenants

SAVE
13-18%

by not paying rent on wasted common area spaces

2

HIGH PARKING RATIO



MetCenter tenants have
PARKING TO SPARE
at no additional cost

3

LOW OPERATING EXPENSES



OPERATING EXPENSES ARE roughly

33% LESS
than traditional suburban office and
60% LESS
than the CBD

4

HIGH DENSITY IS KEY



With high parking ratios and multiple bus stops throughout the park

100 SQ. FT. PER PERSON
is a breeze

What Does All This Mean?

METCENTER TENANTS CAN ROUGHLY

SAVE 30-60%

over traditional suburban office real estate costs.

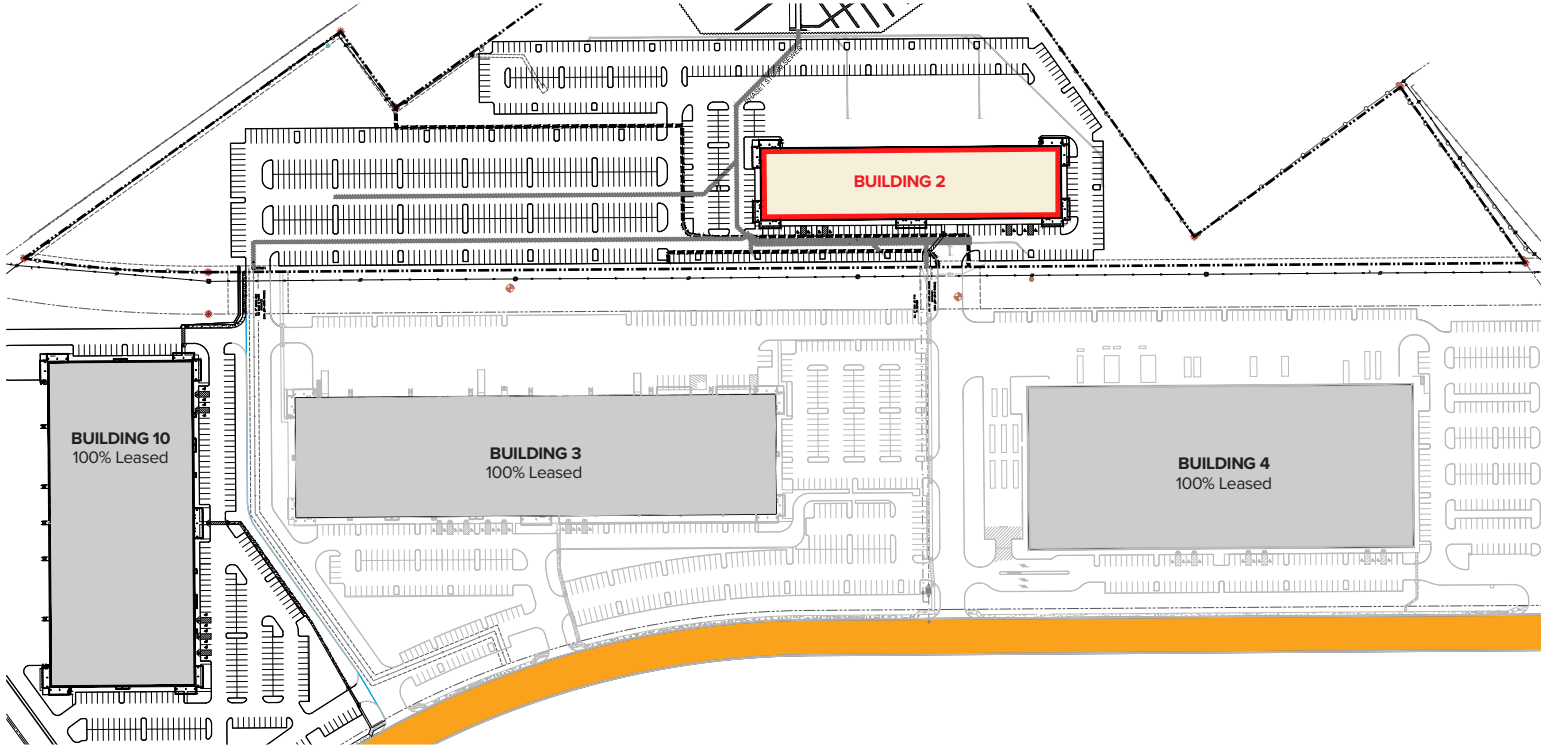
SAVE 75%

over traditional Central Business District (CBD) real estate costs.



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BUILDING 2

- Sport Courts, Hike & Bike Trail, Disc Golf Course
- On-Site Restaurants and Hotels
- 6:1000 Parking & Up Achievable
- Underground Redundant Data + Power + Water
- Triple Freeport Tax Exemption
- 24' Clear Height & Dock High Loading
- Within 5 Miles of Downtown Austin

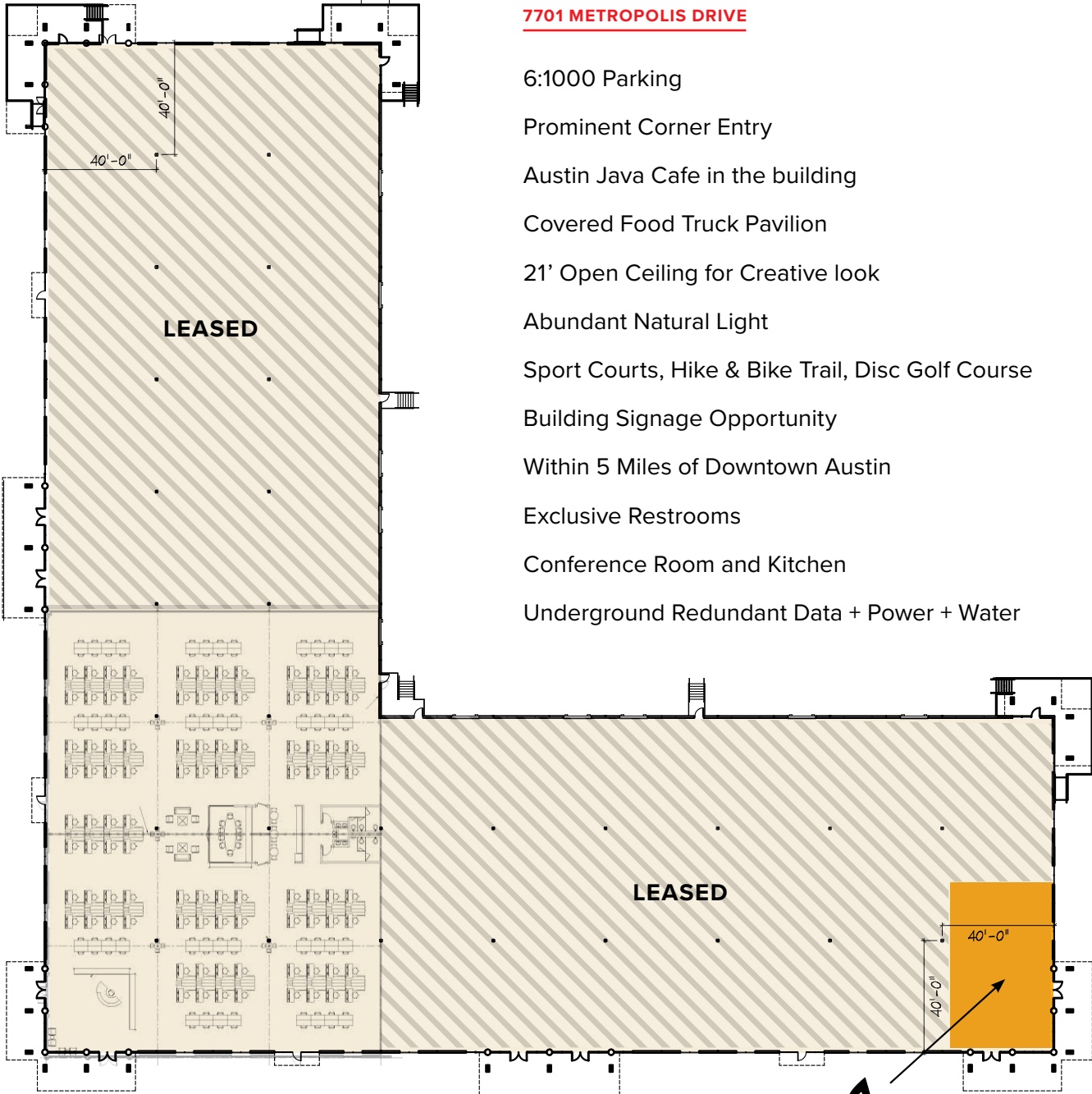
METCENTER II

12



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7701 METROPOLIS DRIVE

- 6:1000 Parking
- Prominent Corner Entry
- Austin Java Cafe in the building
- Covered Food Truck Pavilion
- 21' Open Ceiling for Creative look
- Abundant Natural Light
- Sport Courts, Hike & Bike Trail, Disc Golf Course
- Building Signage Opportunity
- Within 5 Miles of Downtown Austin
- Exclusive Restrooms
- Conference Room and Kitchen
- Underground Redundant Data + Power + Water

AVAILABLE NOW

19,200 SF
Office/Flex

COVERED FOOD TRUCK COURT





METCENTER II

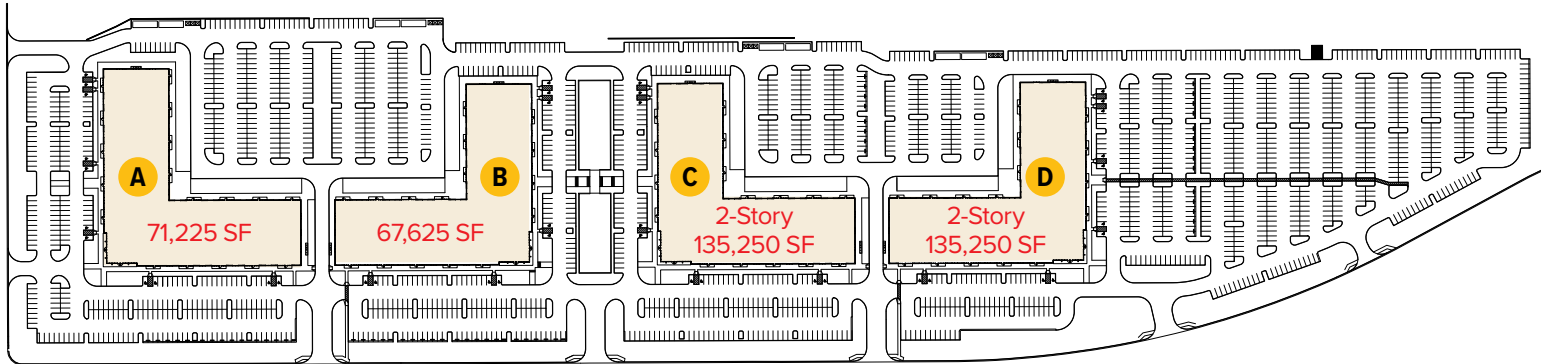
CREATIVE CAMPUS



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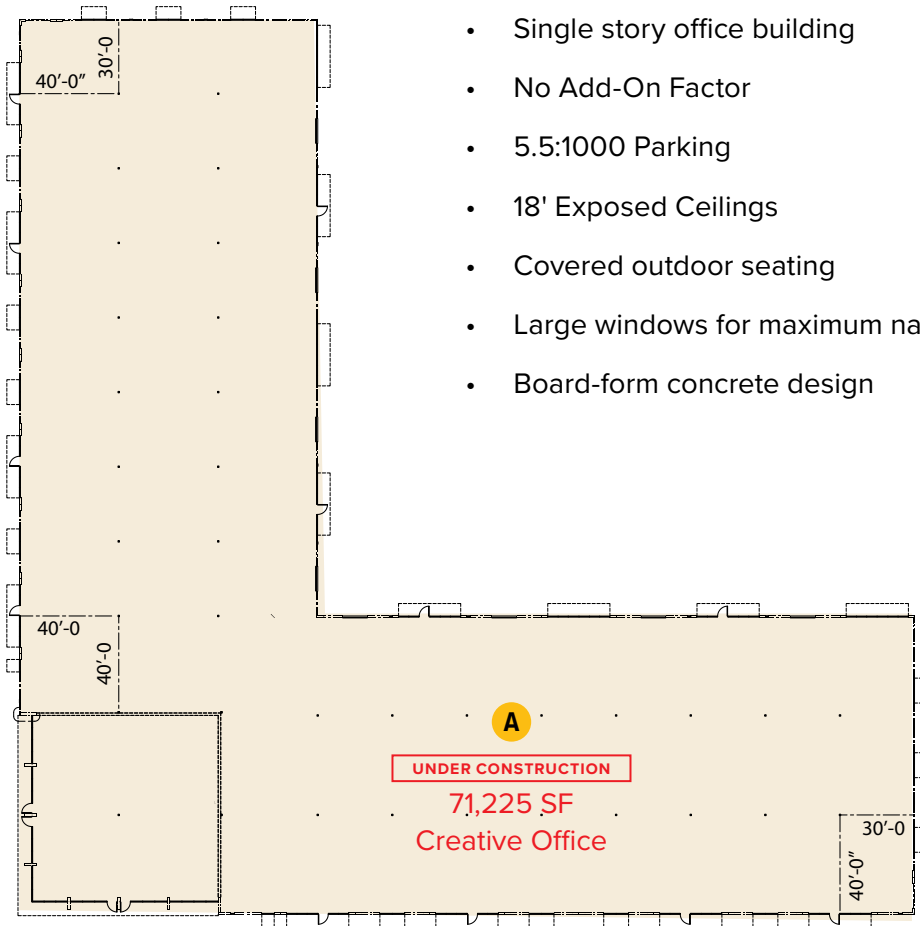
**CREATIVE
OFFICE**



Now under construction, these buildings are designed with tech, creative office, and lab users in mind. Generous amounts of natural light from two levels of windows connect these office buildings with the adjacent interactive landscaping. Roll-up, glass overhead doors offer an opportunity to let the fresh air into the workspace, or just step out back for a game of ping pong or bocce ball.

- 10,000–409,350 SF of Creative Office Space Available
- Abundant Natural Light
- Activated Landscaping
- Can Accommodate Grade Level Loading
- 5.5:1000 Parking and Up Achievable
- Redundant Data + Power + Water
- Austin Java and Food Truck Pavillion Provides Walkable Food Amenities

CREATIVE OFFICE A



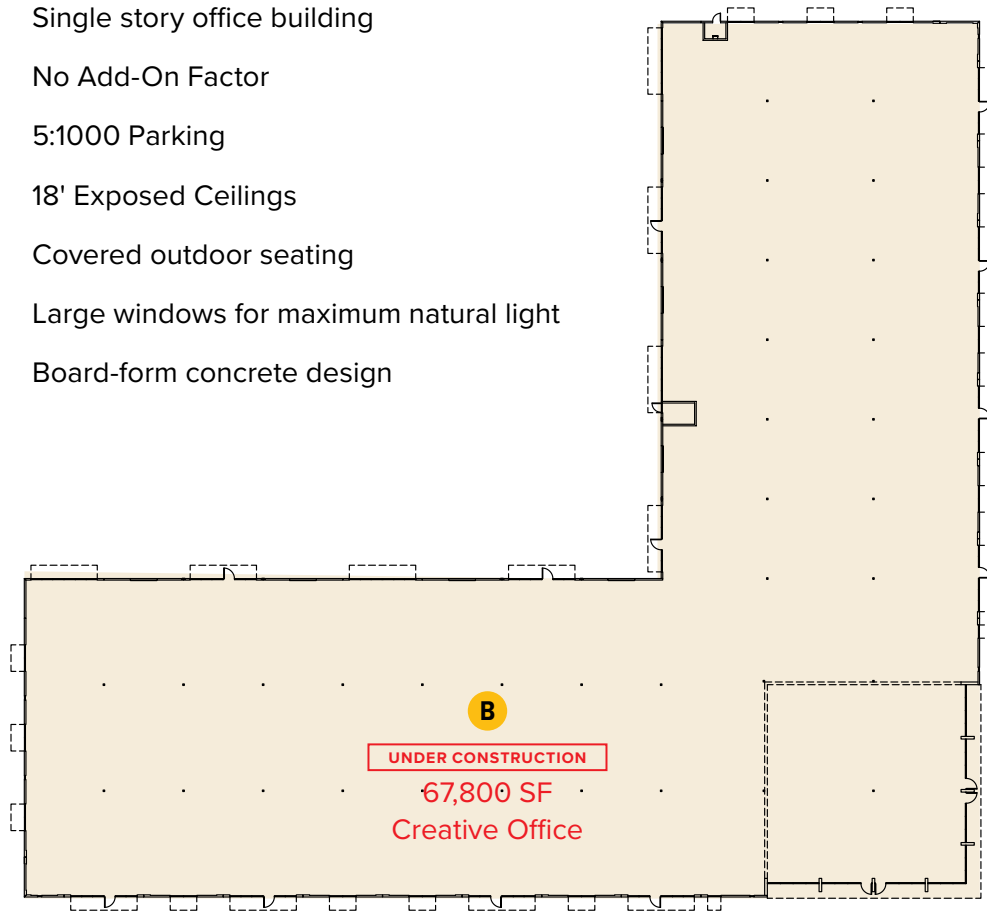
- Single story office building
- No Add-On Factor
- 5.5:1000 Parking
- 18' Exposed Ceilings
- Covered outdoor seating
- Large windows for maximum natural light
- Board-form concrete design



CREATIVE OFFICE B



- Single story office building
- No Add-On Factor
- 5:1000 Parking
- 18' Exposed Ceilings
- Covered outdoor seating
- Large windows for maximum natural light
- Board-form concrete design



OFFICE CAMPUS



The Office Campus at MetCenter offers 150,000–1,700,000 SF of office product for campus users.

Site plan shown has surface parking with plans for four, three-story buildings strategically organized around engaging interactive landscaping and a 70,000 square foot conference and amenities building, which can also function as additional office space.

- 150,000–1,700,000 SF of Office Space Available
- Large, Efficient Floor Plates (50,000 SF)
- Interactive Landscaping with Shaded Activity Areas/Amenity Space
- 5:1000 Parking and Up Achievable
- Highway 183 Frontage