

# Braker 6, 7 & 11

## INDUSTRIAL FOR LEASE

Metric Blvd. + Braker Ln.  
Austin, Texas 78758



Blake Patterson  
512.684.3717

[patterson@aquilacommercial.com](mailto:patterson@aquilacommercial.com)

Omar Nasser, SIOR  
512.684.3721

[nasser@aquilacommercial.com](mailto:nasser@aquilacommercial.com)

Madison Lewis  
512.684.3720

[lewis@aquilacommercial.com](mailto:lewis@aquilacommercial.com)

[aquilacommercial.com/Braker-6-7-11](http://aquilacommercial.com/Braker-6-7-11)

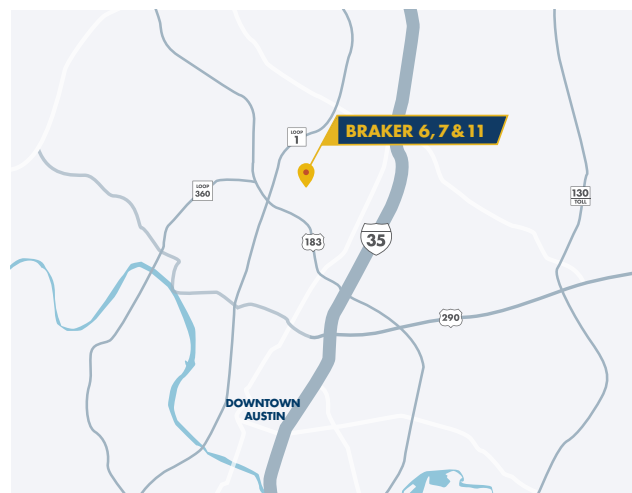
# Braker 6, 7 & 11

## INDUSTRIAL FOR LEASE

Metric Blvd. + Braker Ln.  
Austin, Texas 78758



**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 numerous amenities, including walking distance to Austin FC's Q2 Stadium and various breweries and coffee shops. This location provides immediate access to Mopac and US-183, enhancing its connectivity and convenience.



### Current Availability

Bldg. 6, Suite 200: 8,043 SF  
Bldg. 6, Suite 300: 13,706 SF  
Bldg. 7, Suite 150: 9,914 SF  
Bldg. 7, Suite 600: 7,594 SF  
Bldg. 11, Suite 2213: 6,032 SF

### Great Location

Half a mile to Austin FC's Q2 Stadium; many amenities including restaurants, local craft breweries and coffee shops within walking distance

### Easy Access

Near the intersection of Braker Lane and Metric Boulevard, with easy access to IH-35, Mopac and US-183

### Building Specs

16' - 18' clear height  
Dock high, semi-docks and ramps available

### Building Addresses

Braker 6: 11212 Metric Blvd.  
Braker 7: 11100 Metric Blvd.  
Braker 11: 2205 Braker Ln.



Blake Patterson  
512.684.3717  
[patterson@aquilacommercial.com](mailto:patterson@aquilacommercial.com)

Omar Nasser, SIOR  
512.684.3721  
[nasser@aquilacommercial.com](mailto:nasser@aquilacommercial.com)

Madison Lewis  
512.684.3720  
[lewis@aquilacommercial.com](mailto:lewis@aquilacommercial.com)

[aquilacommercial.com/Braker-6-7-11](http://aquilacommercial.com/Braker-6-7-11)

# Braker 6, 7 & 11

## INDUSTRIAL FOR LEASE

Metric Blvd. + Braker Ln.  
Austin, Texas 78758



Blake Patterson  
512.684.3717  
[patterson@aquilacommercial.com](mailto:patterson@aquilacommercial.com)

Omar Nasser, SIOR  
512.684.3721  
[nasser@aquilacommercial.com](mailto:nasser@aquilacommercial.com)

Madison Lewis  
512.684.3720  
[lewis@aquilacommercial.com](mailto:lewis@aquilacommercial.com)

[aquilacommercial.com/Braker-6-7-11](http://aquilacommercial.com/Braker-6-7-11)

# Braker 6, 7 & 11

## INDUSTRIAL FOR LEASE

Metric Blvd. + Braker Ln.  
Austin, Texas 78758



Blake Patterson  
512.684.3717  
[patterson@aquilacommercial.com](mailto:patterson@aquilacommercial.com)

Omar Nasser, SIOR  
512.684.3721  
[nasser@aquilacommercial.com](mailto:nasser@aquilacommercial.com)

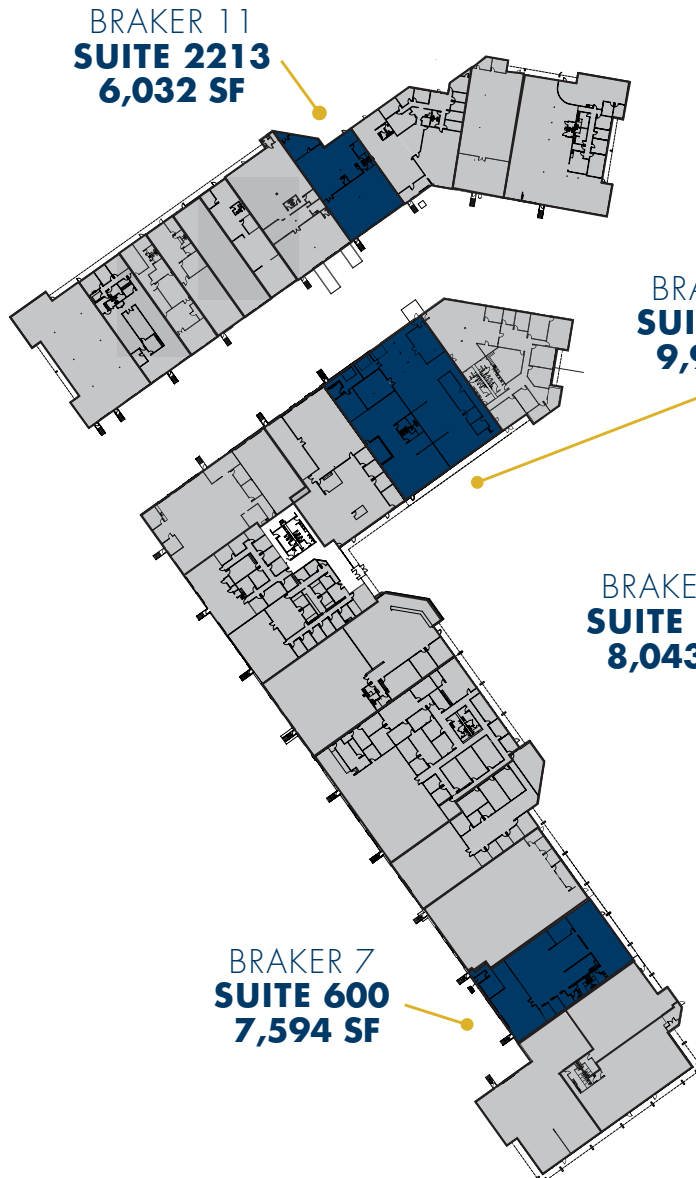
Madison Lewis  
512.684.3720  
[lewis@aquilacommercial.com](mailto:lewis@aquilacommercial.com)

[aquilacommercial.com/Braker-6-7-11](http://aquilacommercial.com/Braker-6-7-11)

# Braker 6, 7 & 11

## INDUSTRIAL FOR LEASE

Metric Blvd. + Braker Ln.  
Austin, Texas 78758



Blake Patterson  
512.684.3717  
[patterson@aquilacommercial.com](mailto:patterson@aquilacommercial.com)

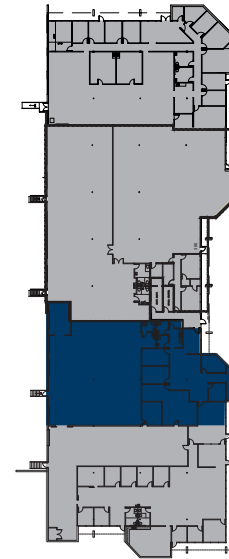
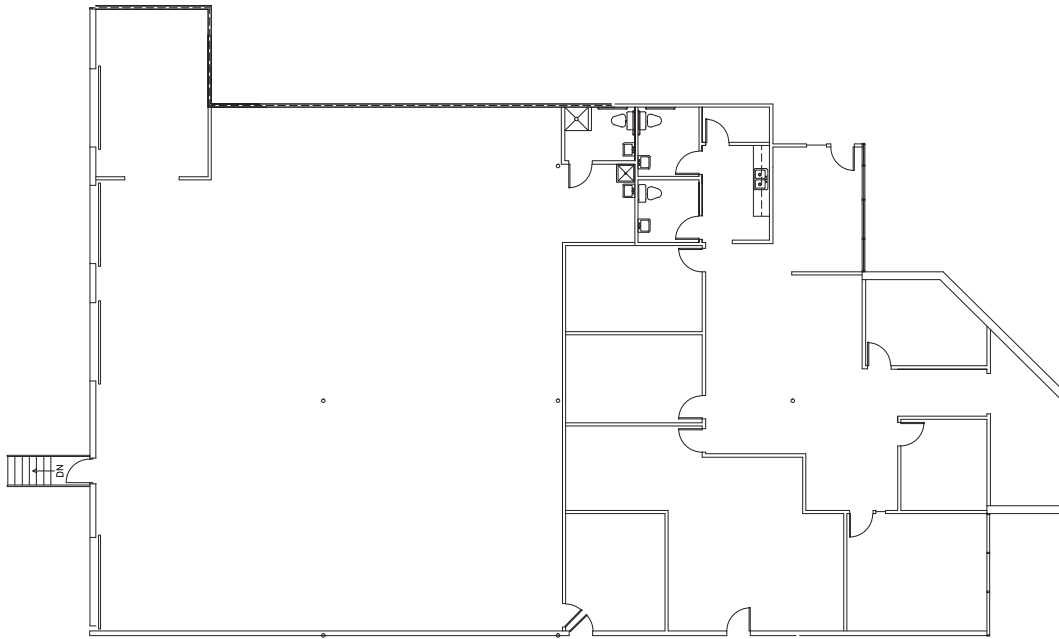
Omar Nasser, SIOR  
512.684.3721  
[nasser@aquilacommercial.com](mailto:nasser@aquilacommercial.com)

Madison Lewis  
512.684.3720  
[lewis@aquilacommercial.com](mailto:lewis@aquilacommercial.com)

[aquilacommercial.com/Braker-6-7-11](http://aquilacommercial.com/Braker-6-7-11)



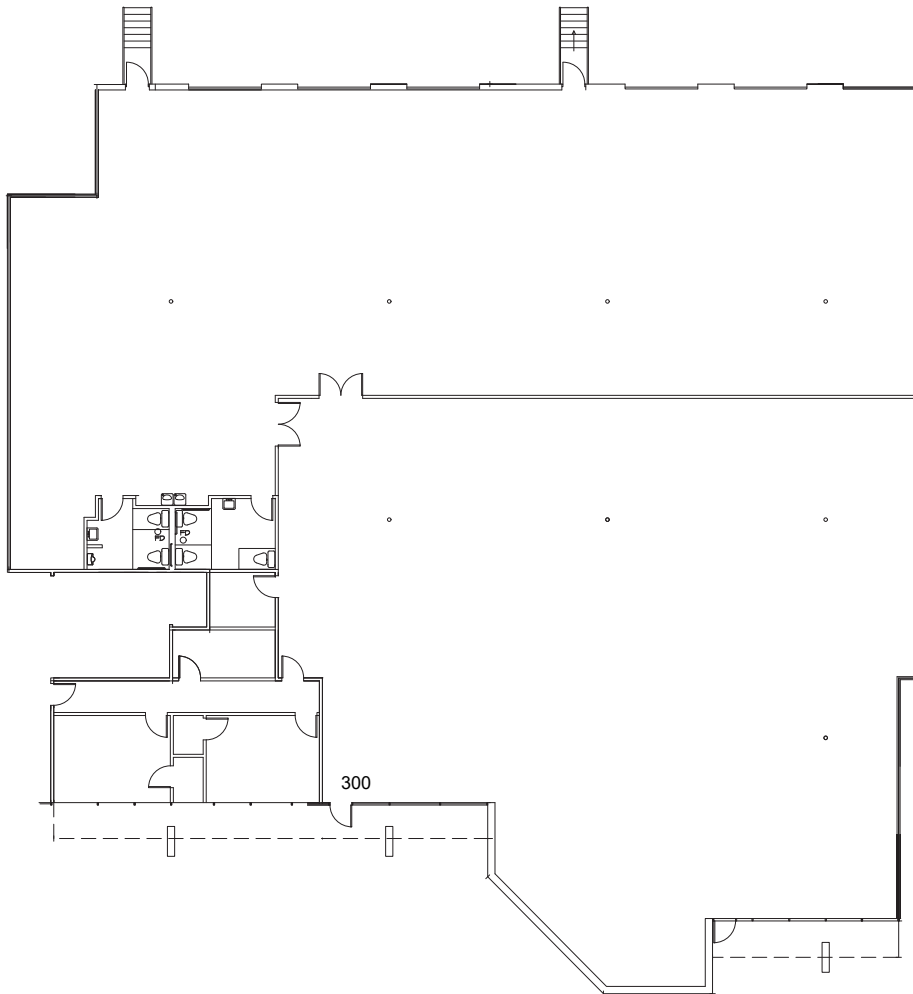
### Braker 6, Suite 200 | 8,043 SF



#### Suite Highlights

- 50% office, 50% warehouse
- 100% HVAC
- 18' clear height
- 4 dock high doors available
- Available immediately

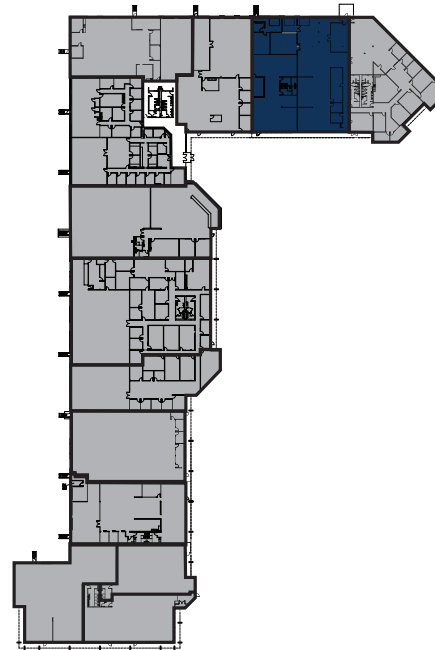
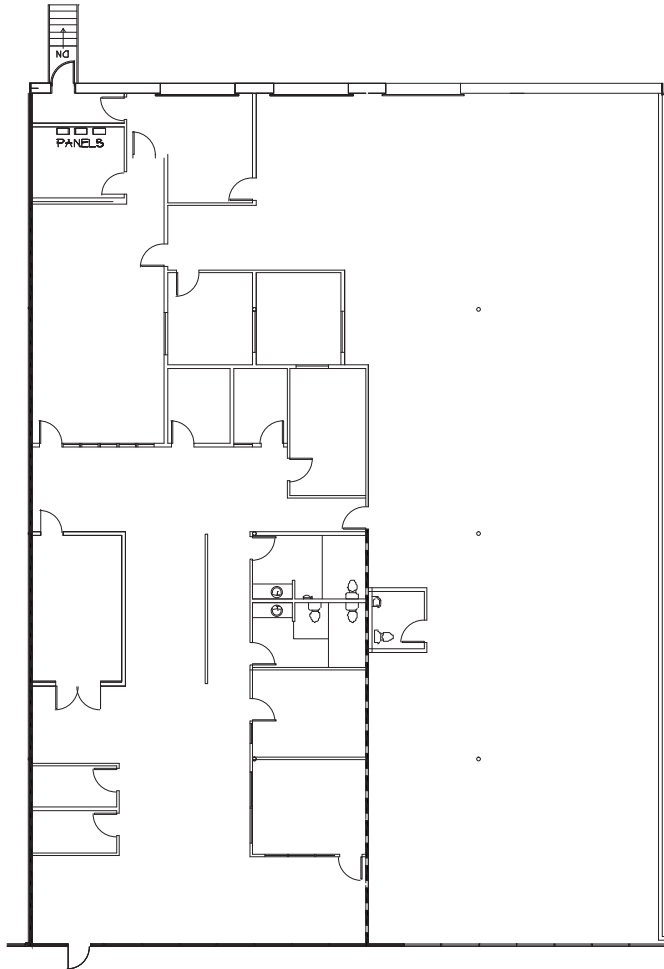
### Braker 6, Suite 300 | 13,706 SF (Divisible)



#### Suite Highlights

- 3 hardwall offices/remainder is open space
- 100% HVAC
- 1 ramp
- 2 dock high door
- Ability to add 3 additional dock high doors
- 18' clear height
- Space is divisible

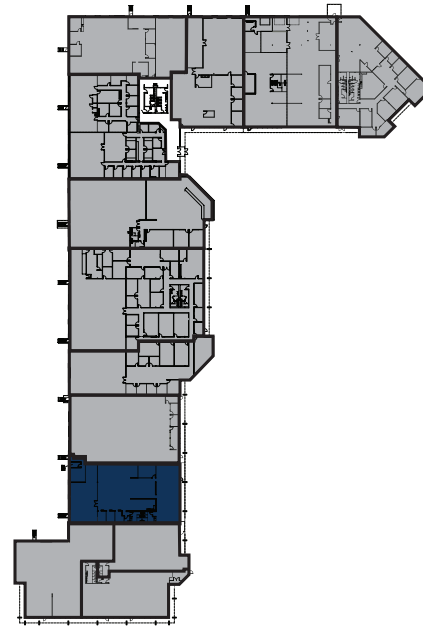
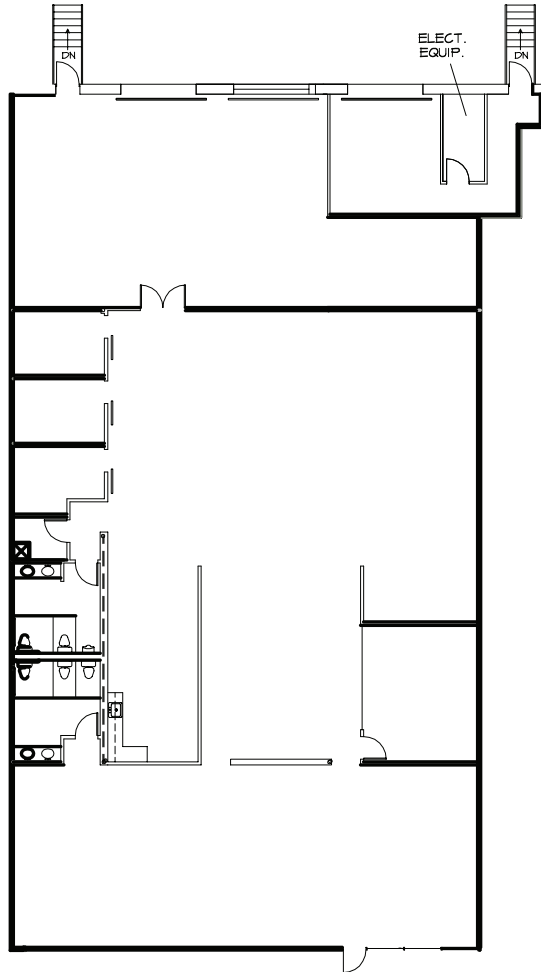
### Braker 7, Suite 150 | 9,914 SF



#### Suite Highlights

- 50% office, 50% warehouse
- 2 dock-high doors
- 1 semi-dock door
- 18' clear height
- Available 12/1/2025

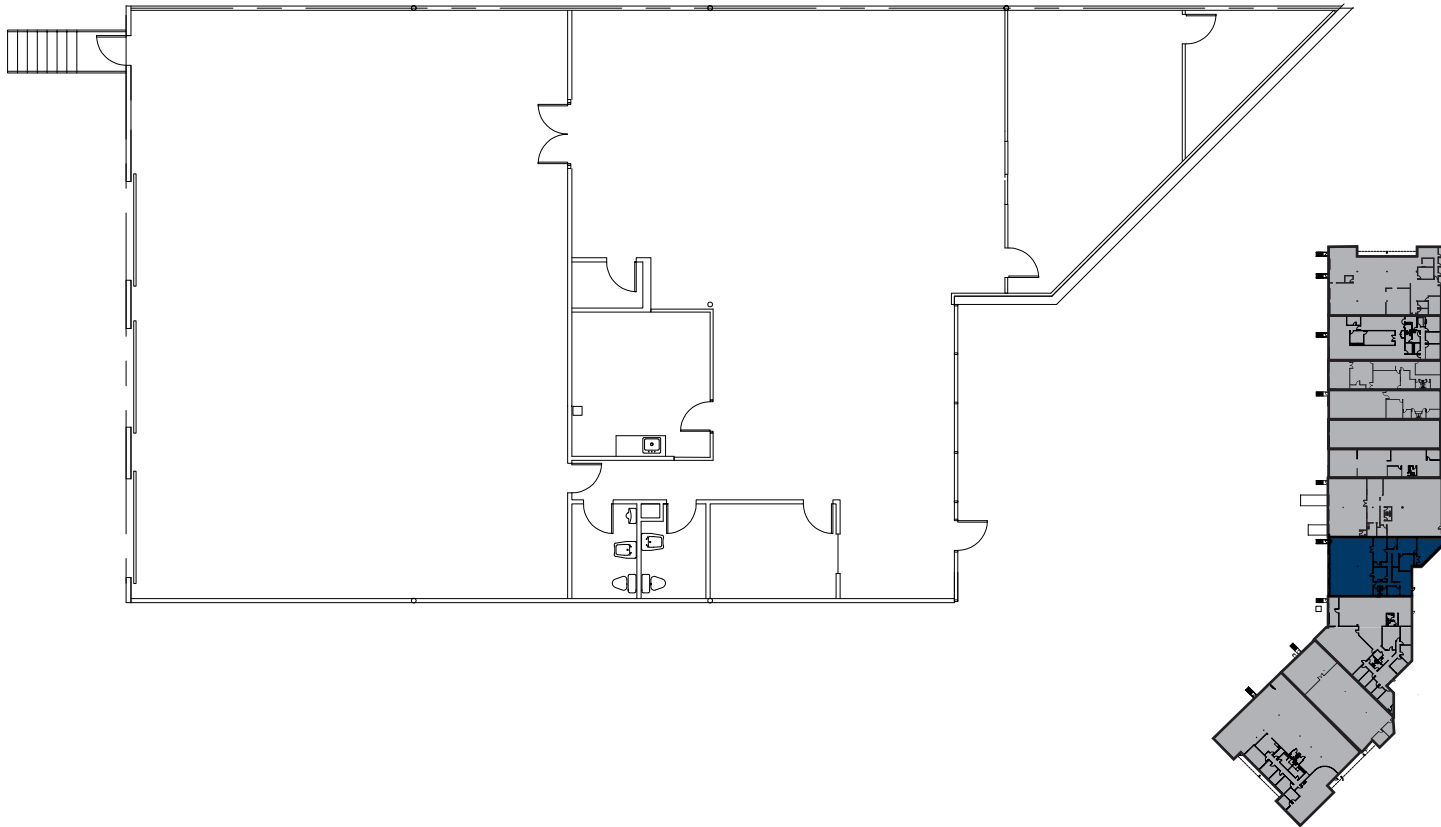
### Braker 7, Suite 600 | 7,594 SF



#### Suite Highlights

- 80% showroom, 20% HVAC warehouse
- 3 dock-high doors
- Available 10/1/2026

### Braker 11, Suite 2213 | 6,032 SF



#### Suite Highlights

- 50% office, 50% warehouse
- 15' clear height
- 3 dock high doors
- Excellent visibility and signage on Braker Lane
- Available immediately



# 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.

**AQUILA Commercial LLC** 567896 info@aquilacommercial.com 512-684-3800

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Email

Phone

**Christopher Perry**

428511

perry@aquilacommercial.com

512-684-3803

Designated Broker of Firm

License No.

Email

Phone

Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_