

# OFFICE CAMPUS



The Office Campus at MetCenter offers 150,000–670,000 SF of office product for campus users. These three-story buildings are strategically organized around engaging interactive landscaping and a 70,000 square foot conference and amenities building, which can also function as additional office space.

- 150,000–670,000 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

## WHY METCENTER?

### It's the Economics, Stupid.

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



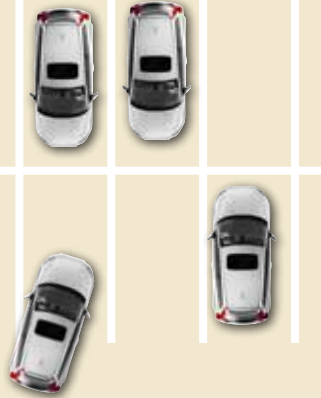
Tenants only pay for the space they use. With no add-on factor MetCenter tenants

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

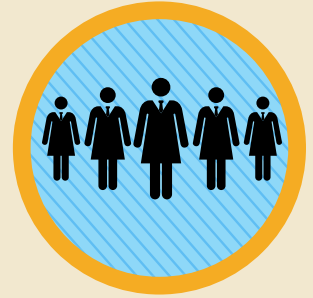


OPERATING EXPENSES ARE roughly

**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.



GET MORE INFORMATION ONLINE AT [METCENTER.COM](http://METCENTER.COM) OR CALL ZYDECO DEVELOPMENT AT 512.479.7850