

10603 & 10609 Metric

1,467 SF - 4,249 SF AVAILABLE

10603 & 10609 METRIC BLVD. | AUSTIN, TX | 78758

LOCATED IN NORTH AUSTIN



10603 & 10609 Metric

1,467 SF & 2,954 SF AVAILABLE

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ABOUT 10603, 10609, 10615 & 10629 METRIC

10603, 10609, 10615 & 10629 Metric Boulevard consists of 57,087 SF Office/Warehouse multi-tenant small bay buildings located in North Austin. The buildings are south of Braker Lane and Metric Boulevard in North Austin just east of the new MLS Soccer Stadium.

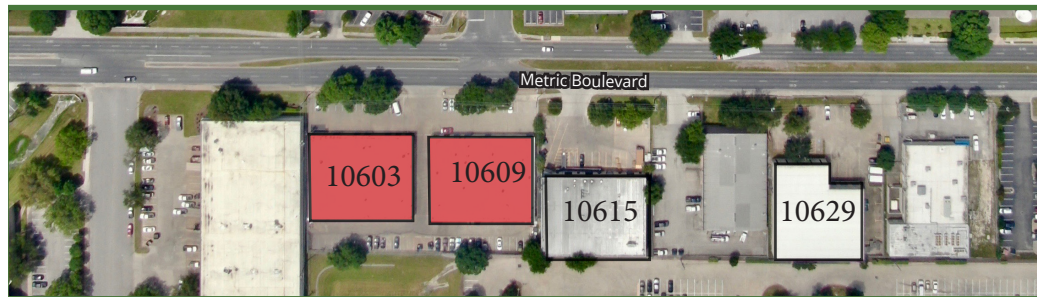
10603 METRIC BLVD.

- Suite 136B: 1,467 SF - Available Immediately
- Suite 142B: 2,782 SF - Available 2/1/2026

Maximum Contiguous - 4,249 SF

10609 METRIC BLVD.

- Suite 108: 2,954 SF - Available in 30 Days



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10603 Metric

FLOORPLAN

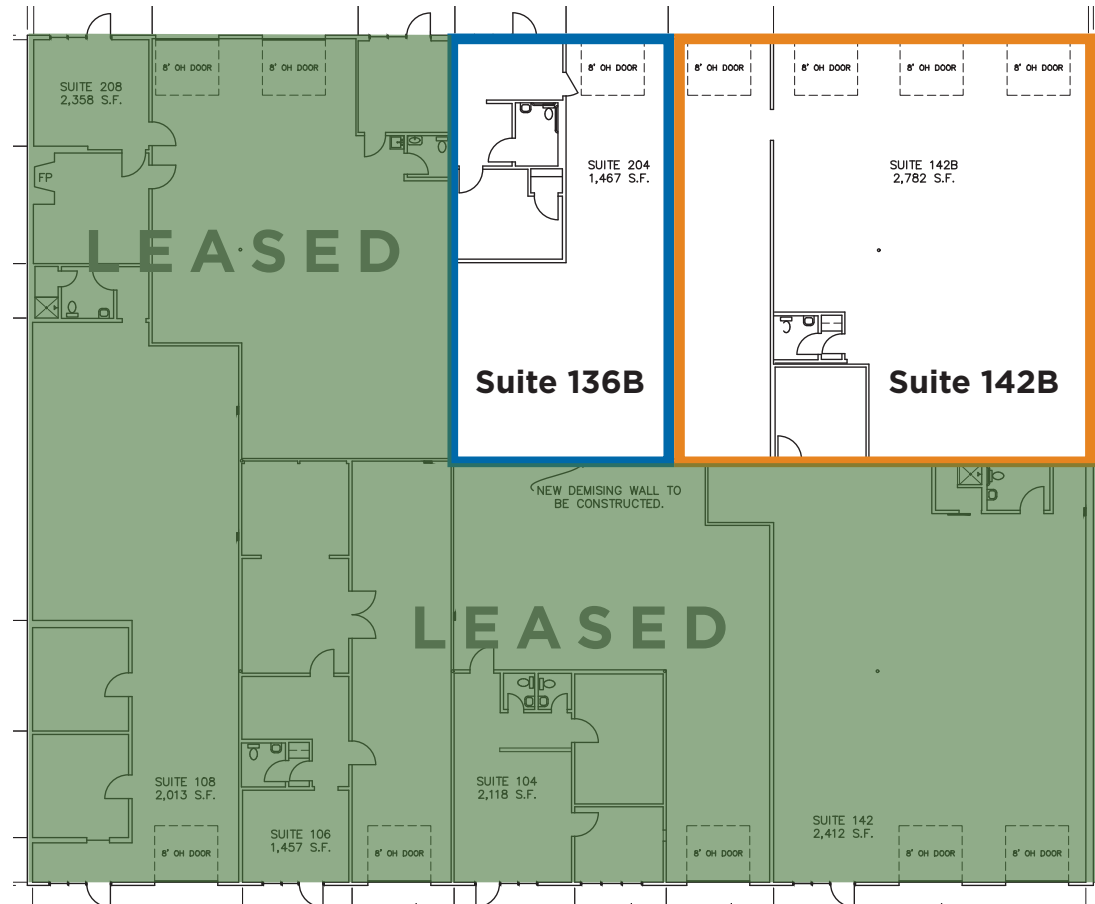
SUITE 136B

Square Feet	1,467 SF
Loading	1 Grade Level Door
Clear Heights	14'
Office	25%
Hot Warehouse	75%
Available Beginning	Immediately

SUITE 142B

Square Feet	2,782 SF
Loading	4 Grade Level Doors
Clear Heights	14'
Office	Restroom only
Hot Warehouse	100%
Available Beginning	2/1/2026

Maximum Contiguous: 4,249 SF



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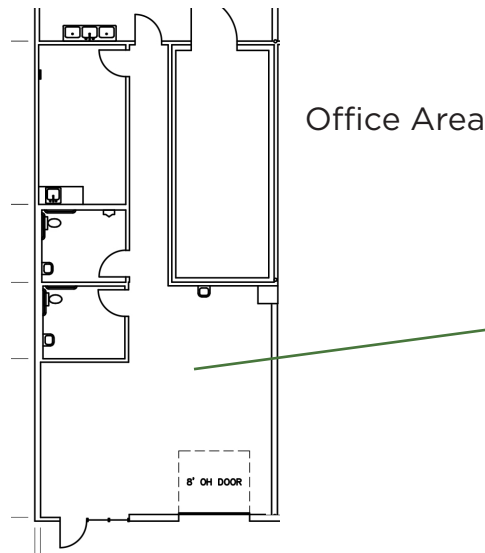
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10609 Metric

FLOORPLAN

SUITE 108

Square Feet	2,954 SF
Loading	2 Grade Level Doors
Clear Heights	14'
Office	40%
Hot Warehouse	60%
Available Beginning	30 Days



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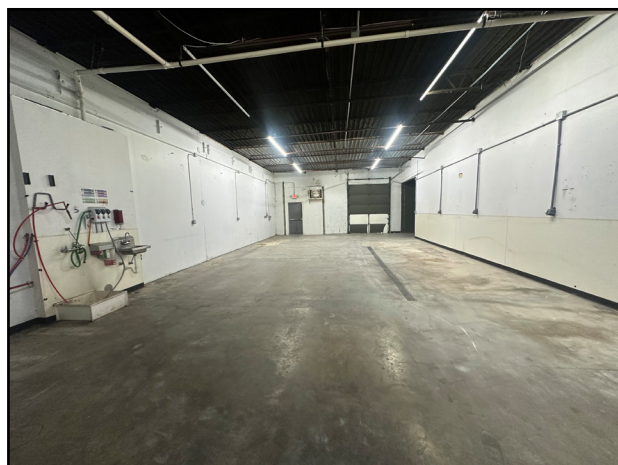
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IMAGES

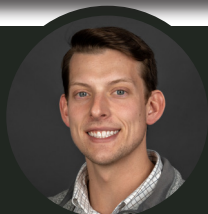
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10609 METRIC INTERIOR PHOTOS



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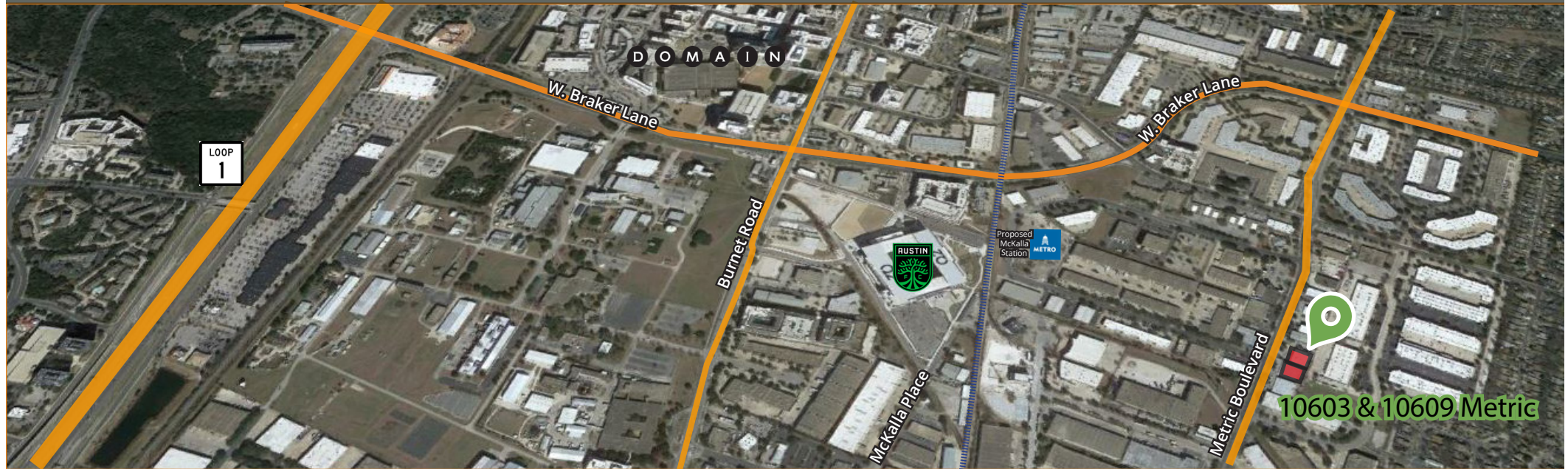


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LOCATION & DRIVE DISTANCES



DRIVE DISTANCES

The Domain	3 miles
Downtown Austin	10 miles
Round Rock	13 miles
Austin-Bergstrom International Airport	16 miles

Dripping Springs	30 miles
Bastrop	39 miles
San Antonio	88 miles



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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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Doug Thomas	515612	doug@liveoak.com	512.472.5000
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 _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov