



포트폴리오 | INDUSTRIAL PORTFOLIO



METHOD ARCHITECTURE is a partner of the

**WILLIAMSON COUNTY
ECONOMIC DEVELOPMENT PARTNERSHIP**



methodarchitecture.com



WILLIAMSON COUNTY PROJECTS

CEDAR PARK

- › 1890 Ranch
- › Cedar Park Dentistry
- › NuSelf Bariatrics

GEORGETOWN

- › 1300 Westinghouse - multiple industrial TI finish outs
- › Crosspoint - multiple industrial TI finish outs
- › Bridge Business Park
- › Williams Plaza - 3 Buildings

HUTTO

- › Premier Martial Arts Hutto
- › Whitewater Express Car Wash

LEANDER

- › Leander Independent School District Technology Center

ROUND ROCK

- › 45 Crossing - multiple industrial TI finish outs
- › Chisholm Trail Trade Center
- › Round Rock Commerce Park (Microchem)
- › Ruvati USA Build to Suit
- › Round Rock ISD Technology Center
- › Round Rock ISD Westside Transportation Center
- › Austin Community College Round Rock Campus Phase 1
- › Settler's Crossing - multiple industrial TI finish outs
- › St. David's Round Rock Helipad + Trauma Suite
- › St. David's Round Rock Medical Center NICU
- › SUDS Car Wash
- › Texas State University Higher Education Center
- › Whitewater Express Car Wash

TAYLOR

- › RCR Taylor Port Rail Park
- › Taylor High School





WELCOME!

Method Architecture는 팀워크와 고객의 요구를 최우선으로 생각하는 지식과 경험이 풍부한 산업 건축 회사입니다. 우리는 입주자를 위한 인테리어 및 신규 건축 프로젝트를 위한 모든 건축 서비스를 제공합니다.

Method Architecture는 윌리엄슨 카운티 경제 개발청을 위한 우선 공급 회사로 지정된 것을 영광으로 생각하며, 숙련된 산업 건물 설계 및 특수 입주에 가장 적합한 내장 마감 서비스를 제공함으로써 과학, 기술 및 제조 회사에 대한 자사의 경험을 적용할 준비가 되어 있습니다.

**30 MILLION
SQUARE FEET**

**2,787,091
SQUARE METERS**

OF
**INDUSTRIAL
DEVELOPMENT**

기술 – TECHNOLOGY

Method Architecture has a well-rounded resume of purpose-built structures that accommodate the exacting requirements of technology companies involved in research, manufacturing, assembly, or specialized storage and handling.

운송업 – LOGISTICS

There is a significant demand for flexible high bay 32' + warehouse space to handle extremely dense storage and transactional needs for products typically arriving on-site by over-the-road trucking. The key is to be attentive and flexible in how trucks approach, dock, and stage on the site. We work closely with clients and developers to thoughtfully design these enormous structures and then subdue the scale so that they are handsome and approachable from the street and the pedestrian door.

맞춤 제작 – BUILD TO SUIT

We program, design, and deliver spaces specific to the tenant. We begin by quickly learning about the tenant to create buildings and interiors that serve each company best, working with the site's unique conditions.

내장 마감 – INTERIOR FINISH OUT

We can meet the design requirements, follow corporate guidelines, and deliver tenant finish inside the new or existing High Bay structure maximizing the overlap of shell/tenant interior construction time frame.

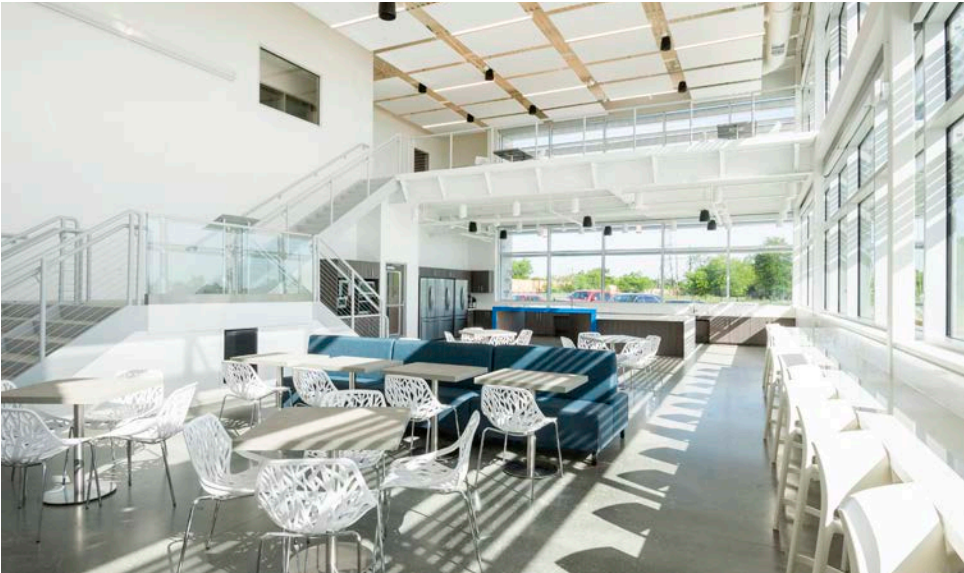
기술 — TECHNOLOGY



MICROCHEM
AUSTIN, TX

MICROCHEM LABORATORY

ROUND ROCK, TX



SIZE
45,450 SF

TYPE OF CONSTRUCTION
New Build | Tenant Finish Out

Build-to-Suit
Technology + Manufacturing

SAMSUNG U-PROJECT AND SUSTAINING SERVICES AUSTIN, TEXAS



As Samsung Semiconductor's first major manufacturing facility in the United States, the U-Project (Fab 1) is located on a 180-site and includes a 125,000 SF under-filter process area, gas and chemical storage areas, a 300,000 sf office building, a central plant, scrubber yard, and an industrial waste treatment facility. The U-Project totaling 668,000 SF also includes Samsung's executive and engineering offices, conference rooms, a central kitchen and cafeteria, and reception areas. Our firm was aligned with a National Engineering firm in the award of this major commission and served as Architect of Record for the architectural scope.

We were committed to Samsung's demand to deliver a high-quality architectural design and worked closely with Samsung in house staff to create a striking entry that is recognizable across the wide landscape of fields as the project is approached by vehicle. Inside, the spacious lobby is exacting in proportion, alignment of materials, and crisp details- all in keeping with the Samsung theme of precision. After the completion of the first production Fab, our firm served Samsung for many years with ongoing site services and spearheading its major retooling, expansions, upgrades, and incorporation of robotic equipment to both FAB 1 and FAB 2. These confidential projects included billions of dollars of upgrades to multiple buildings and its campus, now expanded to 300 acres, and were accomplished while keeping the fabrication operation safe and in production.



Technology + Manufacturing

APPLIED MATERIALS HARRIS BRANCH AND APPLIED TECH CENTER AUSTIN, TX



Applied Materials moved a substantial amount of its manufacturing capability to Austin starting in the 1990's. GSC Architects, now Method Architecture, and our Design Build partner, Faulkner Construction Company, developed the original Harris Branch campus development. After assistance with incentives, land planning and careful study of several manufacturing operational configurations, the client chose a linked campus configuration. These purpose-built buildings included deep foundations, raised floors and sub-floor utilities to provide robust, clean assembly and engineering support for each process tool line. Yet each building was also linked with a causeway for the flow of goods, services, and technician between buildings. The linked campus and the general assembly and parts warehouse located across the lakes were completed with the construction of the largest fabrication building in 2002. The completed campus design positions buildings around man-made lakes creating adjoined lawn and landscape areas between buildings and water's edge. The spine was visually emphasized by a 50' masonry wall dubbed "the spine" which provides architectural clarity and uniformity. The campus remains as the Applied Materials center for volume manufacturing.

Technology + Manufacturing

CARR LANE MANUFACTURING

ELGIN, TEXAS



SIZE
50,000 SF

CONSTRUCTION TYPE
Design Build

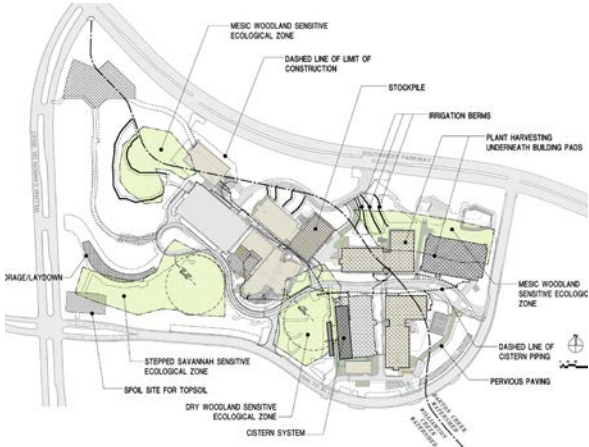
COMPLETION
2023



Technology + Manufacturing

AMD LONESTAR CAMPUS

AUSTIN, TEXAS



SIZE
59 acres, 850,500 SF

TYPE OF CONSTRUCTION
Design Build

COMPLETED
2019

Technology + Manufacturing

SCISSOR LOGISTICS
—
물류공



BASSWOOD 35 BUSINESS PARK
FORT WORTH TX

BASSWOOD 35 BUSINESS PARK

FORT WORTH, TEXAS



SIZE

Building 1: 146,834 SF
Building 2: 90,554 SF
Building 3: 130,771 SF
Building 4: 130,771 SF
Building 5: 89,741 SF
Building 6 & 7: In Design

CONSTRUCTION TYPE

Tilt-Wall

COMPLETION

2021 (Phase 1)

Distribution

Spec Industrial

CHISHOLM TRAIL TRADE CENTER

ROUND ROCK, TX



SIZE
441,520 SF

TYPE OF CONSTRUCTION
New Construction
Tilt-wall

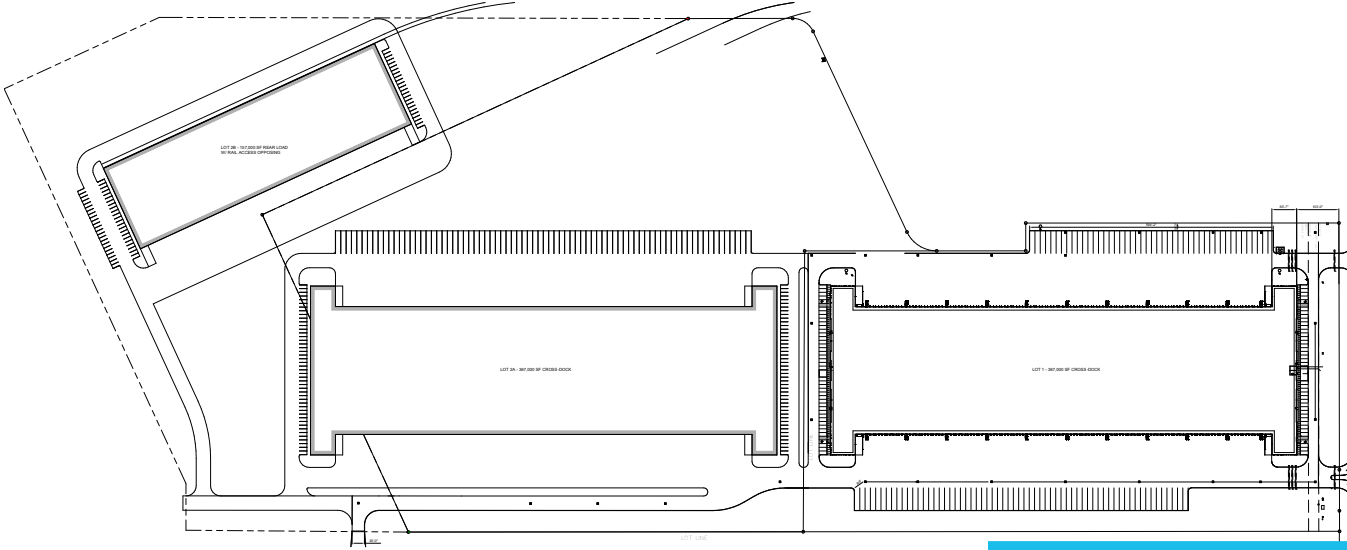
COMPLETION
2020

Distribution



TAYLORPORT RAIL PARK

TAYLOR, TX



SIZE
366,785 SF

OWNER
Partners Capital

CLEAR HEIGHT
36'

Distribution

ATX 130

AUSTIN, TEXAS



SIZE

- 4 BUILDINGS
- BUILDING 1 - 120,361 SF
- BUILDING 2 - 80,239SF
- BUILDING 3 - 207,180 SF
- BUILDING 4 - 193,969 SF

CONSTRUCTION TYPE

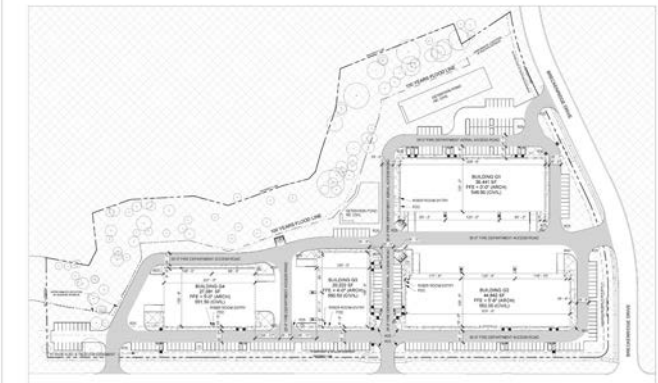
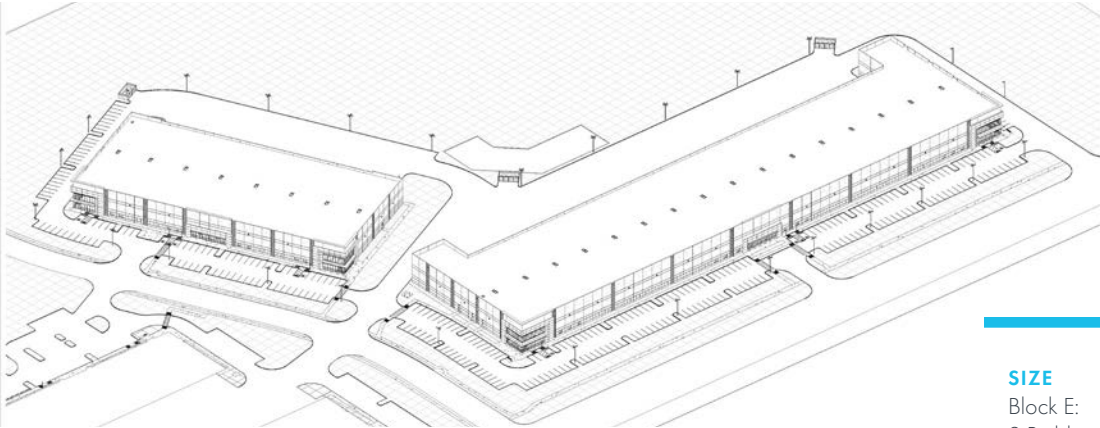
Tilt-Wall



Industrial / Warehouse

COLORADO CROSSING

AUSTIN, TEXAS



SIZE

Block E:
2 Buildings, totaling 232,943
Block G:
4 buildings, totaling 131, 586 SF

CONSTRUCTION TYPE

Tilt-Wall

High Bay

Industrial / Warehouse

맞춤 제작 - BUILD TO SUIT

Mamá
Lycha®

MAMA LYCHA FOODS DISTRIBUTION CENTER
HOUSTON, TX

MAMA LYCHA FOODS

HOUSTON, TX



SIZE
65,328 SF

CONSTRUCTION TYPE
Tilt-Wall

COMPLETION
2016

- Food & Beverage
- Build-to-Suit
- High Pile Storage
- Cold Storage
- Distribution

UPS WILLOWBROOK

HOUSTON, TEXAS



SIZE
258,000 S.F.

TYPE OF CONSTRUCTION
New

- High Bay
- Industrial / Warehouse
- Technology + Manufacturing



LONESTAR ELECTRIC SUPPLY

MANOR, TX + SAN ANTONIO, TX



SIZE

Manor: Building 1: 72,800 SF
Manor Building 2: 52,500 SF
San Antonio Building 3: 82,950 SF

PROJECT TYPE

Industrial: Office Warehouse

TYPE OF CONSTRUCTION

New

COMPLETION

2022

Industrial / Warehouse

Technology + Manufacturing

MENSOR

SAN MARCOS, TEXAS



SIZE
35,000 SF

CONSTRUCTION TYPE
Ground Up



Technology + Manufacturing

RUVATI USA

ROUND ROCK, TX



SIZE
57,245 SF

CONSTRUCTION TYPE
Tilt-Wall

COMPLETION
2021

Build-to-Suit

Showroom

Distribution

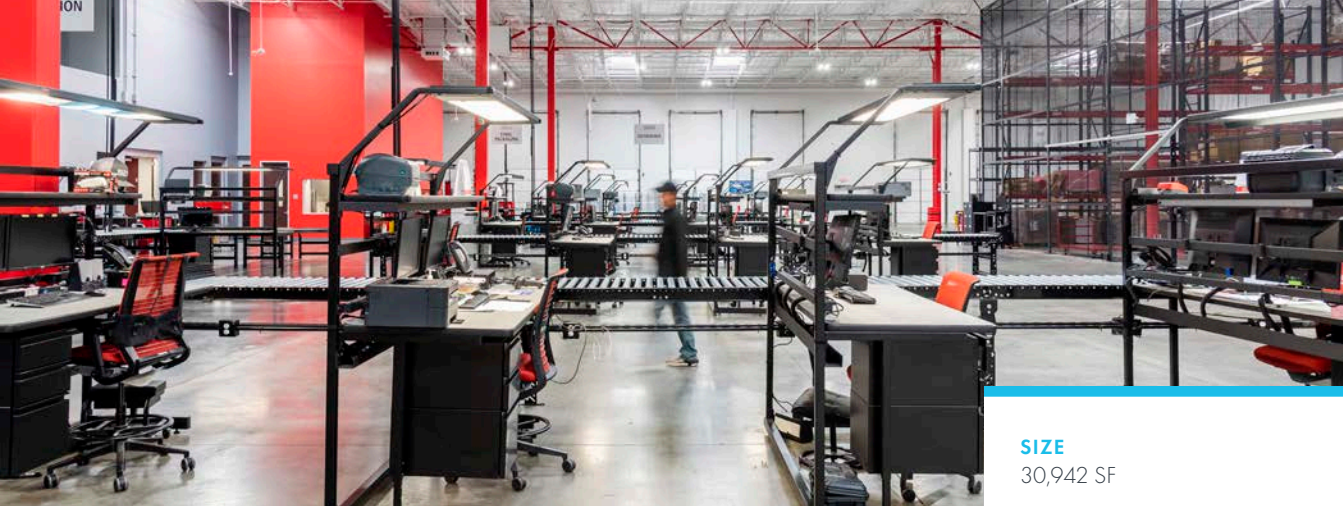
내장 마감 - INTERIOR FINISH OUT



SMITH ASSOCIATES WAREHOUSE
HOUSTON, TX

SMITH & ASSOCIATES WAREHOUSE

HOUSTON, TEXAS



SIZE
30,942 SF

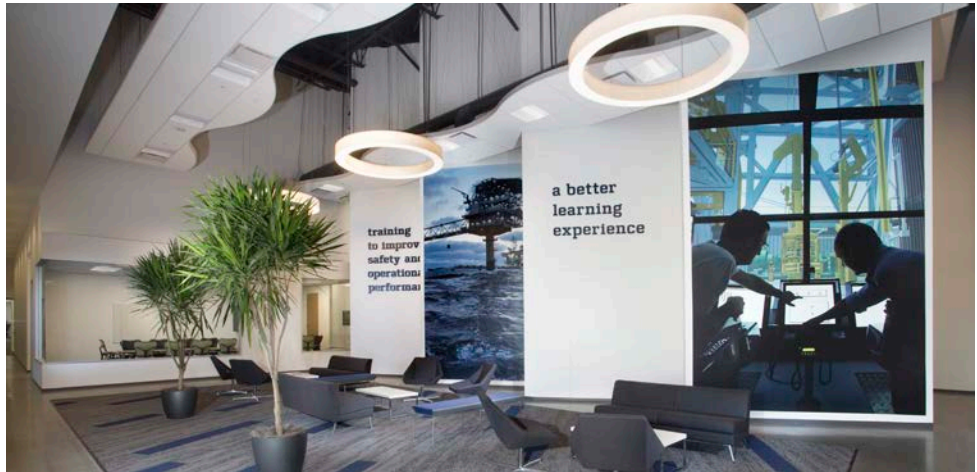
CONSTRUCTION TYPE
Tenant Finish Out

COMPLETION
2021

Manufacturing
Distribution

MAERSK TRAINING CENTER

HOUSTON, TX



SIZE
44,732 SF

CONSTRUCTION TYPE
Interior Build Out

COMPLETION
2015

Training & Technology

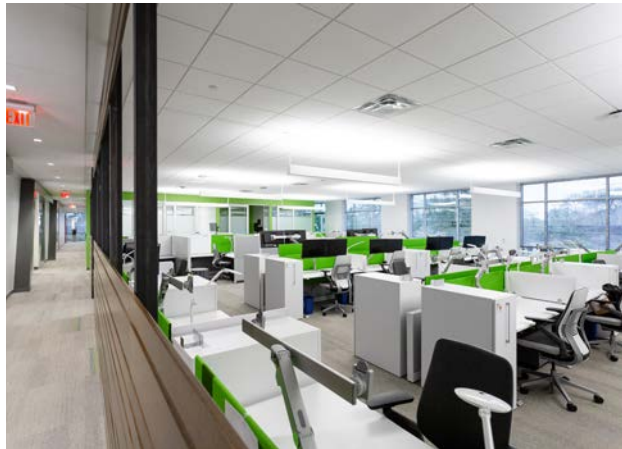
Tenant Finish Out

in High Bay Industrial



ARM IOT SHOWROOM + CREATIVE OFFICE

AUSTIN, TEXAS



SIZE
24,180 SF

CONSTRUCTION TYPE
Interior Build Out

COMPLETION
2018

Lab & Technology

Tenant Finish Out

50/50 LAB + OFFICE CLIENT CONFIDENTIAL

AUSTIN, TEXAS



SIZE
45,000SF

CONSTRUCTION TYPE
Adaptive Reuse, Interior Build Out

COMPLETION
2019

- Lab & Technology
- Tenant Finish Out
- in High Bay Industrial





50/50 LAB OFFICE CLIENT CONFIDENTIAL

HOUSTON, TX

OMNIFLOW COMPUTERS

HOUSTON, TEXAS



SIZE
36,558 SF

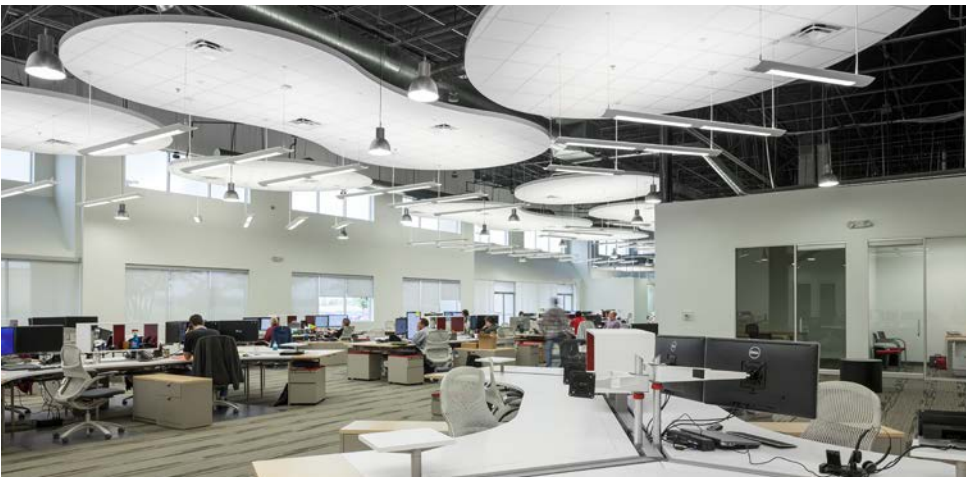
CONSTRUCTION TYPE
Tenant Finish Out

COMPLETION
2014

Lab & Technology

Tenant Finish Out

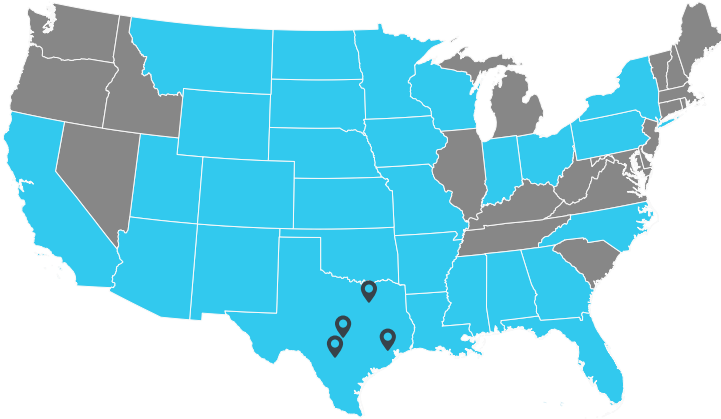
in High Bay Industrial



INDUSTRIAL PROJECTS

PROJECT NAME	SIZE (SQ FT)	LOCATION
ALAMO RIDGE BUSINESS PARK	390,000 SF (4 BLDGS)	SAN ANTONIO, TX
AMERICAS TEN	98,000 SF	EL PASO, TX
AVERA COMMERCE CENTER SUGAR LAND	94,000 SF (6 BLDGS)	SUGAR LAND, TX
BASSWOOD 35	237,000 SF	FORT WORTH, TX
BAYPORT NORTH BUSINESS PARK	1,336,500 SF	PASADENA, TX
BAYPORT SOUTH	577,472 SF	PASADENA, TX
BELTWAY CROSSING BUSINESS PARK	742,732 SF (8 BLDGS)	HOUSTON, TX
BELTWAY CROSSING NORTHWEST	663,660 SF	HOUSTON, TX
BELTWAY SOUTHWEST BUSINESS PARK	351,000 SF	HOUSTON, TX
BELTWAY SERVICE CENTER	116,700 SF	HOUSTON, TX
BONDESEN NORTH BUSINESS PARK	155,106 SF	HOUSTON, TX
BUFFALO BAYOU BREWING COMPANY	28,000 SF	HOUSTON, TX
CHEMOURS	300,000 SF	PASS CHRISTIAN, MS
CHISHOLM TRAIL TRADE CENTER	441,520 SF (3 BLDGS)	ROUND ROCK, TX
CITYPARK LOGISTICS CENTER	1,648,072 SF	MISSOURI CITY, TX
CREEKVIEW 121	351,000 SF (4 BLDGS)	LEWISVILLE, TX
EISENHAUER POINT	357,000 SF	SAN ANTONIO, TX
FIVE CORNERS BUSINESS PARK	545,574 SF (5 BLDGS)	HOUSTON, TX
FREEPART NINETY BUSINESS PARK	349,000 SF (5 BLDGS)	STAFFORD, TX
GYRODATA HEADQUARTERS	224,425 SF (3 BLDGS)	HOUSTON, TX
GHX INDUSTRIAL	143,537 SF	HOUSTON, TX
HERO'S POINT	67,500 SF	LAFAYETTE, LA
HOUSTON INTERCONTINENTAL TRADE CENTER	1,372,446 SF (5 BLDGS)	HOUSTON, TX
ICOTEX	71,000 SF	CONROE, TX
IMPERIAL DADE - LOGISTICS HUB	221,000 SF	LOXLEY, AL
IRON MOUNTAIN STORAGE	85,469 SF	HOUSTON, TX
KARBACH BREWING CO. PACKAGING HALL	50,351 SF	HOUSTON,
MAMA LYCHA DISTRIBUTION CENTER	65,000 SF	HOUSTON, TX
MICROCHEM LABORATORY BUILD-TO-SUIT	45,450 SF	ROUND ROCK, TX
PARK 249	816,920 SF	HOUSTON, TX
PARKER HANNIFIN	90,000 SF	STAFFORD, TX
PARKVIEW COMMERCE CENTER	276,054 SF (3 BLDGS)	FLOWER MOUND, TX
RUVATI USA BUILD-TO-SUIT	57,245 SF	ROUND ROCK, TX
SENS ROAD DISTRIBUTION CENTER	267,680 SF	LA PORTE, TX
TEN WEST CROSSING BUSINESS PARK	444,000 SF (7 BLDGS)	KATY, TX
TRI-COUNTY	140,000 SF+	SAN ANTONIO, TX
W8 SHIPPING	216,000 SF	BAYTOWN, TX
WORLD HOUSTON BUSINESS PARK	3,529,248 SF (42 BLDGS)	HOUSTON, TX

SERVING OUR CLIENTS



OFFICE LOCATIONS

AUSTIN

2921 E. 17th Street, Unit B, Suite 200
Austin, TX 78702
512.478.0970

HOUSTON

2920 Riverby Rd. Suite 200
Houston, TX 77020
713.842.7500

DALLAS

3224 McKinney Avenue, Suite 201
Dallas, TX 75204
214.790.7171

SAN ANTONIO

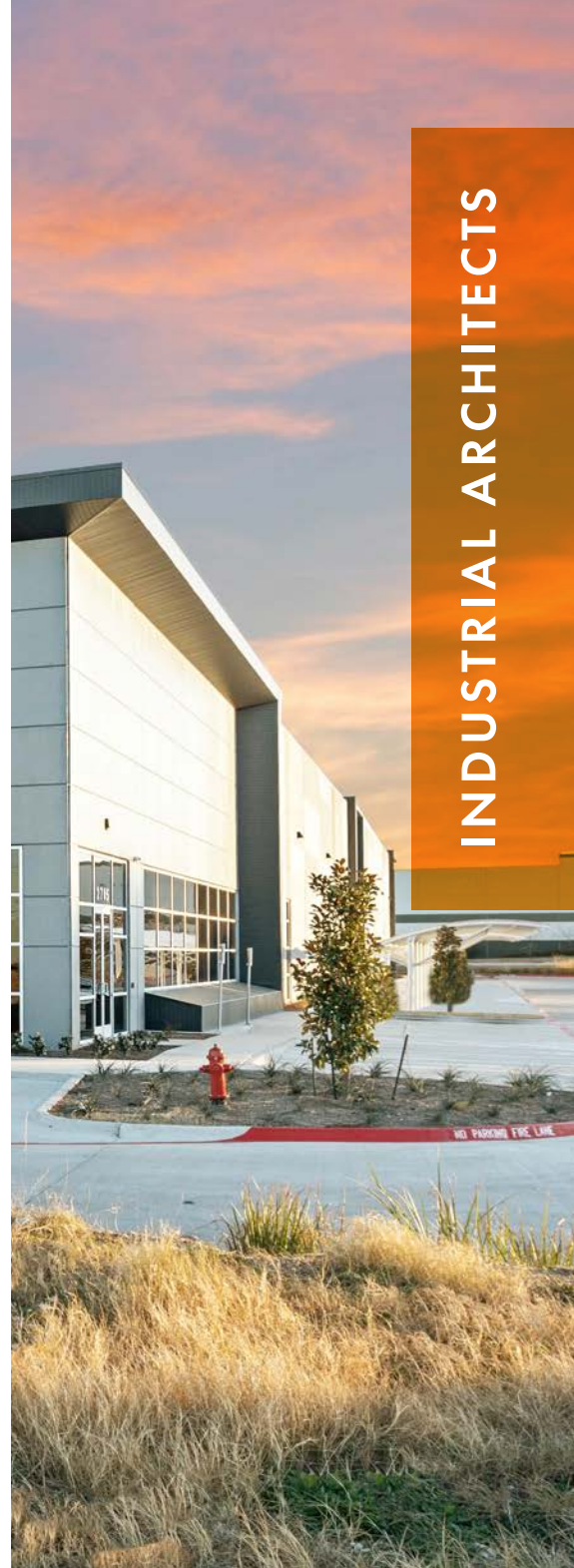
200 E. Grayson Street, Suite 122
San Antonio, TX 78215
210.874.1569

EGO-FREE MYTHBUSTER



Architects only wear black turtlenecks.

No turtlenecks here. Also, it is far too hot in Texas to wear a turtleneck. That is all we have to say on this topic.



METHOD
architecture



EGO-FREE ARCHITECTURE

Method Architecture is a full-service architecture firm specializing in tenant finish & ground-up projects encompassing industrial, retail, office, breweries, public and more.

www.methodarchitecture.com

EGO-FREE
INNOVATIVE
RESPONSIVE
CLIENT-FIRST

INDUSTRIAL QUICK REFERENCE CARD

There's are alot of points that set Method apart. Their creativity is very unique but more importantly it's the partnership that they're with us through the entire process.

Reid Dunbar, Senior Vice President
EastGroup Properties



◀ Watch Reid Dunbar talk about his experience working with Method.



LOADING

- 130'-140'** 18-wheeler loading
- 180'-190'** 18-wheeler loading + trailer parking
- 235'-245'** 18-wheeler loading + 2x trailer parking
- 200'-250'** 18-wheeler loading shared

Trailer parking can double as outside fenced storage or laydown yard
70'-120' Grade level loading for flex buildings
 Grade level loading for flex buildings can double as parking
 70' accommodates a 2x parking spaces and drive aisle



DRIVEWAYS

- 24'-26'** Car drive aisles & driveways
- 35'** 18-wheeler drive aisles & driveways
- 40'-60'** 18-wheeler drive aisles & driveways for shared access or higher volume
- 20'** Fire lanes
- 26'** Aerial FD road for buildings over 30' height



PARKING

Front x2 rows for rear load
Endcap x2 rows both ends for cross docks, front load, & side load
Front x2 rows plus optional rear x2 rows for flex buildings
Cross docks expecting e-commerce users may go as much as x6-8 rows

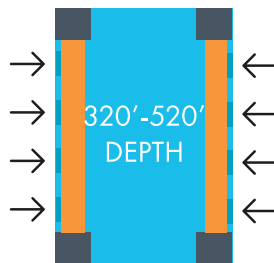


DOORS

9x10 standard dock doors with bumpers
12x14 - 14x16 oversized door at ends with drive-in ramp
 Dock equipment/packages is usually added later by tenant
125' spacing for FD personnel doors

BUILDING TYPOLOGY

- = WAREHOUSE
- = OFFICE / STOREFRONT
- = LOADING/SPEED BAY +/- 60' DEEP
- //// = FLEX SPACE
- | ← = LOADING DOCKS

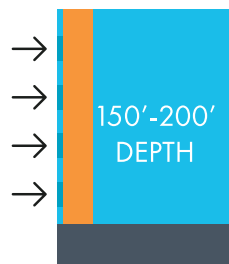


CROSS DOCK

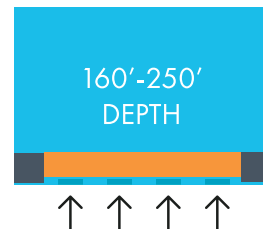


FLEX

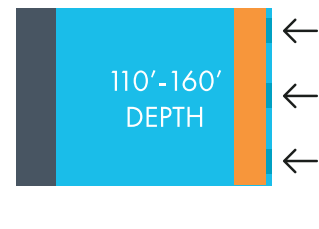
Flex industrial layouts can vary with more retail & office or warehousing area depending on the user's needs. Often grade level doors in the rear can be swapped out for glass.



SIDE LOAD



FRONT LOAD



REAR LOAD

