

An Upscale Workplace For Your Elevated Style.



A PROJECT BY  RIVERSIDE



Office For Lease or Sale

11800 W PARMER LANE // CEDAR PARK, TX 78613

PRESIDIO



IMAGE IS AN ARTIST'S RENDERING



The Building

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Presidio Two presents an exceptional Class A++ office project located in the rapidly-developing and welcoming city of Cedar Park, where office tenants have the unique opportunity to bring their office vision to life within a fully-designed and entitled 3-story, 63,358 SF office building in partnership with highly regarded developer, Riverside Resources.

The building will offer best-in-class finishes and design as evidenced by Presidio One and the developer's commitment to quality. The desirable Cedar Park community boasts terrific housing options for employees all around Presidio Two including the adjacent Ranch at Brush Creek neighborhood, one of Cedar Park's top residential neighborhoods, and the Latitude at Presidio urban lofts located on site.

01 | Level One
19,967 SF

02 | Level Two
21,384 SF

03 | Level Three
22,007 SF with Terrace



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PRESIDIO II WITH THE VIEW

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The Lifestyle

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Presidio aims to create a unique community for the residents seeking a live, work, play, eat, shop lifestyle.

The 200+ acre Presidio development was created to provide Cedar Park residents with a highly walkable live/work/play area, and create urban commerce opportunities in this thriving suburb. The first phase is home to a 337 unit urban loft-style apartment community, over 100,000 SF of office, over 25,000 square feet of retail and dining space, and a pedestrian paseo winding throughout the area. On-site restaurants include Mandola's Italian Kitchen, and Sap's Thai Cuisine, with additional restaurants nearby, including The Grove Wine Bar & Kitchen, Moonshine, Hopdoddy Burger Bar, Jack Allen's Kitchen, and many more. Future projects are underway to complete the development, with a vision of trail systems, parks, food truck courts, and more.

Q2
2023

DELIVERY

63,358
SQ. FT.

AVAILABLE
OFFICE

4.25
PER 1,000 SF

PARKING

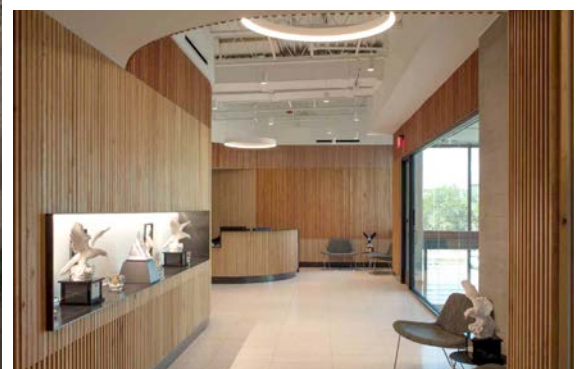


PEDESTRIAN
PASEO



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The Development

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This community-within-a-community model is increasingly popular in areas where active and professional residents are seeking to cut their long commutes to larger cities, and enjoy the slower paced small-town feel of the suburbs.

Walkable amenities include Mandela's Italian Kitchen and the Shops at Presidio - UPS, Verizon, Best in Class Education Center - all connected by a pedestrian paseo that will ultimately link all phases of Presidio. The office opportunity Presidio Two presents is second to none.

01

SHOPS AT PRESIDIO

Shops at Presidio is home to Barre3, Sap's, Lavish Nail Salon, Swish Dental, The UPS Store, and more.

02

MANDOLA'S ITALIAN KITCHEN

Within a short walking distance, Mandela's Italian Kitchen is a great option for Lunch, Dinner, Drinks or hosting a company event!

03

LATITUDE AT PRESIDIO

Latitude at Presidio offers Luxury apartments in Cedar Park, TX in Williamson County with the finest amenities.

04

NEARBY AMENITIES

Nearby coffee and eateries include The Grove Wine Bar & Kitchen, Moonshine, RedHorn Coffee House and Brewing Co., Jack Allen's Kitchen, Torchy's Tacos, Hopdoddy Burger Bar, Chuy's, Lupe Tortilla, Zaxby's, Longhorn Steakhouse, Starbucks, Chick-Fil-A, Raising Canes, In'n'Out, Whole Foods, HEB, Gold's Gym, and many more.



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The Locale

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Northwest Austin has historically been the city's 'Silicon Valley' and tech's biggest players are still pouring in.

01

AUSTIN'S FASTEST GROWING SUBURB

Apple, Google, EA, State Farm, Homeaway, Xerox, and many more continue to move operations to Northwest Austin, and it's not slowing down.

02

AWARD WINNING SCHOOL DISTRICT

LISD is the 10th fastest growing school district in the state, enrollment expected to double from 2006 to 2026. With 126 national merit scholars, Award winning STEM programs, state championship athletic programs, 42 schools, 65 languages spoken.

03

PROFESSIONAL SPORTS TEAM & ENTERTAINMENT

Cedar Park hosts the HEB Center, Home to the Cedar Park Stars Hockey Team and various entertainers. Additionally, Baseball scouting company Perfect Game will relocate its headquarters to Cedar Park and manage a new 80-acre complex that is expected to bring 500,000-750,000 visitors annually.

04

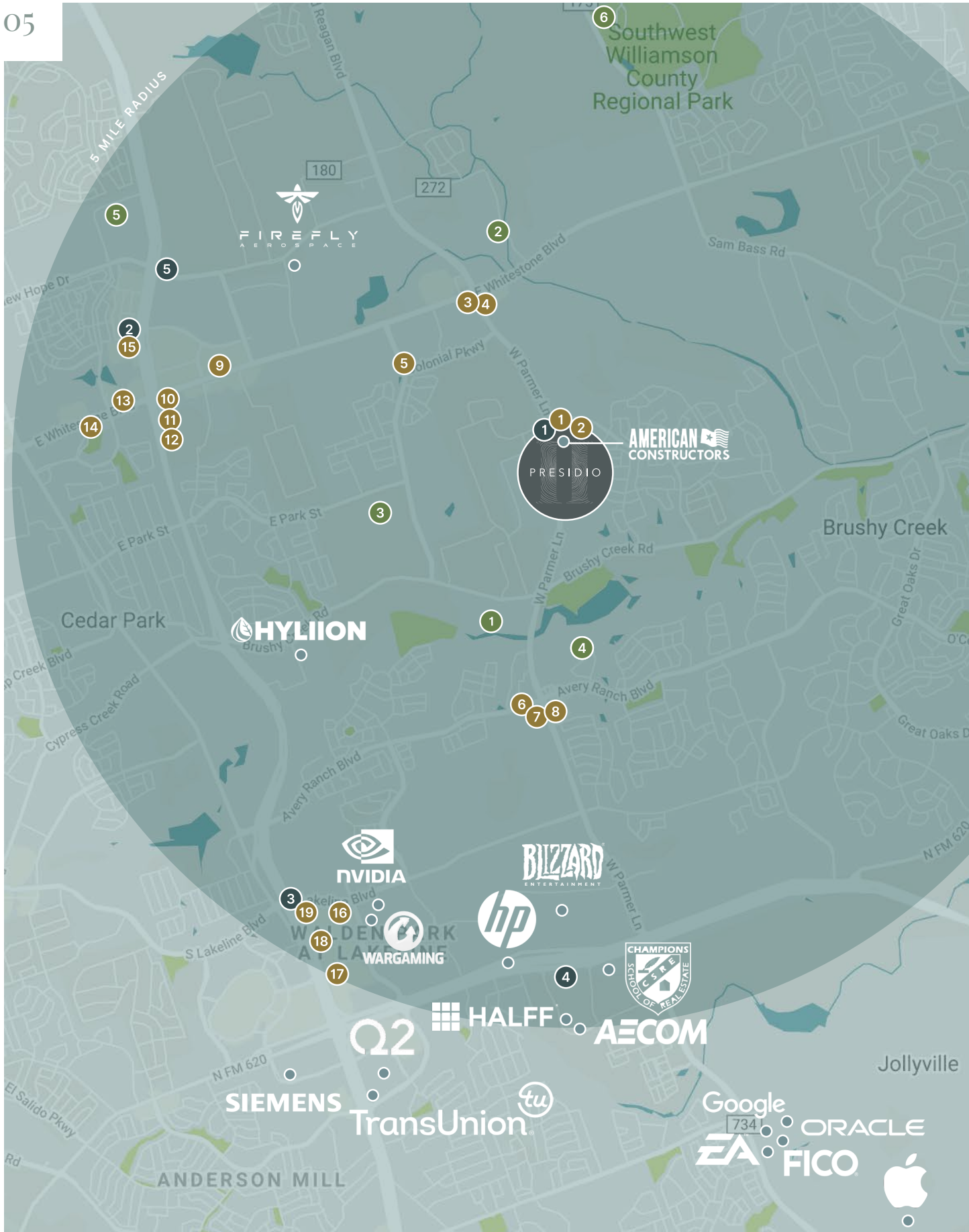
PARKS & RECREATION

True to its name Cedar Park features 1,000 acres of City-owned parkland and 31 miles of trails.



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The Destination

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Eat & Drink

- 1 Sap's Thai Cuisine
- 2 Mandola's Italian Kitchen
- 3 Red Horn Coffee House + Brewing
- 4 Damiano's Italian Restaurant
- 5 Cedar Pork Too
- 6 Summer Moon Coffee
- 7 Moonshine Comfort & Cocktails
- 8 The League Kitchen & Tavern
- 9 LongHorn Steakhouse
- 10 Jack Allen's Kitchen
- 11 Hopdoddy Burger Bar
- 12 The Grove Wine Bar & Kitchen
- 13 BJ's Restaurant & Brewhouse
- 14 Blue Corn Harvest Bar & Grill
- 15 Chuy's Mexican Cuisine
- 16 MOOYAH Burgers
- 17 Panera Bread
- 18 Momo Sushi
- 19 TLLT BBQ



Shopping & Wellness

- 1 Swish Dental Cedar Park
Barre3 Cedar Park
The UPS Store
Lavish Nails and Spa Cedar Park
Shred Nations
Hyatt Place Austin / Cedar Park
- 2 Dick's Sporting Goods
World Market
Old Navy
- 3 Home Depot
- 4 Life Time Fitness Center
- 5 Hyatt Place



Sports & Outdoors

- 1 Brushy Creek Sports Park
- 2 Perfect Game Complex
- 3 John Gupion Stadium
- 4 Avery Ranch Golf Club
- 5 H-E-B Center at Cedar Park
- 6 Southwest Williamson County Park

Trending North

Major developments, tenants, and amenities continue to trend north to areas like Cedar Park, Leander, and Round Rock, benefiting through the large local economic impact those newcomers continue to bring to the area.

◀ WITHIN 5 MILE RADIUS



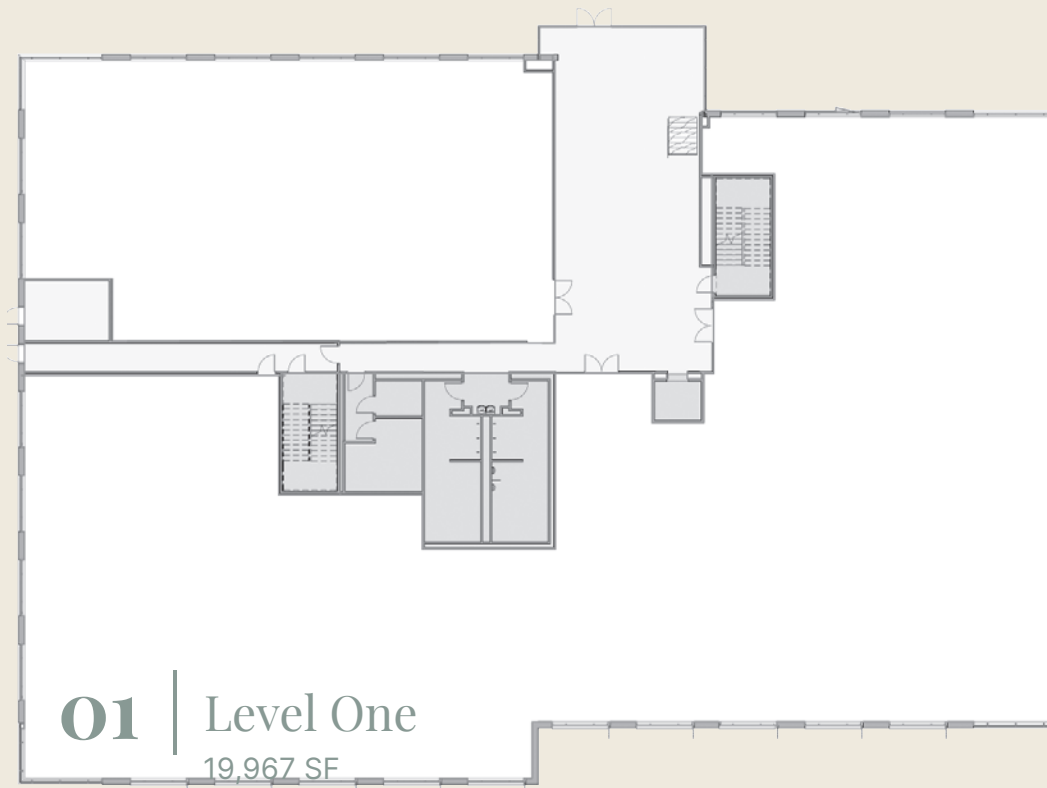
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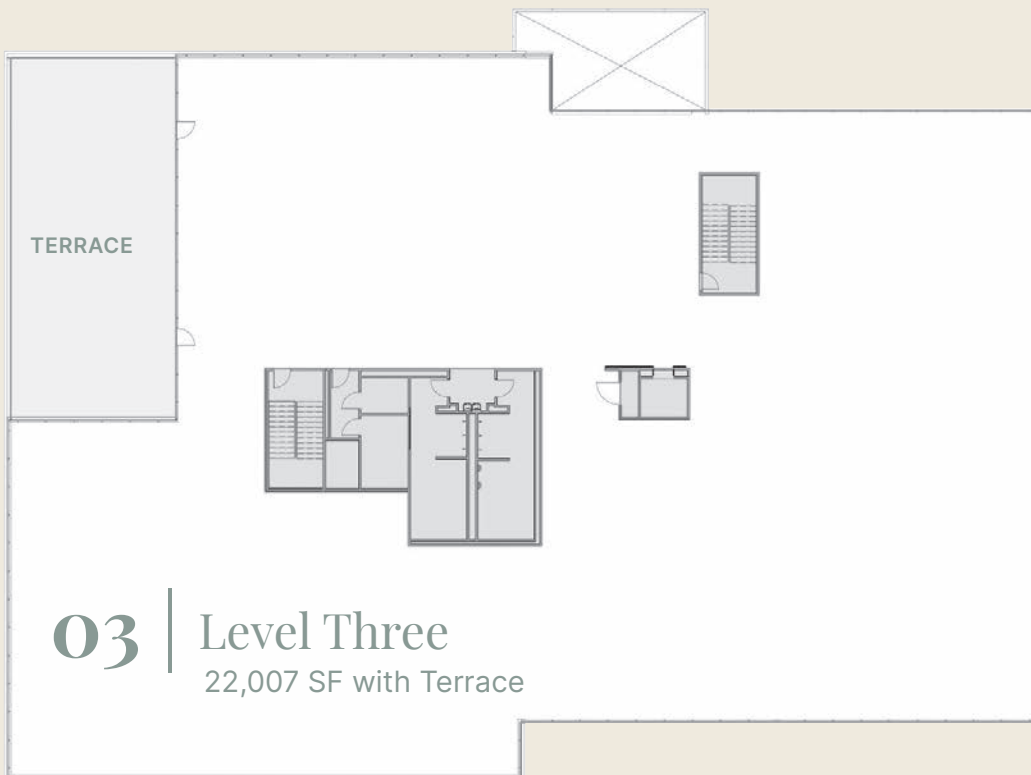
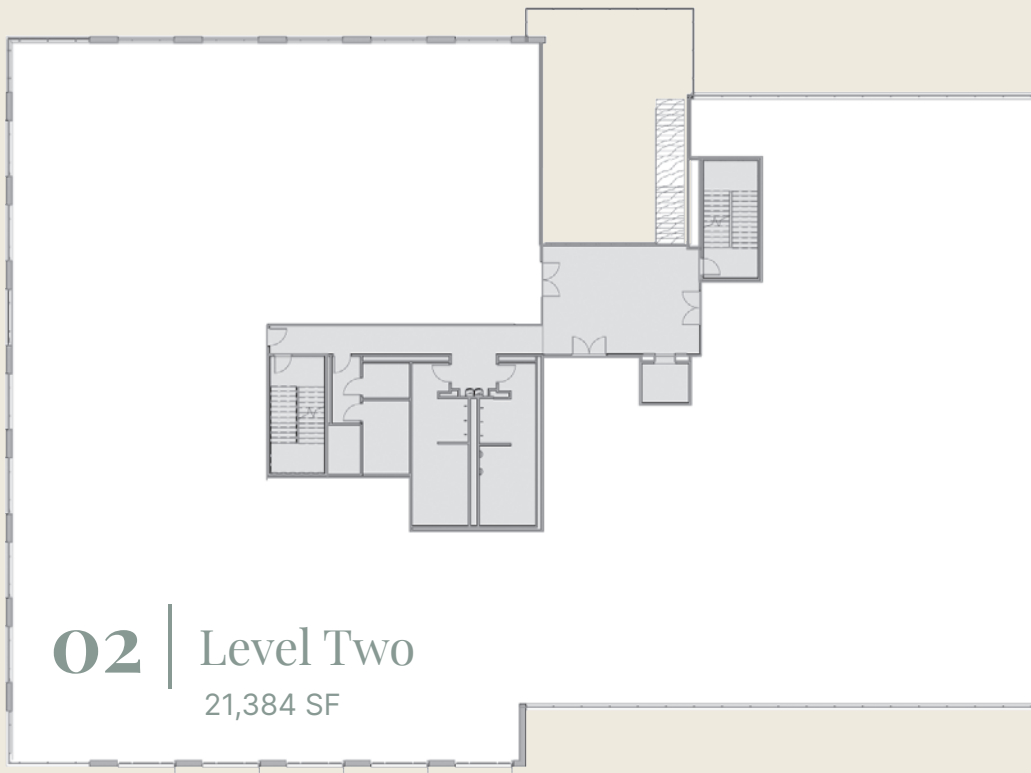
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Floorplans

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The Counterpart

PRESIDIO ONE

Presidio One has paved the way for the development and the companies who wish to establish themselves outside of the metropolitan box. Adjacent to the recently-built Presidio One (home to American Constructors, First American Title, Thrivent Financial, and Edward Jones), Presidio Two is positioned in Cedar Park between North Austin, Leander, and Round Rock along the N-S travelway Parmer Lane and is ready-to-be-built with an estimated construction time frame of 12 months.



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