

# PALOMA RIDGE B

13620 FM 620

A U S T I N , T X 7 8 7 1 7

**MOVE-IN  
READY SUBLEASE**  
24,611-55,969 RSF

**CBRE**



## THE OPPORTUNITY

Discover your next business home in this stunning Class A office building, strategically located in Austin's rapidly expanding Far Northwest submarket. With ample parking and easy ingress and egress, convenience is at your fingertips. Experience world-class ownership and management dedicated to your success. Enjoy exclusive access to tenant amenity spaces and shopping and dining nearby. Elevate your work environment today!

## BUILDING DETAILS

- ◇ Class A
- ◇ Abundant Parking
- ◇ 2 Stories
- ◇ Easy Access to 183 & 45

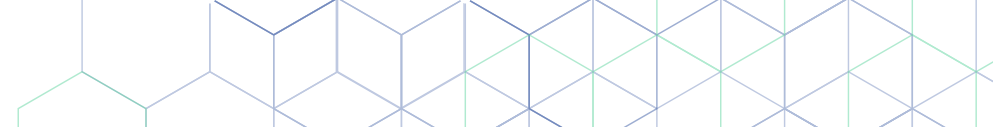
## BUILDING AMENITIES

- ◇ Fitness Center
- ◇ Yoga Studio
- ◇ Outdoor Courtyard
- ◇ Food Trucks
- ◇ Hike & Bike Trail

PALOMA RIDGE B

2

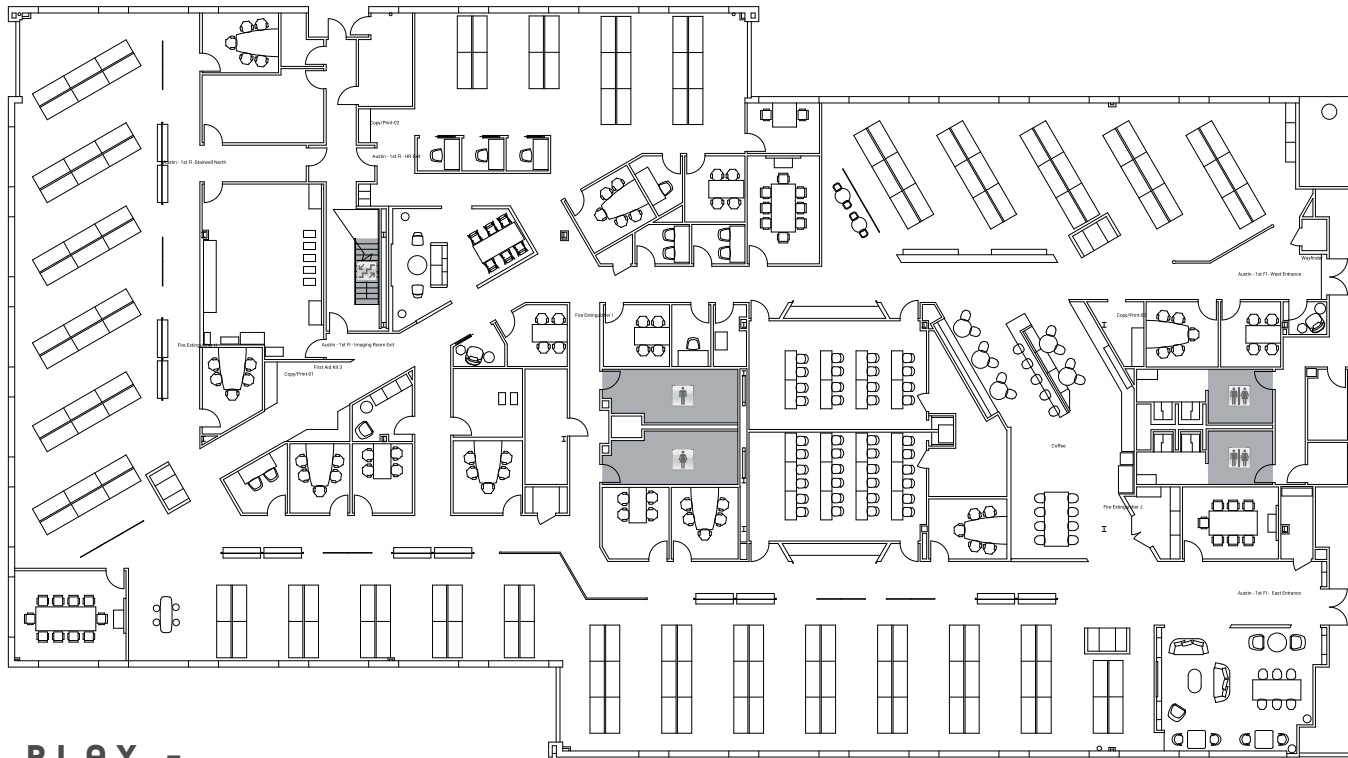




## AVAILABLE

### Suite 100

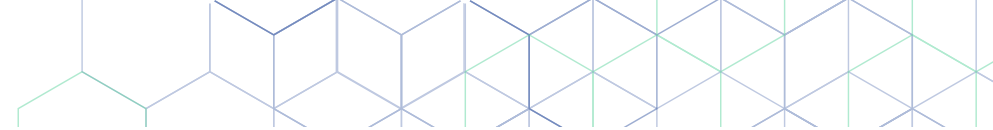
Leaseable RSF	24,611 RSF
Lease Rate	\$40.00 FSG
Lease Expiration	1/31/2030
Parking	6/1,000



**PLUG AND PLAY -  
FURNITURE AVAILABLE**

PALOMA RIDGE B

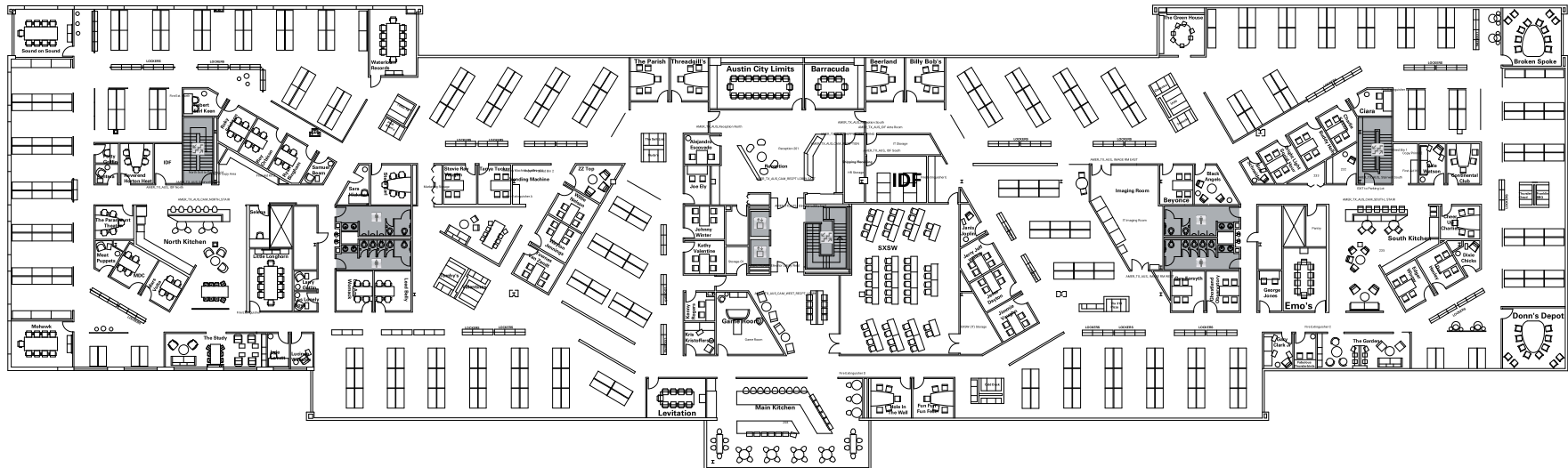
3



## AVAILABLE

### Suite 200

Leaseable RSF	55,969 RSF
Lease Rate	\$25.00 FSG
Lease Expiration	10/31/2027
Parking	6/1,000



**PLUG AND PLAY -  
FURNITURE AVAILABLE**

PALOMA RIDGE B





BARNES & NOBLE  
H-E-B  
MICHAELS  
PETCO  
EUROPEAN WAX

HOME DEPOT  
KOHL'S

LAKELINE  
METRO RAIL  
STOP

LA MADELINE  
RAISING CANE'S  
ALAMO DRAFT-  
HOUSE

CHIPOTLE

SUPER TARGET

PALOMA  
RIDGE B

BEST BUY  
OFFICE MAX  
OLD NAVY  
PARTY CITY  
PETSMART  
ROSS  
TJ MAXX  
TOTAL WINE

HOME2  
SUITES

ALOFT

BLAZE PIZZA  
FIRST WATCH  
PANERA

SAM'S CLUB

THE HUB  
SHOPPING CENTER

LAKELINE MALL

45  
TOLL

LIFETIME FITNESS

APPLEBEE'S  
CHILI'S  
FUDDRUCKER'S  
PLUCKERS  
TEXICAN CAFE

OLIVE  
GARDEN

WALMART  
LOWE'S

INTERSTELLAR  
BBQ

CHICK-FIL-A  
ARBY'S  
WHATABURGER  
IHOP  
HOTPOT ALLEY

T&C  
SPORTS  
COMPLEX

WALGREENS

COURTYARD  
INN

NAGOYA  
STEAK &  
SUSHI

CVS

HAMPTON  
INN

LOS REYES  
P. TERRY'S

MCDONALD'S  
CHURCH'S

BURLINGTON  
PINALLZ

ANDERSON MILL

HEB

TORCHY'S

STARBUCKS  
THE COFFEE BEAN  
LA TAPATIA  
TACO CABANA  
MOONIES BURGER

THE MELTING POT  
AMY'S ICE CREAMS  
CHEDDAR'S  
KERBEY LANE  
TEXAS ROADHOUSE  
CABO BOB'S

- RETAIL
- RESTAURANT
- HOTEL

PALOMA RIDGE B

# PALOMA RIDGE B

13620 FM 620

## C O N T A C T S

### **Kristi Svec Simmons, SIOR**

Senior Vice President

+1 512 698 6166

kristi.simmons@cbre.com

### **Trey Low**

Senior Associate

+1 512 705 7007

trey.low@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

The CBRE logo is located in the bottom right corner of the page. It consists of the letters 'CBRE' in a bold, white, sans-serif font, set against a dark background.