

PLAZA 35

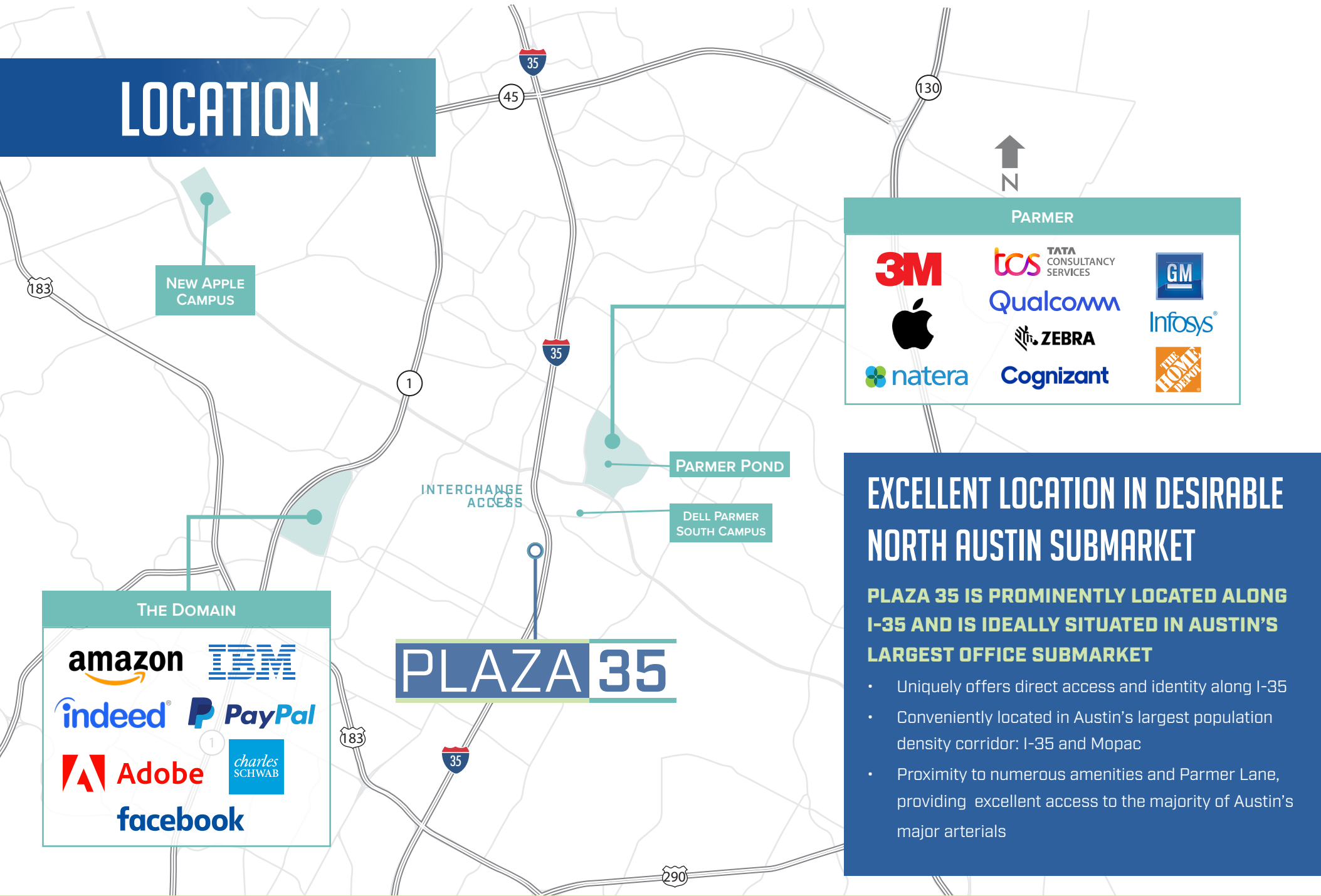
185,833 SF | MOVE-IN READY
CREATIVE OFFICE AND R&D SPACE
11K-62K AVAILABLE FOR LEASE



FOR LEASE 12234 NORTH IH-35, AUSTIN, TX. 78753

CBRE

LOCATION



NEW APPLE CAMPUS

PARMER

Logos of companies located in the Parmer area: 3M, Apple, natera, tcs TATA CONSULTANCY SERVICES, Qualcomm, ZEBRA, Cognizant, GM, Infosys, and THE HOME DEPOT.

THE DOMAIN

Logos of companies located in The Domain: amazon, IBM, indeed, PayPal, Adobe, charles SCHWAB, and facebook.

PLAZA 35

EXCELLENT LOCATION IN DESIRABLE NORTH AUSTIN SUBMARKET

PLAZA 35 IS PROMINENTLY LOCATED ALONG I-35 AND IS IDEALLY SITUATED IN AUSTIN'S LARGEST OFFICE SUBMARKET

- Uniquely offers direct access and identity along I-35
- Conveniently located in Austin's largest population density corridor: I-35 and Mopac
- Proximity to numerous amenities and Parmer Lane, providing excellent access to the majority of Austin's major arterials

AREA AMENITIES

SCOFIELD CROSSING
<6 MINS



THE DOMAIN
<12 MINS



PARMER LANE PLAZA
<4 MINS



NEW APPLE CAMPUS

WALNUT CREEK PARK

WALNUT CREEK GREENBELT

PLAZA 35

TECH RIDGE PLAZA
<6 MINS



SHOPS AT TECH RIDGE
<5 MINS



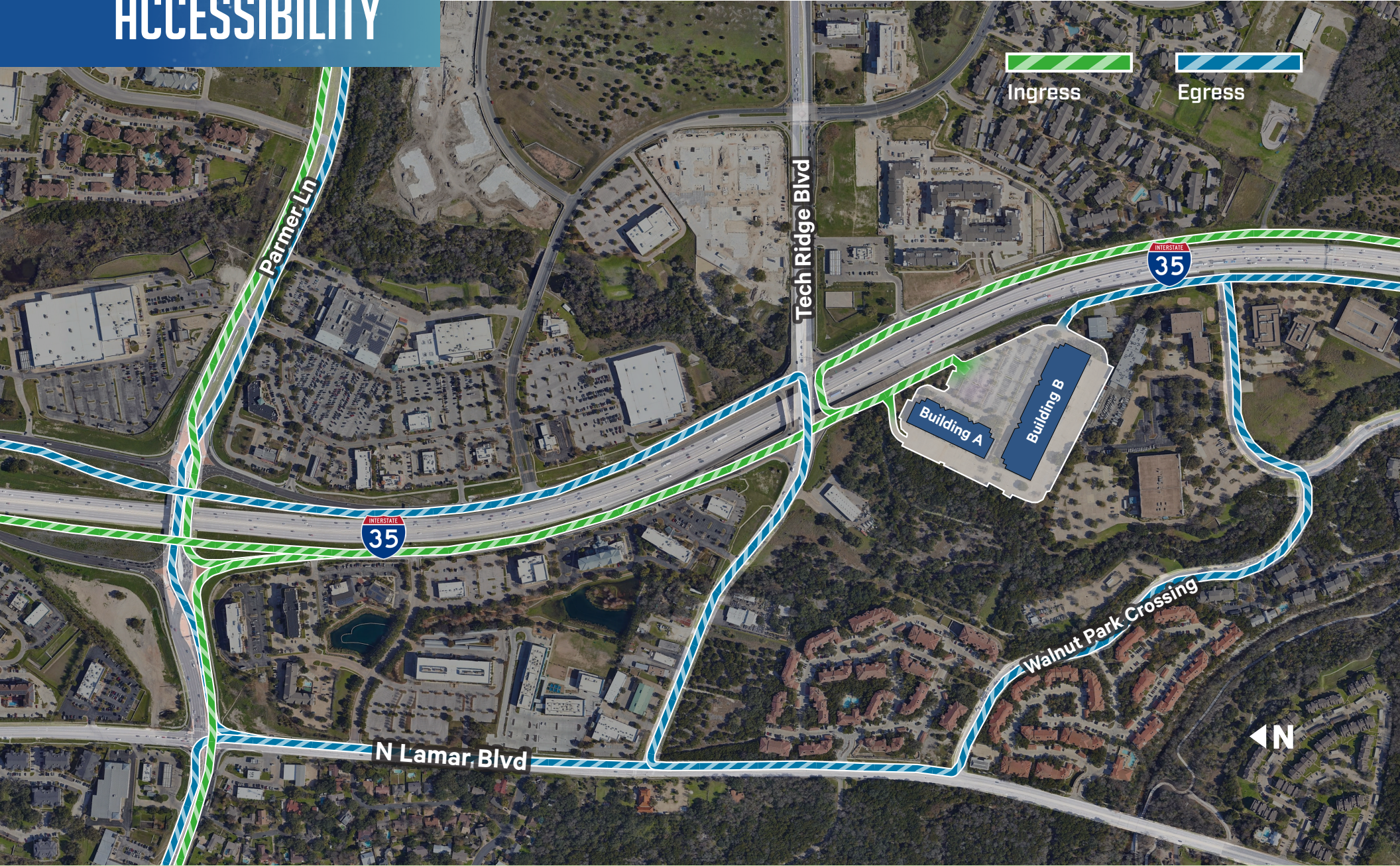
THE PITCH AT PARMER
<7 MINS



TECH RIDGE CENTER
<6 MINS



ACCESSIBILITY



SITE PLAN

DOWNTOWN

THE DOMAIN

SHOPS AT TECH RIDGE
PARMER LANE PLAZA
TECH RIDGE CENTER
TECH RIDGE PLAZA
SCOFIELD CROSSING

BUILDING B
SUITE A:
25,961 SF

LEASED

SUITE A:
16,301 SF

SUITE B:
11,287 SF

SUITE C:
23,037 SF

SUITE D:
10,446 SF

BUILDING A: 62,000 SF

GENEROUS PARKING 5/1000

PROPERTY DETAILS

BUILDING A

62,000 SF Total

Suite A: 16,301 SF Available

Suite B: 11,287 SF Available

Suite C: 23,037 SF Available

Suite D: 10,446 SF Available

BUILDING B

123,114 SF Total

Suite A: 25,961 SF Available

97,153 SF Leased

ZONING:

Limited Office District (LO)

Industrial Park District (IP)

POWER:

Building A- 2,500 Amps 277/480v

Building B- 400 Amps 277/480v

LOADING:

Dock Loading positions are available for both buildings

PARKING RATIO:

3.00/1,000 SF Expandable

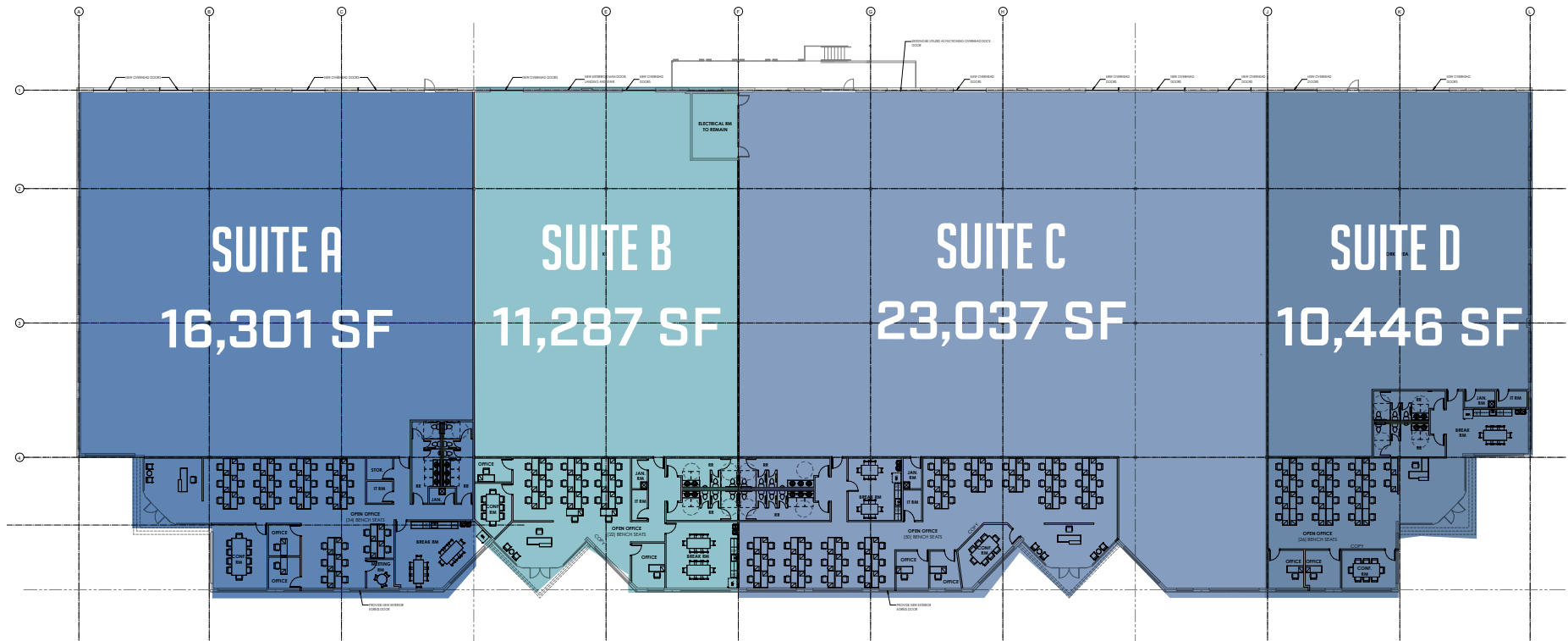
YEAR BUILT:

2000



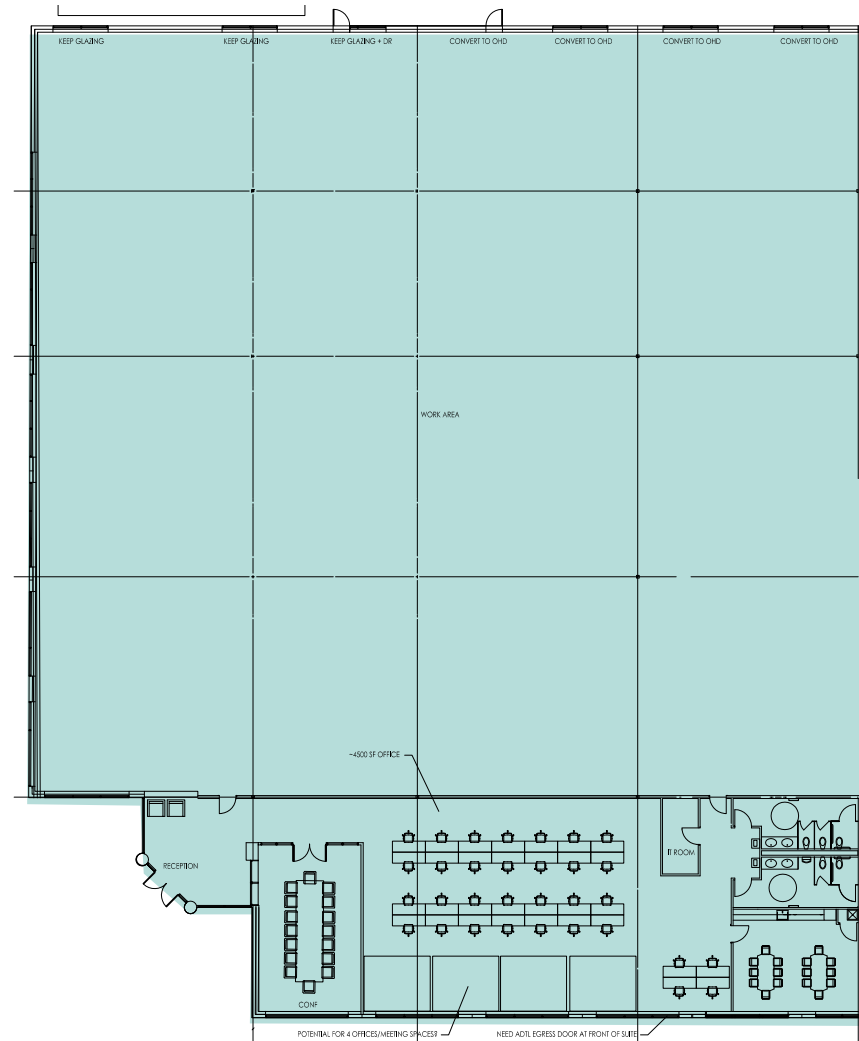
BUILDING A FLOOR PLAN

62,000 SF



BUILDING B | SUITE A FLOOR PLAN

25,961 SF Total



EXISTING INFRASTRUCTURE ADVANTAGES

BUILD OUT

- Private offices training rooms and conference rooms, surrounding large open bullpens
- Open exposed 22-24' ceilings with 100% HVAC throughout
- Raised-flooring throughout offering flexibility for electrical and infrastructure conduit runs
- Multiple storefront entries for secure access for visitor and employee entrances
- Large restroom cores providing proximity to both the office and production areas
- Large breakrooms providing proximity to both the office and the production areas
- Infrastructure for a full service kitchen (Building B)
- Fitness room for gym and workout classes
- Shower and Locker Room facilities
- No add-on factor for more efficient occupancy

POWER

Building A:

- 3800 AMPs 277/480v 3-Phase
- 400 KVA diesel generator with a 500 gallon belly tank

Building B:

- 400 2500 AMPs 277/480v 3-Phase
- 400 KVA diesel generator with a 500 gallon belly tank (Suites A)
- 550 KVA diesel generator with a 600 gallon belly tank (Suites B-D)

ROOF

- New TPO roof was installed - March of 2022.
- The roof is insulated with fiberglass batts.

HVAC

Building A: 33 Package Rooftop Units

Building B: 53 Package Rooftop Units

- All units replaced starting in 2022
- Lennox, Aeon and Carrier with capacity ranging from 3 to 15 tons per unit.
- The cooling equipment uses R-22 as a refrigerant.
- Air distribution is provided by exposed ducts or ducts concealed above the ceilings.
- Heating and cooling system is controlled by local thermostats.

DOCK LOADING

- Covered loading platform serviced by (1) 9'x10' roll-up door
- Ability to convert glass panels to additional dock-high doors

LIFE SAFETY

- ESFR Sprinklered
- Wet-pipe sprinkler system
- Portable fire extinguishers, smoke detectors, pull stations and alarm horns.

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**FOR ADDITIONAL INFORMATION,
PLEASE CONTACT:**

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