



FOR SALE

3600 W Parmer Lane
Austin, Texas 78727

Offering Memorandum



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Executive Summary

Colliers is pleased to present the 3600 Parmer office/medical project on Parmer Lane for sale to investors or owner/user buyers looking to own their own building in an incredible location.

3600 Parmer is an extremely well maintained office building on the Parmer Lane corridor in northwest Austin. The property is currently 88% leased with Amplify Credit Union occupying approximately 30% of the building. The property benefits from close proximity to Mopac Expressway and St. David's Hospital approximately 1 mile to the east, the 870,000 SF, 133 acre Apple Campus (3 miles to the west) and The Domain (2 miles to the south). There are nearby restaurants and retail ½ mile to the east and ½ mile to the west. The property was built in 1999 and is currently configured as a multi-tenant office building with above average common area improvements. The current owner has made substantial, recent investments in the property including a recent re-roof, HVAC replacement and restroom upgrades. The property also benefits from ample parking with access to the adjacent church parking lot, allowing for both typical office uses and medical office uses.

The building is owned by Amplify Credit Union. They will consider reasonable financing terms subject to review of buyer credit. Amplify would also consider vacating their 16,773 SF space prior to the end of their lease if a buyer wanted to occupy some or all of the space.



Property Description	
Address	3600 W Parmer Lane
Building Area	56,038 SF
Year Built	1999
Stories	2
Elevator	Yes
Fire Sprinkler System	Yes
Parking	4.0/1,000
Zoning	LO-CO
Floodplain	None

01

THE PROPERTY





Property Highlights



High Visibility Signage

Exceptional signage opportunities along West Parmer Lane, ensuring your business stands out.



Prime Location

Situated on Parmer Lane near Mopac Expy.



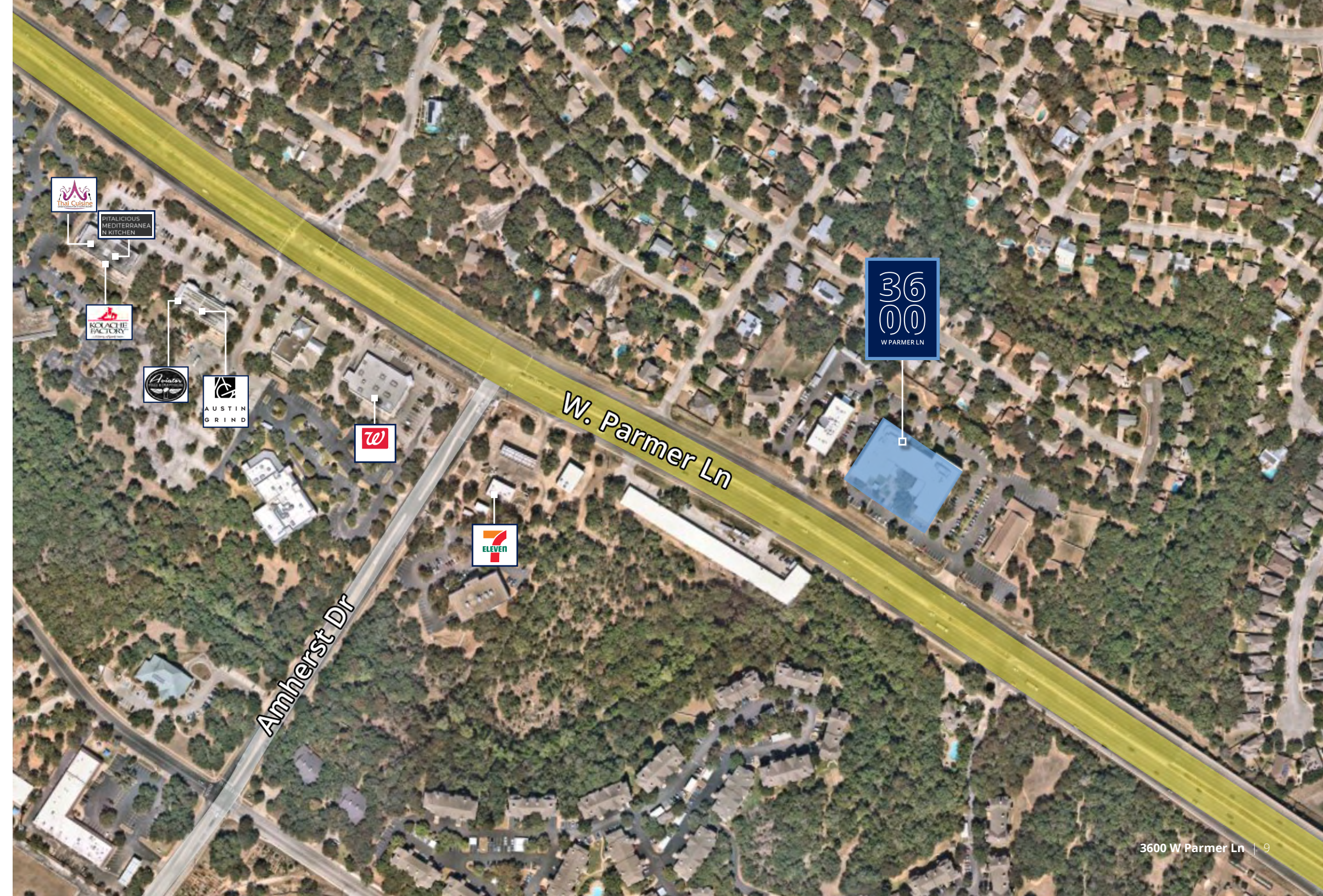
Abundant Amenities

A short drive to multiple restaurants with a reasonable proximity to the Domain.



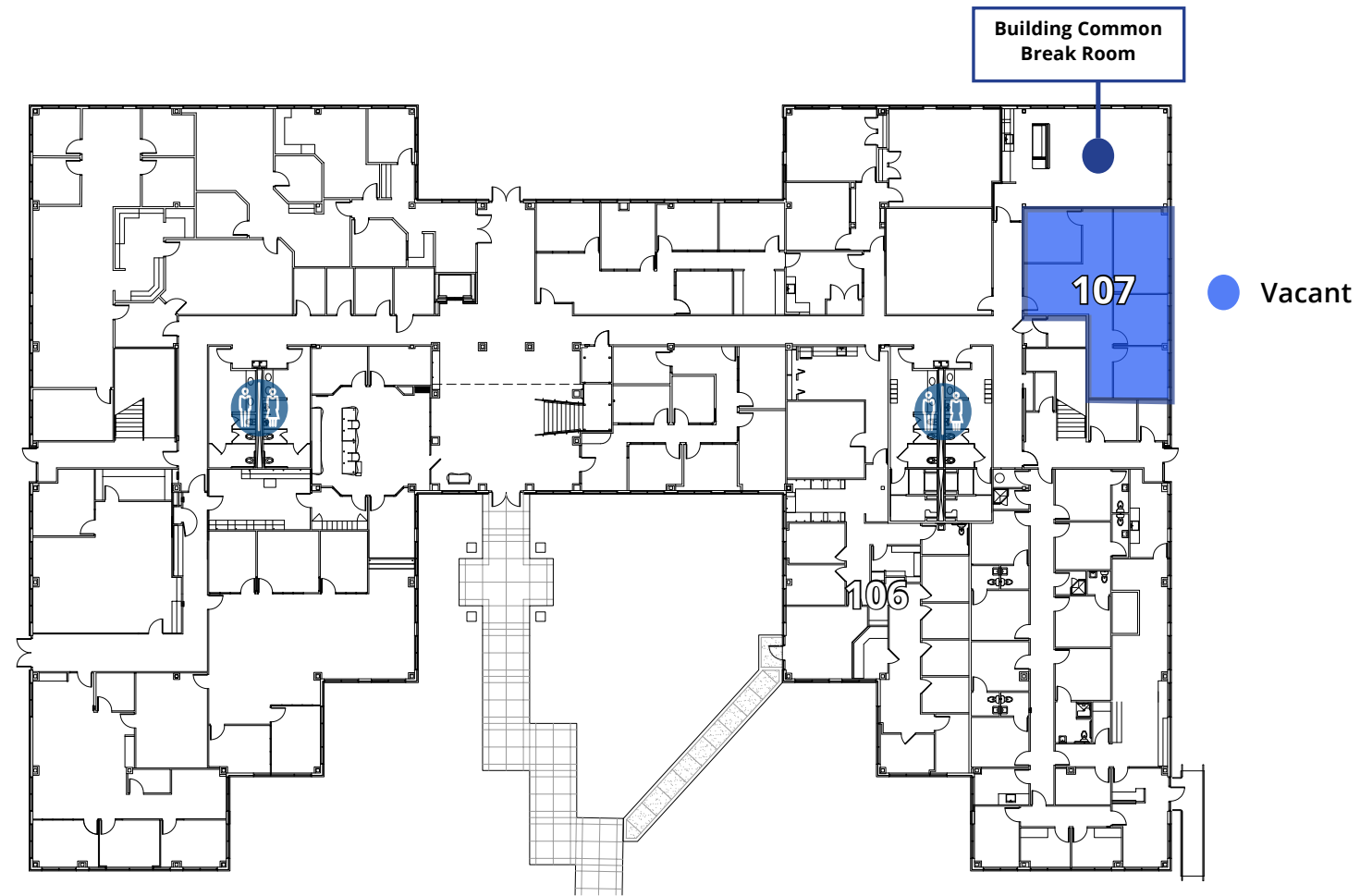
Building Quality

Extremely well maintained building with multiple capital upgrades.



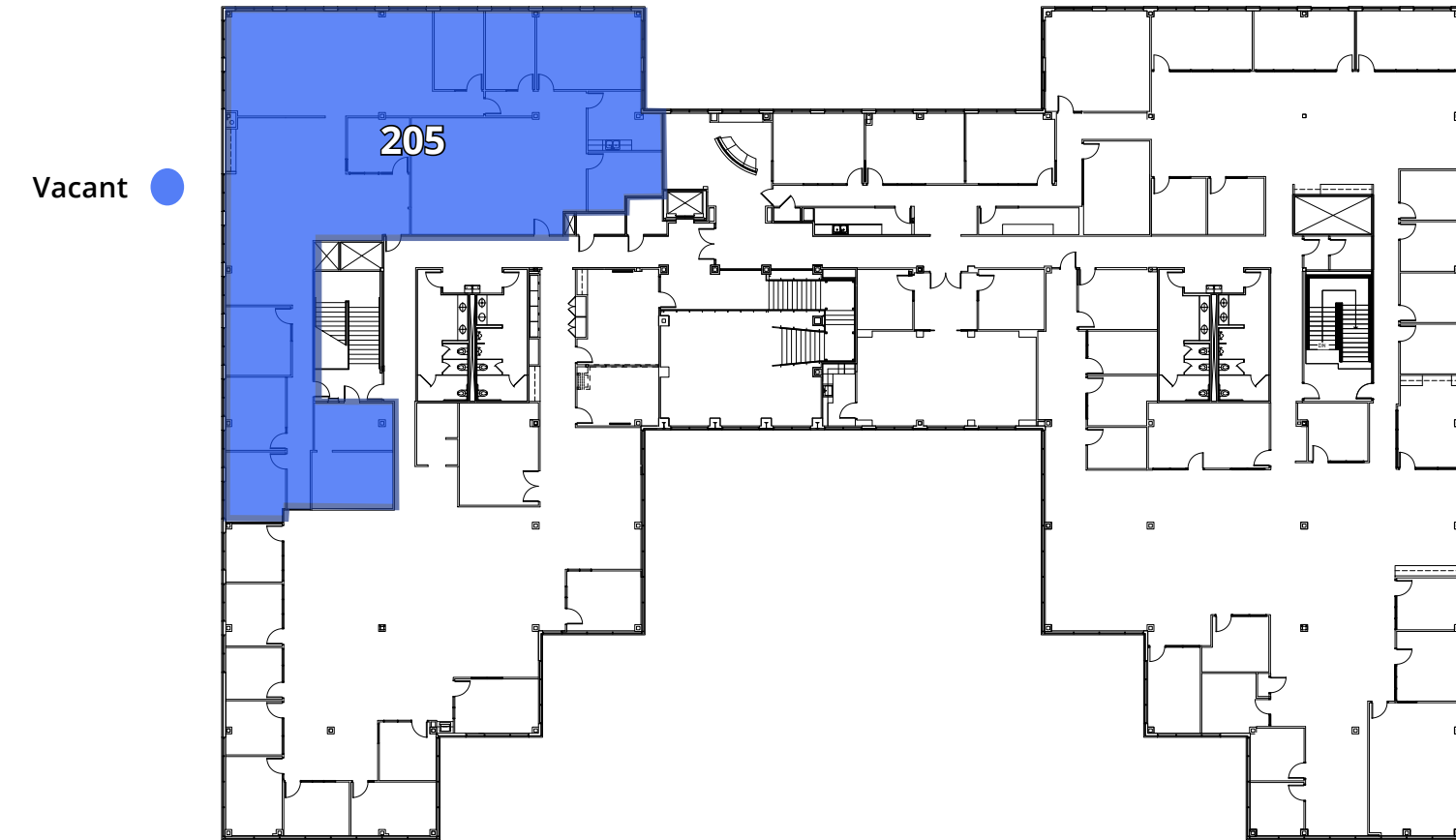
Floorplan

Floor One



Floorplan

Second Floor





First Floor Lobby



Suite 108



Suite 209/210



Suite 108



Suite 106



Building Common Area
Break Room/Meeting



Suite 106



Suite 160

03

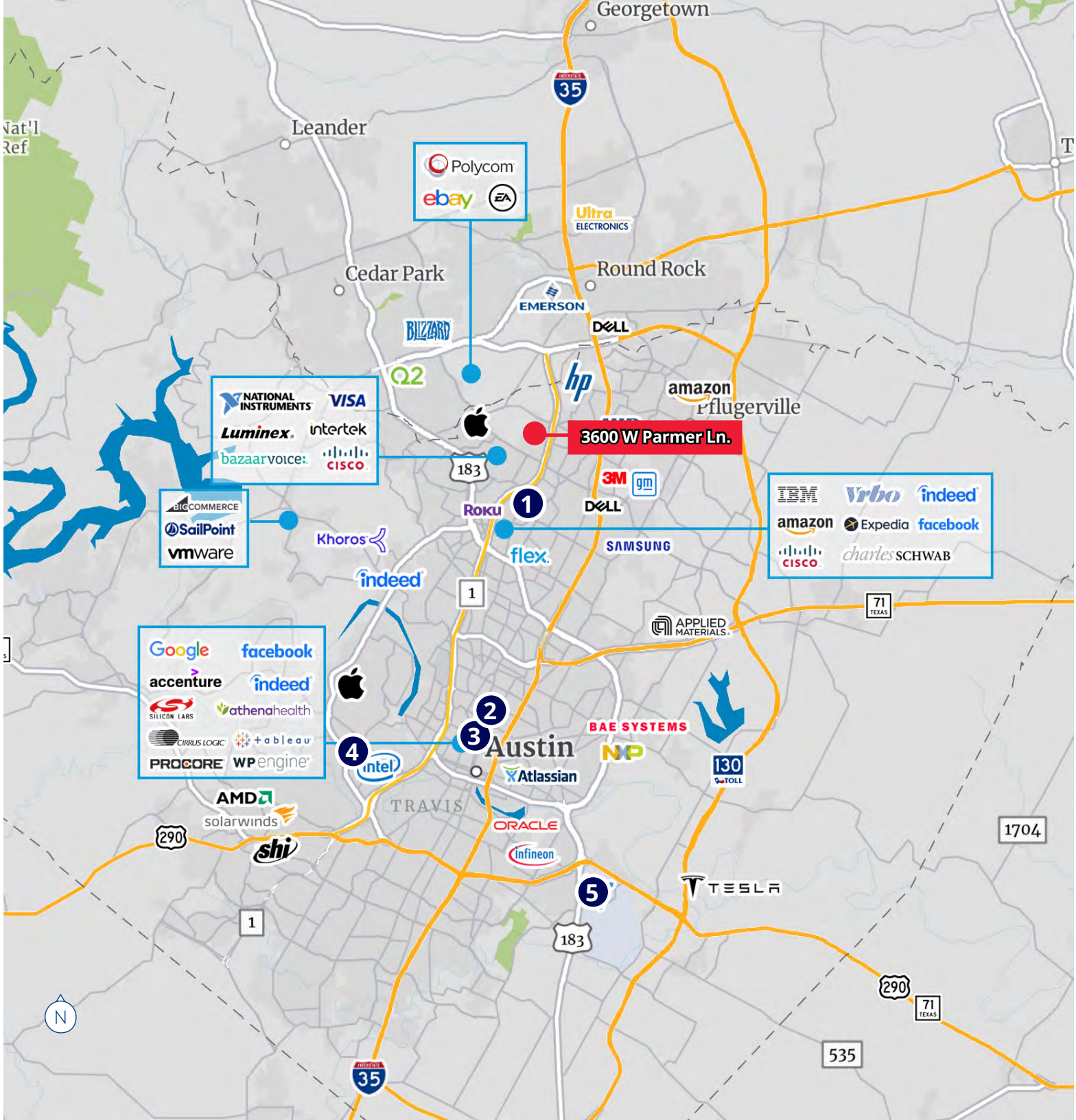
THE LOCATION



Location & Demographics

Northwest Austin has emerged as one of the city's most dynamic and desirable submarkets, offering a balanced mix of residential, commercial, and recreational amenities. Known for its tech corridor, proximity to major employers, retail centers, top-rated schools, and scenic green spaces, it's a magnet for both businesses and residents. With easy access to US-183, SH-45, and Mopac, Northwest Austin provides seamless connectivity to downtown and the greater metro area, making it an ideal location for dynamic companies.

#	Place	Distance	Time
1	The Domain	2.8 mi	8 min
2	University of Texas	11.8 mi	22 min
3	Downtown Austin	12.9 mi	22 min
4	Barton Creek Square Mall	14.4 mi	20 min
5	Austin Bergstrom Intl Airport	20 mi	25 min



Population	
1 mile	10,634
2 mile	48,600
3 mile	107,220

2030 Projected Population	
1 mile	10,959
2 mile	51,185
3 mile	113,279

Daytime Population	
1 mile	13,616
2 mile	61,309
3 mile	142,081

Unemployment Rate	
1 mile	3.7%
2 mile	3.5%
3 mile	3.1%

Average Household Income	
1 mile	\$132,348
2 mile	\$118,552
3 mile	\$116,250

Median Household Income	
1 mile	\$95,872
2 mile	\$88,533
3 mile	\$86,158

04

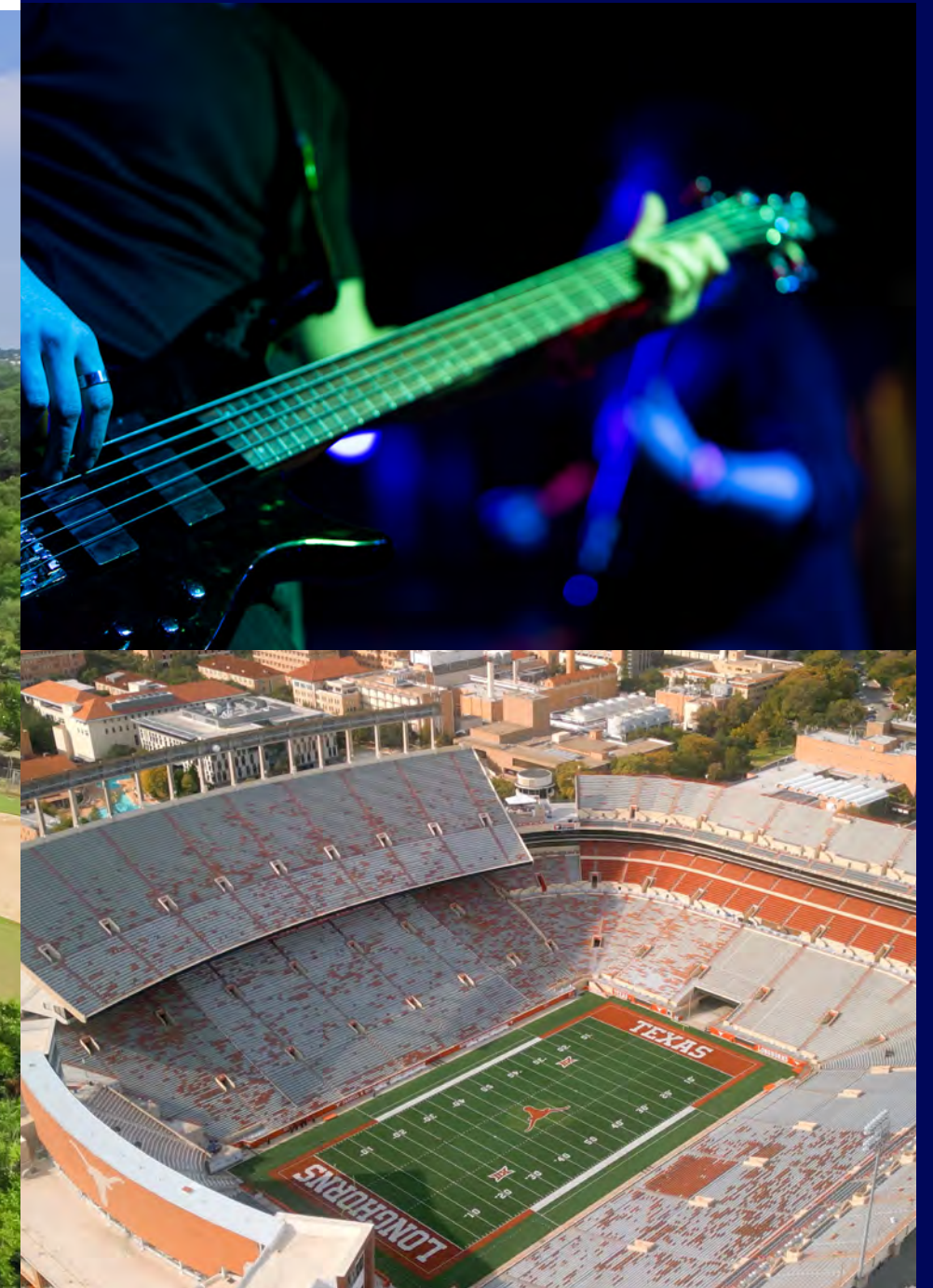
THE MARKET



Austin, Texas

The greater Austin region is a vibrant, globally connected area infused with economic adrenaline that drives inclusive prosperity through innovation, investment, and collaboration. Austin's unique blend of opportunities and experiences makes it a one-of-a-kind place to do business.

Austin is the capital city of Texas. It is the 11th-most populous city in the United States, the fourth-most-populous city in Texas, and the second-most-populous state capital city. According to an article published by the Austin Business Journal, Austin has been the fastest growing major metro (population of at least 1 million) on a percentage basis for nine straight years, from 2010 to 2019. In 2020, Austin's population grew by 3.43% and in 2021 it grew by 2.3% during the one-year period, making the current population of the Austin MSA 2,352,426 people.



Why Austin?

Austin by the numbers

2.4M

Metro Population

10th

Fastest Growing
Metro

4th

Highest Educational
Attainment in US

3rd

Highest Labor Force
Participation

Top 10

Market for Venture Capital
Funding

22nd

Largest Metro
Economy

\$200B

Regional GDP (Approx)

827

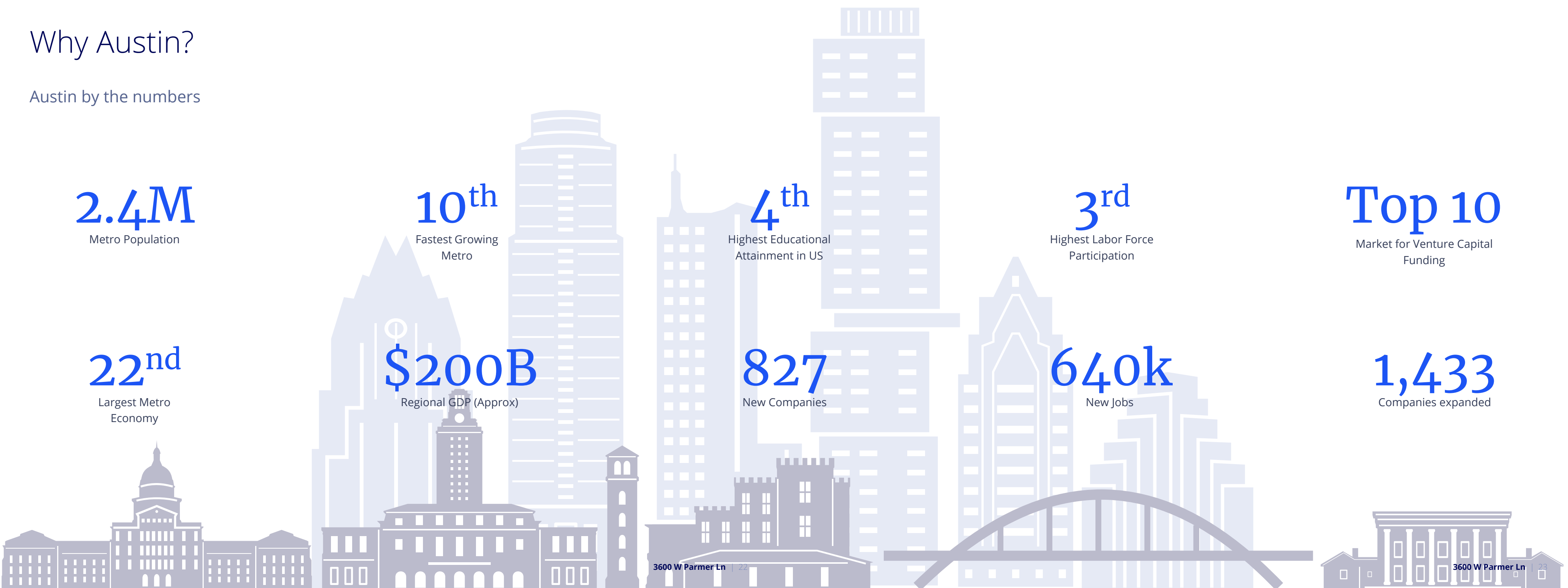
New Companies

640k

New Jobs

1,433

Companies expanded





Location Overview

Austin, Texas

Frequently referred to as Silicon Hills, the Austin region is home to more than 7,200 world-renowned software enterprise and high-tech start-up companies, including: Apple Inc., Amazon, Dell, Google, Facebook, eBay/PayPal, Expedia, Indeed, and Oracle Corporation. The newly built Tesla Gigafactory will be one of the world's largest and most advanced automotive plants and bring an estimated \$1 billion in capital investment. The continued, rapidly expanding Austin technology hub offers tremendous employment opportunities for those who relocate to the Austin area.

Residential growth, and business activity in the Austin area is poised to boom in 2024 and beyond after the local economy shrugged off the debilitating grip of the corona-virus pandemic and following economic recession over the past few years and rebounded strongly, multiple sources say. The region's diverse and growing base of employers, its skilled workforce, and its acclaimed quality of life will fuel substantial economic gains going forward.

#1 Hottest U.S. Job Market

Austin topped the list of hottest US job markets for the second consecutive year, according to a Wall Street Journal ranking of new data collected by Moody's Analytics. The list was created in conjunction with Moody's Analytics and assessed data from 381 different metro areas. The cities were scored based on five metrics: unemployment rate, labor-force participation, job growth, labor-force growth, and wage growth. When broken down by metric, Austin ranked in the top five for its wage growth (5 percent), labor force participation (70.3 percent) and low unemployment (2.7 percent) pre-COVID-19. It also ranked in the top 10 for job growth (2.3 percent) and top 20 for labor force growth (1.6 percent).

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