

paloma ridge



# Class A ▾ 376,324 SF

## Three Building Office Park



### ADDRESS

13620 FM 620 ▾ Austin, TX 78717

### SQUARE FOOTAGE

Building A ▾ 105,305 SF  
Building B ▾ 105,305 SF  
Building C ▾ 165,714 SF

### PARKING

6.0:1,000  
16 site-wide electric car-charging stations

### AVAILABILITY

Building A ▾ Suite 150 - 11,397 SF  
Suite 250 - 26,878 SF  
Building B ▾ Suite 150 - 22,285 SF  
Suite 200 - 55,969 SF  
Building C ▾ Suite 125 - 7,559 SF  
Suite 150 - 19,767 SF

### YEARS BUILT

Buildings A & B ▾ 2015  
Building C ▾ 2020

### ENERGY RATINGS

#### Buildings A & B

▾ Austin Energy Green Building 1-star

#### Building C

▾ Seeking LEED Certification

**Secondary Austin Energy power-feed loops added to Buildings A,B,C increasing power reliability, via redundancy**



# Amenities



FITNESS  
CENTER



YOGA  
STUDIO



SHOWERS



HIKE-N-BIKE  
TRAIL



OUTDOOR  
SEATING



PUBLIC  
WI-FI

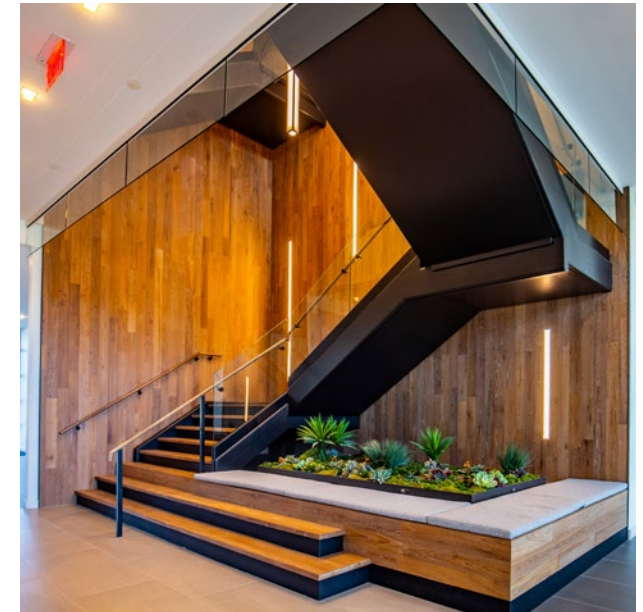


FOOD  
TRUCKS



## LOBBY

- Polished concrete floors
- Wood base
- Grand stair and elevator lobby
- Re-claimed wood accent walls
- Recessed linear accent lighting
- Back-painted glass elevators
- Two pair of all-glass tenant entry doors



# Site Plan



45 TOLLWAY ACCESS ROAD →



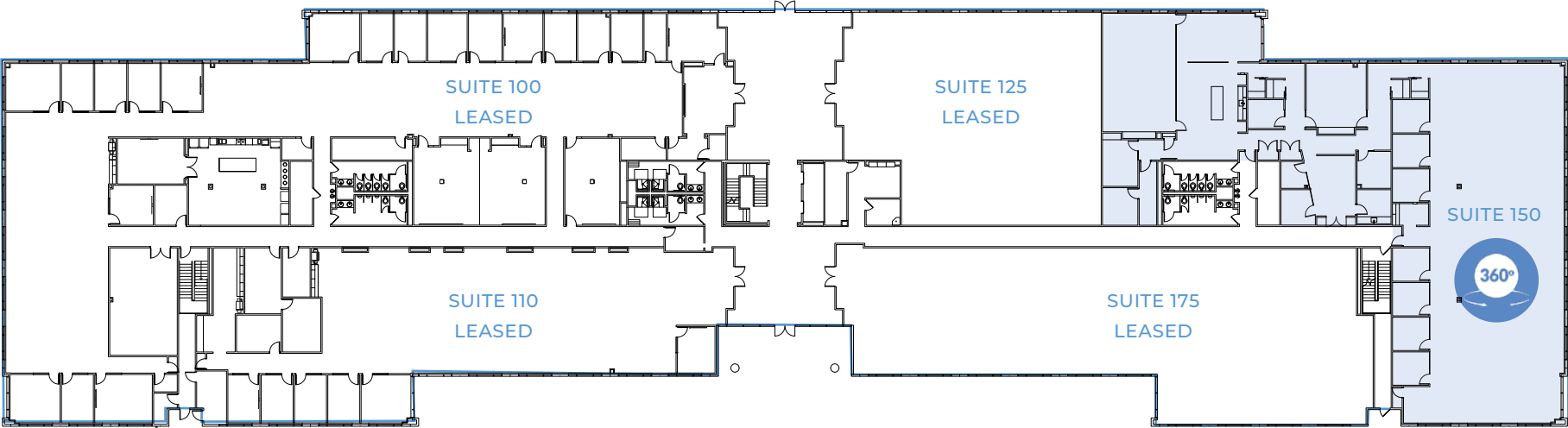


# Availability

## Building A

**FLOOR 1** ▾ SUITE 150 ▾ 11,397 SF ▾ AVAILABLE IMMEDIATELY

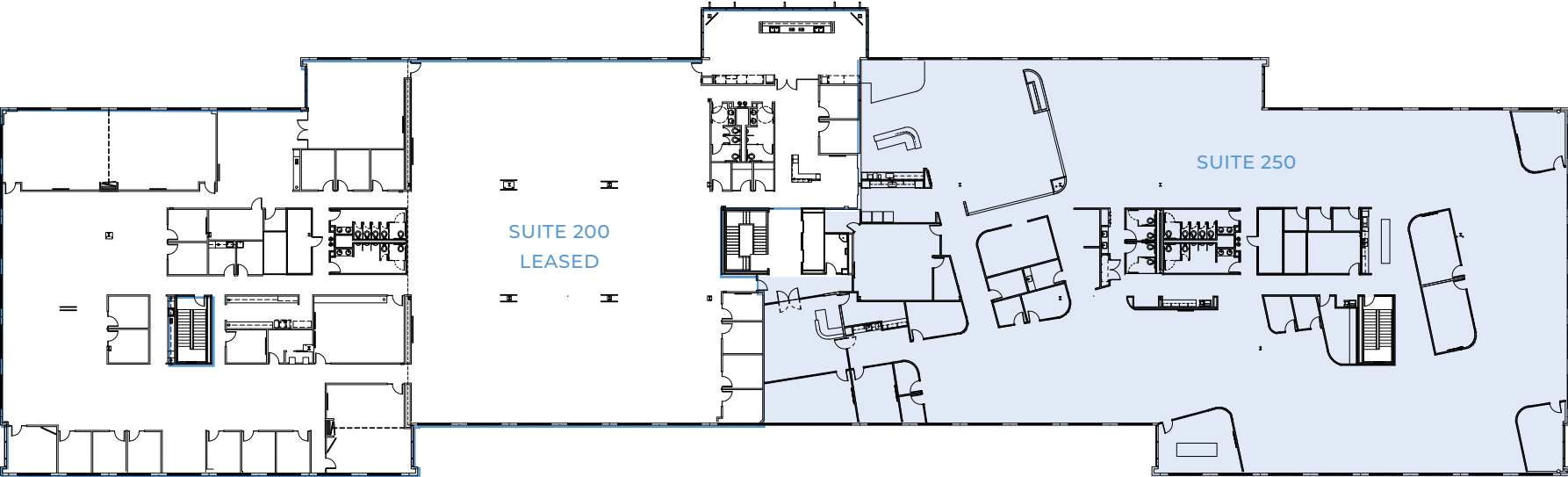
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# Availability

## Building A

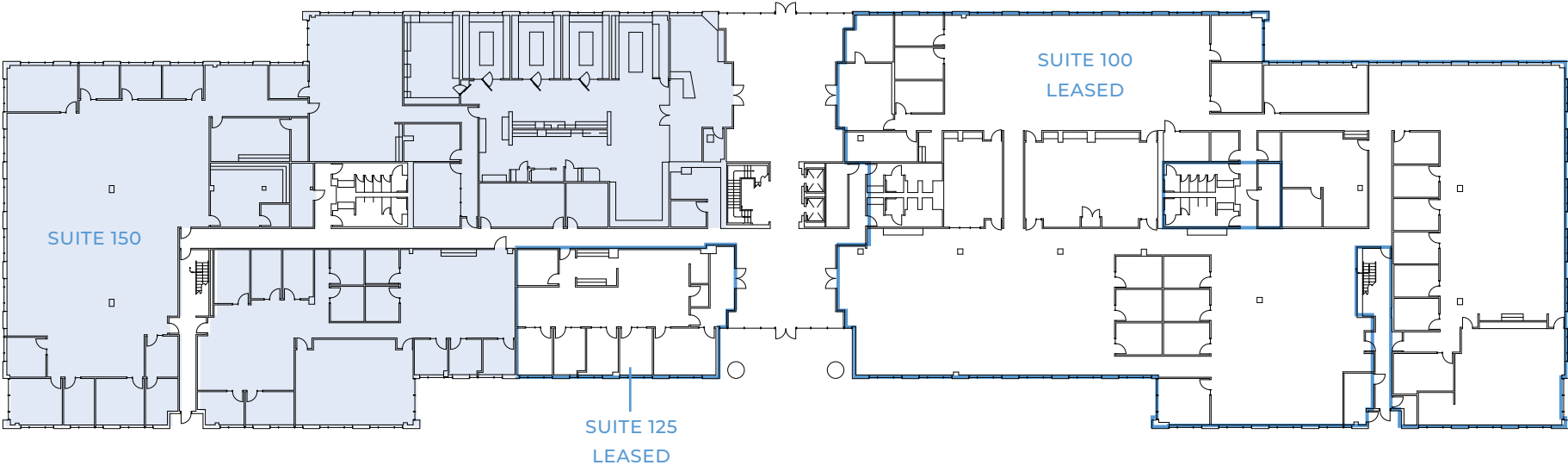
**FLOOR 2** ▾ SUITE 250 ▾ 26,878 SF ▾ AVAILABLE 3/1/2026



# Availability

## Building B

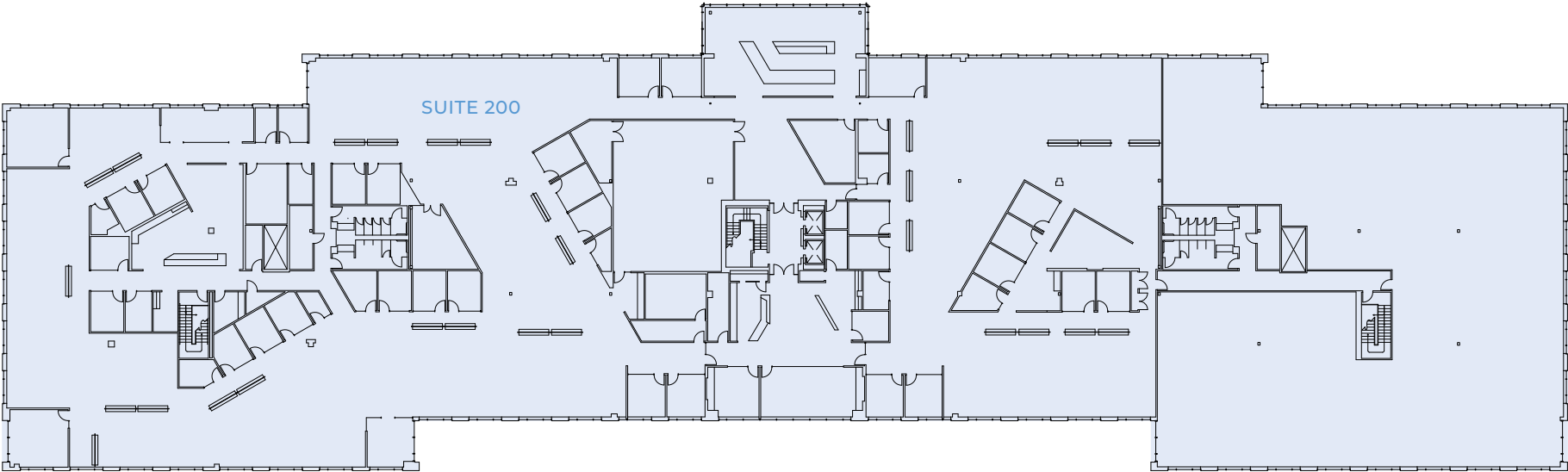
**FLOOR 1** ▾ SUITE 150 ▾ 22,285 SF ▾ AVAILABLE 9/30/2027



# Availability

## Building B

**FLOOR 2** ▾ SUITE 200 ▾ 55,969 SF ▾ AVAILABLE 10/31/2027



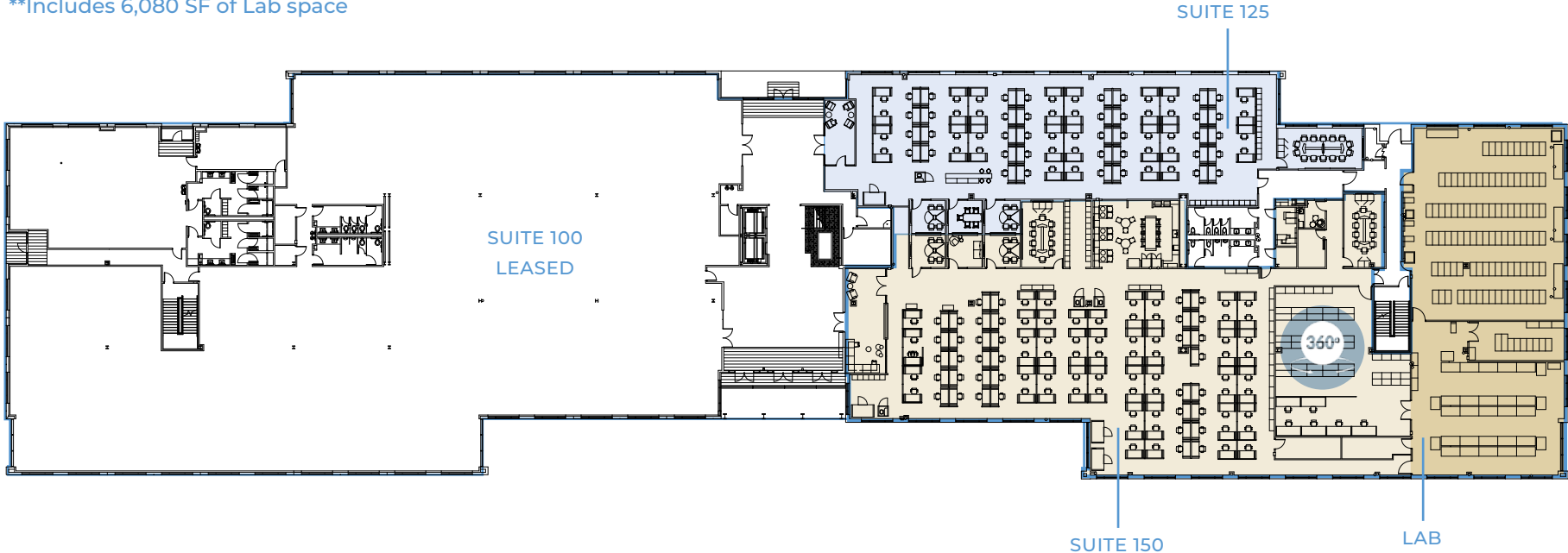
# Availability

## Building C

**FLOOR 1** ▾ SUITE 125\* ▾ 7,559 SF ▾ AVAILABLE IMMEDIATELY  
**FLOOR 1** ▾ SUITE 150\* ▾ 19,767 SF\*\* ▾ AVAILABLE IMMEDIATELY

[VIEW VIRTUAL TOUR](#)

\*Can be combined to a total of 27,326 RSF  
\*\*Includes 6,080 SF of Lab space



Power Lab: 750/480 KW  
Power Office: 750/480KW  
Chiller Size: 42.99 tons  
AHU Lab Size: 42.99 tons -4 Vertiv Liebert DS AHUs  
AHU Office Space: 120 tons  
Power Chiller/AHU: 4-Vertiv Liebert DS AHUs

# Location

The Paloma Ridge Campus is located in Austin's fast-growing NW submarket. Situated near the intersection of 183 & 45, tenants can conveniently enjoy nearby shops and restaurants.

## EASY ACCESS TO

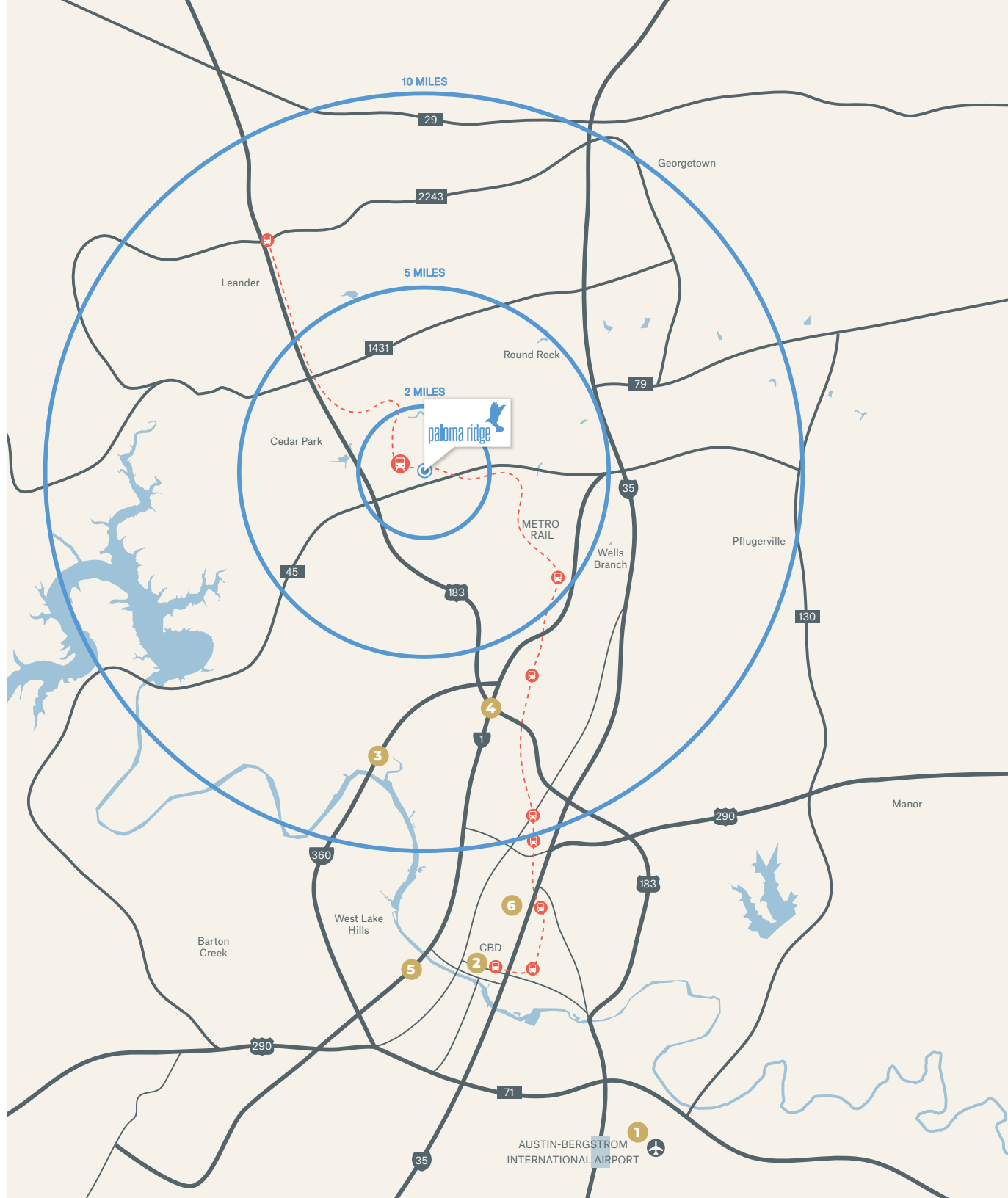
- ▼ State Highway 45
- ▼ FM 620
- ▼ MoPac Expressway
- ▼ Interstate 35
- ▼ Highway 183

## DRIVE TIMES

- 1 ABIA ▼ 30 min
- 2 Downtown Austin ▼ 22 min
- 3 Loop 360 & Hwy 2222 ▼ 20 min
- 4 MoPac & Hwy 183 ▼ 13 min
- 5 MoPac & Hwy 2244 ▼ 25 min
- 6 University of Texas ▼ 20 min

## NEAREST METRO STOP

- 🚊 Lakeline Park & Ride ▼ 20 min walk



# Location

## AREA EMPLOYERS

- |                 |                 |
|-----------------|-----------------|
| 1 Apple         | 10 Mitsubishi   |
| 2 AT&T          | 11 Nvidia       |
| 3 Cisco Systems | 12 Office Depot |
| 4 Deloitte      | 13 Oracle       |
| 5 DR Horton     | 14 PayPal       |
| 6 Ebay          | 15 Polycom      |
| 7 HealthTronics | 16 State Farm   |
| 8 KB Home       | 17 Visa         |
| 9 Legal Zoom    | 18 Zynga        |

## NEARBY AMENITIES *(within 2 miles)*

- |                    |                     |
|--------------------|---------------------|
| 24 Hour Fitness    | Office Depot        |
| Alamo Drafthouse   | Olive Garden        |
| Applebee's         | Outback Steakhouse  |
| AT&T               | Papa John's         |
| Barnes & Noble     | P. Terry's          |
| Best Buy           | Plucker's Wings     |
| Burger King        | ShIPLEY'S Donuts    |
| Chick-fil-A        | Smashburger         |
| Coffee Beanery     | Starbucks           |
| Fitness Connection | Texas Land & Cattle |
| Fuddruckers        | Texican Cafe        |
| HomeGoods          | Thundercloud Subs   |
| La Madeleine       | Tony C's            |
| Life Time Fitness  | Walgreens           |
| Lowe's             | Walmart             |
| McDonald's         | Whataburger         |
| Michael's          | Z Tejas             |







**VANDERBILT**  
OFFICE PROPERTIES

◆ ENDEAVOR

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PALOMA  
RIDGE

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