

# Parmer 3.3

## Sublease



**13011 McCallen Pass  
Building C  
Austin, TX 78753**

# 204,000 SF

Demisable to 10,000 SF on 2nd or 3rd floors.

**cresa** ::



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# Sublease Available

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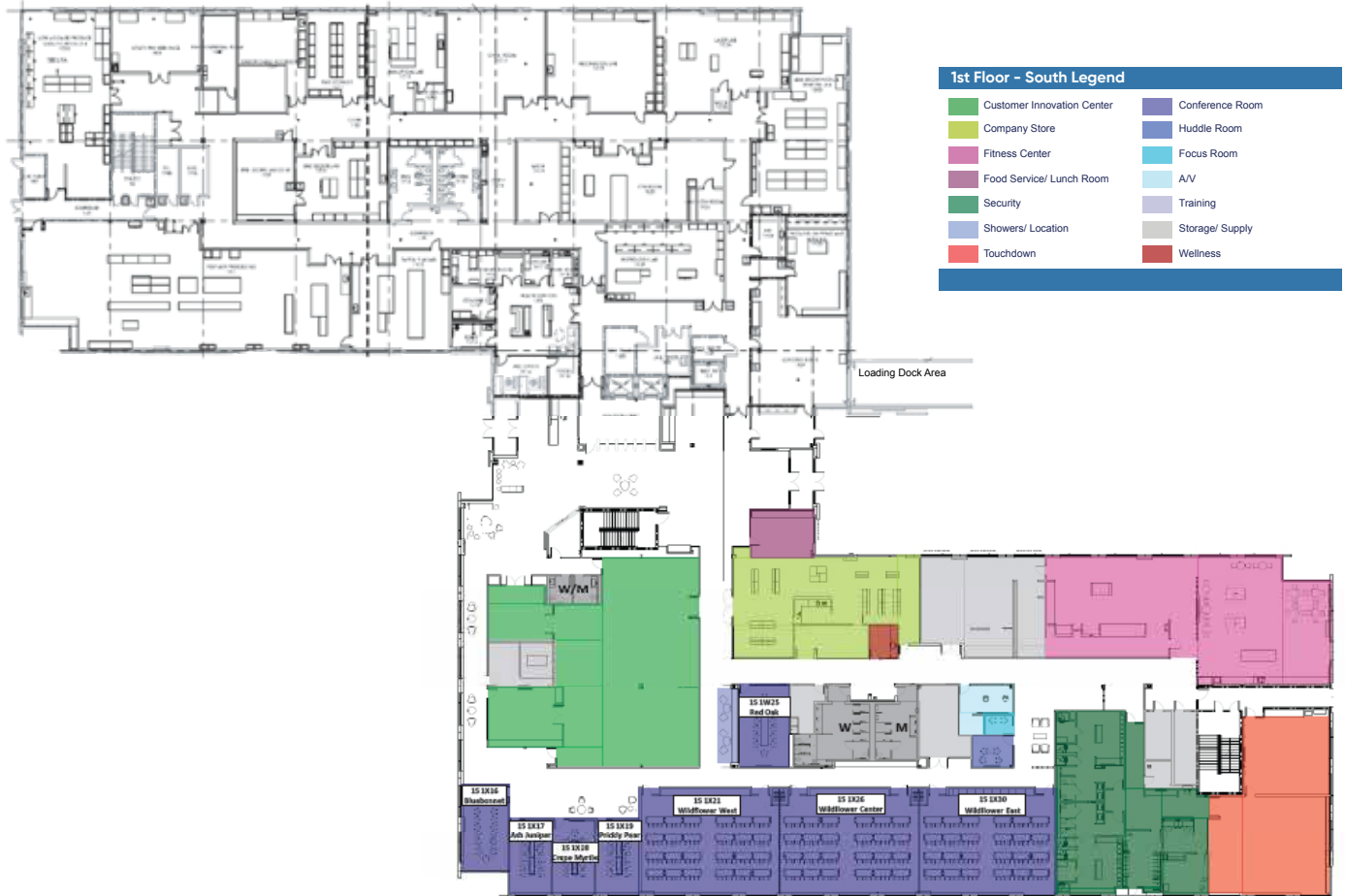
## Space Profile

<b>Premises</b>	3 Floors
<b>SF</b>	204,000 RSF
<b>Typical Floor Size</b>	68,000 SF
<b>Full Building Rate</b>	\$22.00 NNN
<b>Lab Rental Rate</b>	\$24.00 NNN
<b>OpEx</b>	TBD
<b>Availability</b>	Immediate
<b>Term</b>	Until May 31, 2034
<b>Building Class</b>	A
<b>Submarket</b>	Submarket
<b>Built</b>	2019
<b>Parking</b>	4.8/1000
<b>Conference Rooms</b>	22
<b>Huddle Rooms</b>	19
<b>Furniture</b>	Included
<b>Wet Labs</b>	16
<b>Other Features</b>	Food Marketplace Heath Care Center Gym/ Fitness Center Shipping/ Receiving Wellness Rooms Copy Stations



# Floorplan

## 1st Floor



# Floorplan

## 2nd Floor



— 2nd or 3rd floor can be demised to 10,000 SF. Illustrated area is an example.

# Floorplan

## 3rd Floor



— 2nd or 3rd floor can be demised to 10,000 SF. Illustrated area is an example.





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## Collaborative Space

### Space Profile

<b>Area Size</b>	4,500 SF "Flex" Space Divisible into (3) 1,500 SF Rooms
<b>Capacity</b>	300 persons, no Furniture 48 persons per room, Classroom Style
<b>Uses</b>	Events, Large Meetings or Training/ Educational Space

### Features

- Motorized Wall Panels
- 110AC Power Outlets in Tables
- LED Laser Presentation
- Fixed Projection Screens
- Distributed Audio System
- Program Audio Reinforcement
- Microsoft Teams Enabled





## Conference & Huddle Rooms

### Space Profile

#### Conference Rooms

44

- 18 Rooms with Microsoft Teams Systems (Creston)
- 26 Rooms can participate in Teams via phone dial and installed teleconference equipment.

#### Huddle Rooms

29

### Capabilities

- LED Monitors or Projectors
- Microsoft Teams Systems (Creston)







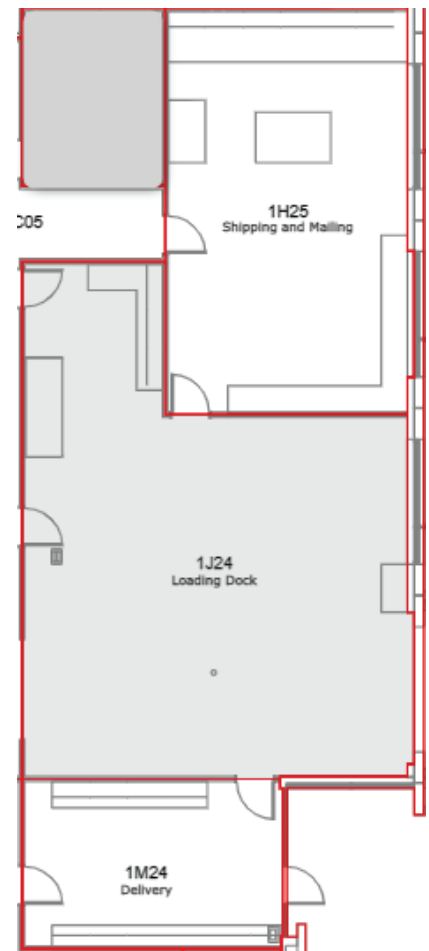
## Shipping & Receiving

### Space Profile

<b>Area Size</b>	2,000 SF
<b>Dock Size</b>	84"W x 92"H (including 20" lip) 48" Ground Clearance at Entry 12'H x 10'W Mechanical Roll Up Door

### Features

- Star 4 Dock Leveler
- 5,000lb. scale



# Laboratory Spaces

## Space Profile

### Location

1st Floor

### Area Size

16,435 SF across  
16 Lab Rooms



■ (6) Air changes/ hr  
■ (3) Air changes/ hr

Room	SF	Air	Capabilities
1C03	1,574	■	(1) Suspended Starline Track Bus 208v 100a 3ph, (2) Starline Raceway 208v 60a 3ph
1C07	284	■	
1C09	702	■	(1) MoveX Snorkel LEV, (4) Starline Raceway 208v 60a 3ph
1C11	527	■	
1C12	786	■	(1) 15x62 Labconco Bench Hood, (1) MoveX Snorkel LEV, Added 93 SF for inner sem lab, (1) Suspended Starline Track Bus 208v 100a 3ph, (1) Starline Raceway 208v 60a 3ph
1C17	988	■	(4) Suspended Starline Track Bus 208v 225a 3ph, (1) Suspended Starline Track Bus 208v 100a 3ph, (2) Starline Raceway 208v 60a 3ph
1C18	1075	■	(2) MoveX Snorkel LEV, (1) Suspended Starline Track Bus 208v 225a 3ph, (2) Starline Raceway 208c 60a 3ph
1C23	39	■	Inside Lab IC24
1C24	1250	■	(1) Suspended Starline Track Bus 208v 100a 3ph, (4) Starline Raceway 208v 60a 3ph
1C25	1490	■	(1) 16x662 Labconco Bench Hood, (5) MoveX Snorkel LEV, (3) Suspended Starline Track Bus 208v 100a 3ph
1E10	734	■	(1) 16x662 Labconco Bench Hood, (2) Suspended Starline Track Bus 208v 100a 3ph, (3) Starline Raceway 208v 60a 3ph
1E20	1205	■	CTH Room Controlled at 72 degrees/50rH, (1) MoveX Snorkel LEV, (2) Suspended Starline Track Bus 208v 100a 3ph, (3) Starline Raceway 208v 60a 3ph
1F23	130	■	(1) 16x62 Labconco Bench Hood, inside Lab1E20
1H11	3700	■	(3) 16x62 Labconco Bench Hood, (3) MoveX Snorkel LEV, (4) Suspended Starline Track Bus 208v 100a 3ph, (6) Starline Raceway 208v 60a 3ph
1H12	979	■	(2) 16x62 Labconco Bench Hood, (4) MoveX Snorkel LEV, (1) Suspended Starline Track Bus 208v 100a 3ph, (2) Starline Raceway 208v 60a 3ph
1H23	971	■	CTH Room Controlling at 70 degrees/40 rH, (3) Air changes/hr





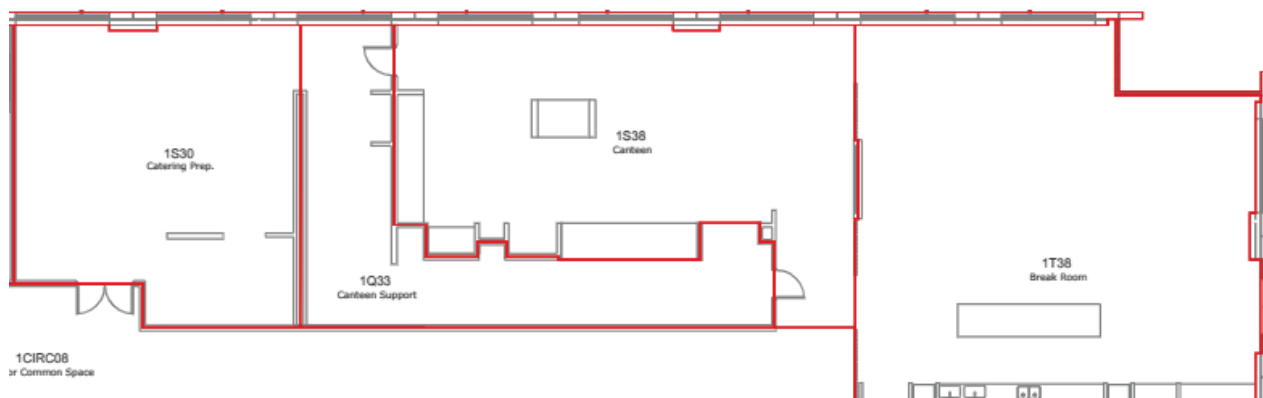
## Dining

### Space Profile

**Area Size** 4,485 SF

### Food Marketplace Features

- Catering/ Food Preparation Kitchen
- Canteen displaying food options with support area
- Large Breakroom with large windows, sinks, counter space, microwave, drink dispensers and a double refrigerator.



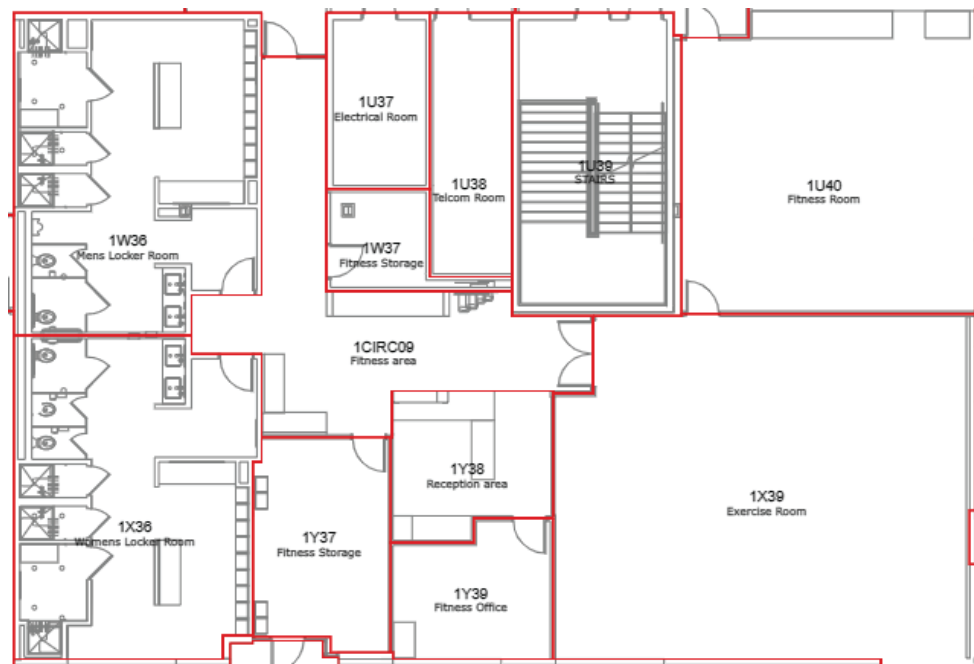
## Physical Fitness

### Space Profile

**Area Size** 4,400 SF

### Features

- Fitness/ Movement Room
- Exercise/ Weight Room
- Locker Rooms with showers and secure lockers
- Reception Area/ Management Offices
- Storage







## Wellness Rooms

### Space Profile

#### Area Size

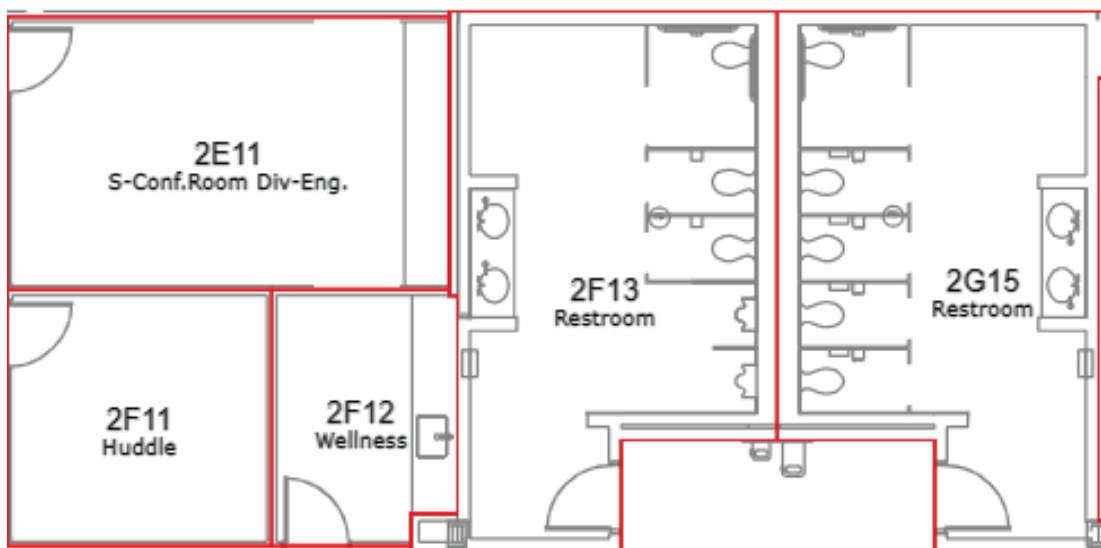
(5) 100 SF Wellness Rooms

#### Uses

Offers private areas to support nursing mothers or for employees to take a break from everyday stressors.

### Features

- Sink
- Counter Space
- Seating





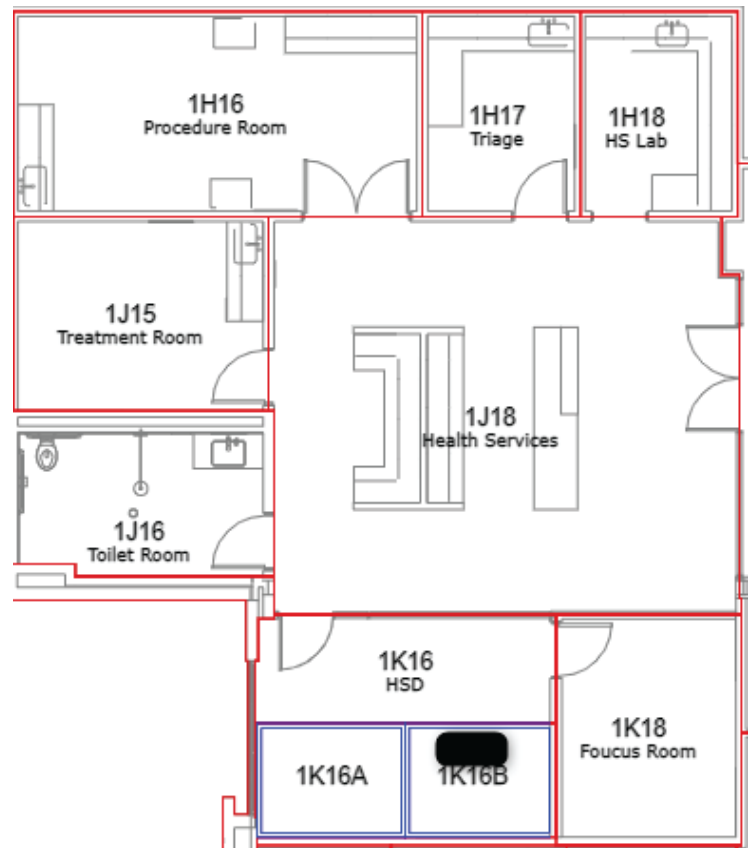
# Potential Health Services Clinic

## Space Profile

**Area Size** 2,800 SF

## Features

- Reception
- Health Offices
- Clinical Spaces





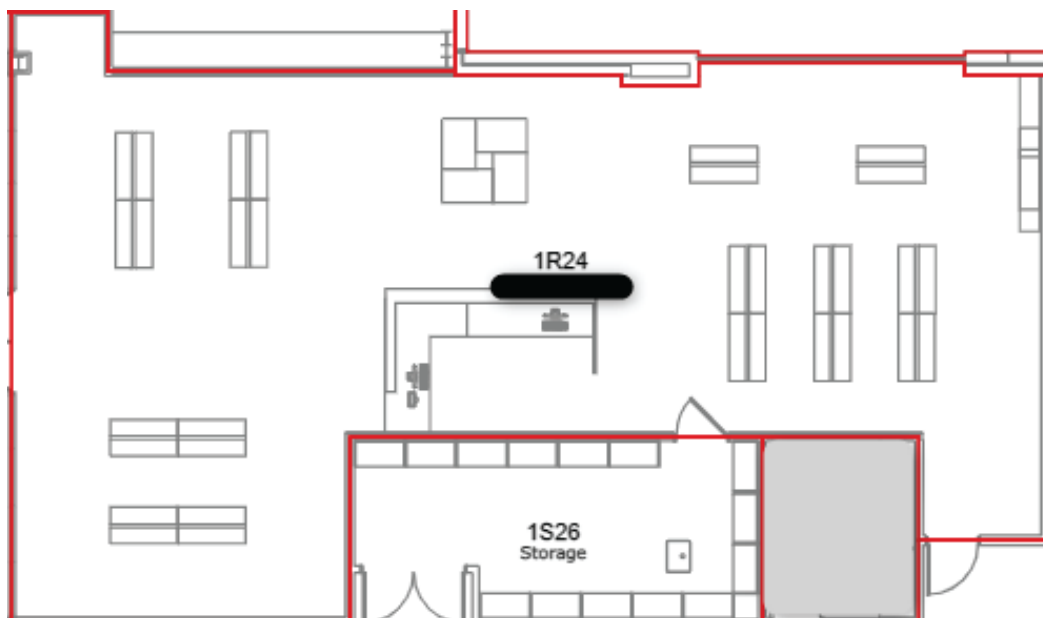
## Retail Store

### Space Profile

<b>Area Size</b>	2,900 SF
<b>Location</b>	Located off the 1st Floor Lobby

### Features

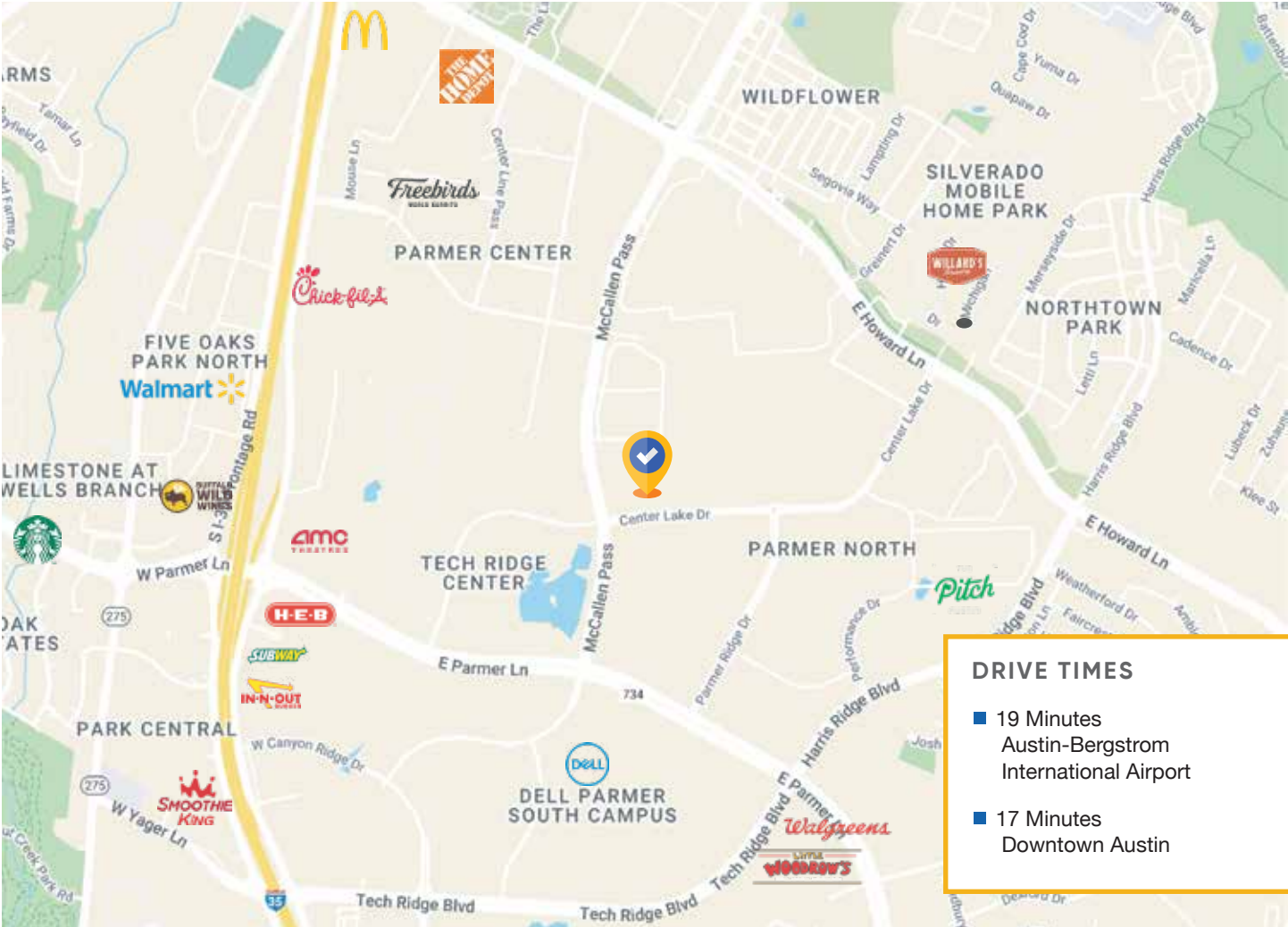
- Company swag store outfitted with an Integrated Shelving/ Product Display System
- Secure Storage Area
- Can be converted for other uses





# Area Map

13011 McCallen Pass  
Bldg. C  
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# Corporate Neighborhood







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## Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that
- a party specifically instructs the broker in writing not to disclose, unless required to do so by law

**S SUBAGENT:** A license holder acts as a subagent when aiding buyer in a transaction without an agreement to represent the buyer.

... subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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