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W PARMER LN

FOR LEASE

3600 W. Parmer Ln.
Austin, Texas 78727



Property Overview

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Austin, Texas 78727



3 miles from new 3M SF Apple office campus, which has substantially increased area demographics including single family home values



2 miles NW of The Domain, a vibrant neighborhood with high-rise buildings, restaurants, and high-end shopping



Offers easy, signalized access at Parmer and Loop 1 Intersection



Garden campus design; nestled among groves of oak trees and emphasizes natural light





















Located in an amenity-rich area in Austin's high-tech corridor minutes away from The Domain



Parking ratio: 4:1,000; 281 surface parking spots



Nearby Amenities

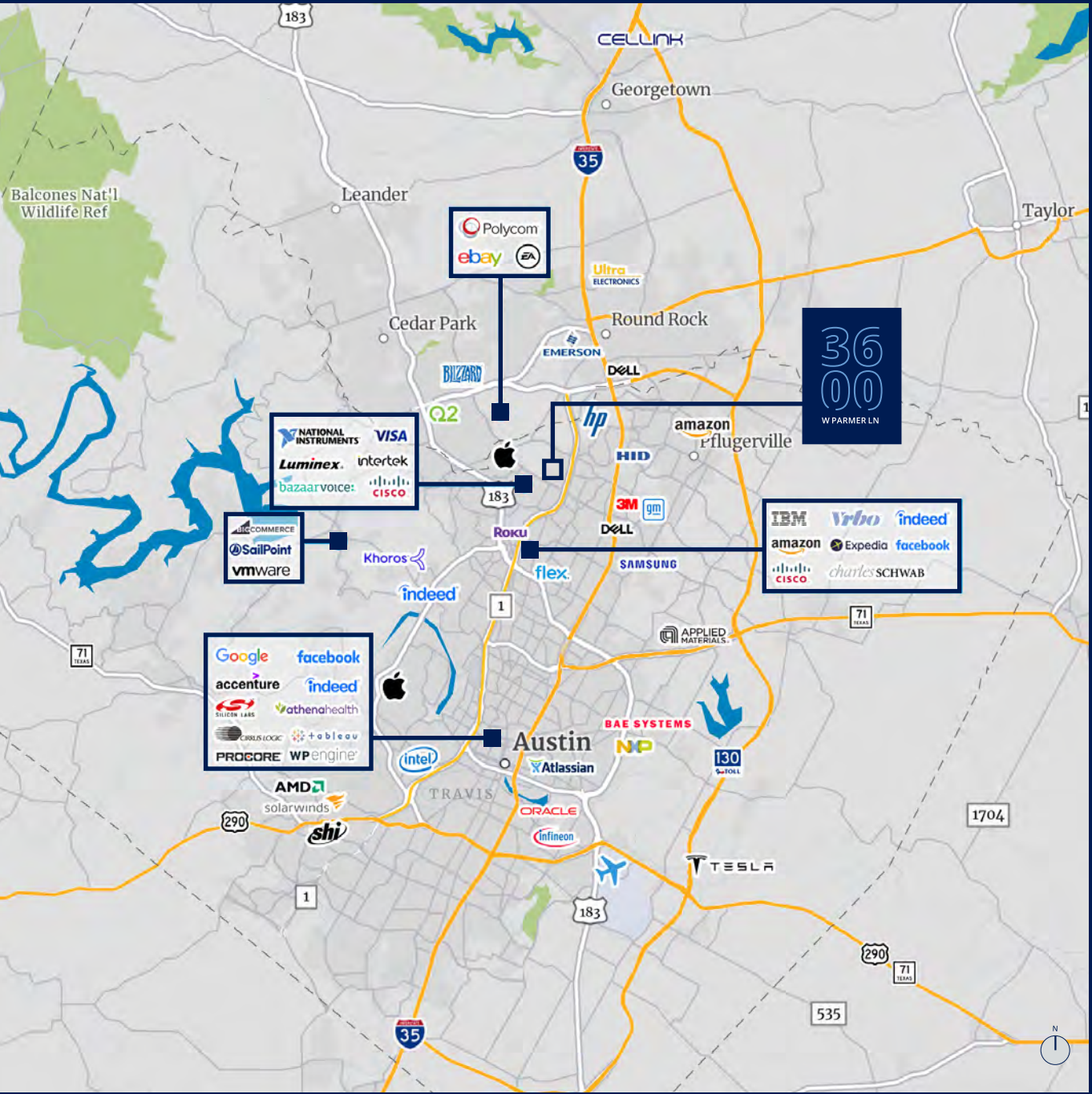
Walkable Amenity	Google Rating	Short Drive Amenity	Distance
 <p>Kolache Factory Counter-serve chain with classic Czech pastries in sweet & savory flavors, plus other baked goods.</p>		 <p>Tacodeli Austin-born BYOB taqueria chain serving more than 40 types, including breakfast tacos.</p>	1.8 miles
 <p>Thai Cuisine Standards like curries & noodles in a colorful room; all-you-can-eat soup & salad bar at lunch.</p>		 <p>Whole Foods Market Eco-minded chain with natural & organic grocery items, housewares & other products (most sell wine).</p>	2.0 miles
 <p>Austin Grind Coffee Chain outpost offering coffee & tea drinks, plus smoothies & a variety of light fare.</p>		 <p>P. Terry's Burger Stand Relaxed option for all-natural beef burgers, shoestring fries & milkshakes, plus breakfast.</p>	1.9 miles
 <p>PitaLicious Mediterranean Kitchen Popular Mediterranean food trailer on a lawn offering halal fare like wraps & made-to-order bowls.</p>		 <p>The Hideout Pub Easygoing tavern featuring comfort food such as burgers & wings, plus happy hours.</p>	1.1 miles
 <p>TomodaChi Snug, stylish eatery with a bar serving Japanese plates & traditional & inventive sushi options.</p>		 <p>H-E-B Grocery store that offers a bakery, flower shop, meat market, seafood, produce and a pharmacy.</p>	1.0 mile
 <p>Aviator Pizza & Drafthouse Family friendly locally owned, operated, and sourced craft pizza and Texas craft beer bar.</p>		 <p>Topgolf Sprawling entertainment venue with a high-tech driving range & swanky lounge with drinks & games.</p>	2.3 miles



Walkable Amenities

3600 Parmer Ln Office Centre, located in Austin's vibrant northwest submarket, combines visibility with a prime location in Austin's high-tech corridor. Just moments from the Domain, St. David's

Northwest, and the Arboretum, this garden campus design emphasizes open, flexible layouts and natural light. Features include a grand two-story lobby, extensive parking, and 10' ceilings.



Corporate Neighbors

3600 Parmer Ln Office Centre is nestled in a technology-rich zone alongside giants like IBM and Dell, its position on a prominent 5-acre site on Parmer Lane, near MoPac Expressway (Loop 1), provides unrivaled access to Austin's business hubs, dining, hotels, and tech workforce.



W PARMER LN

FLOOR PLAN

First Floor

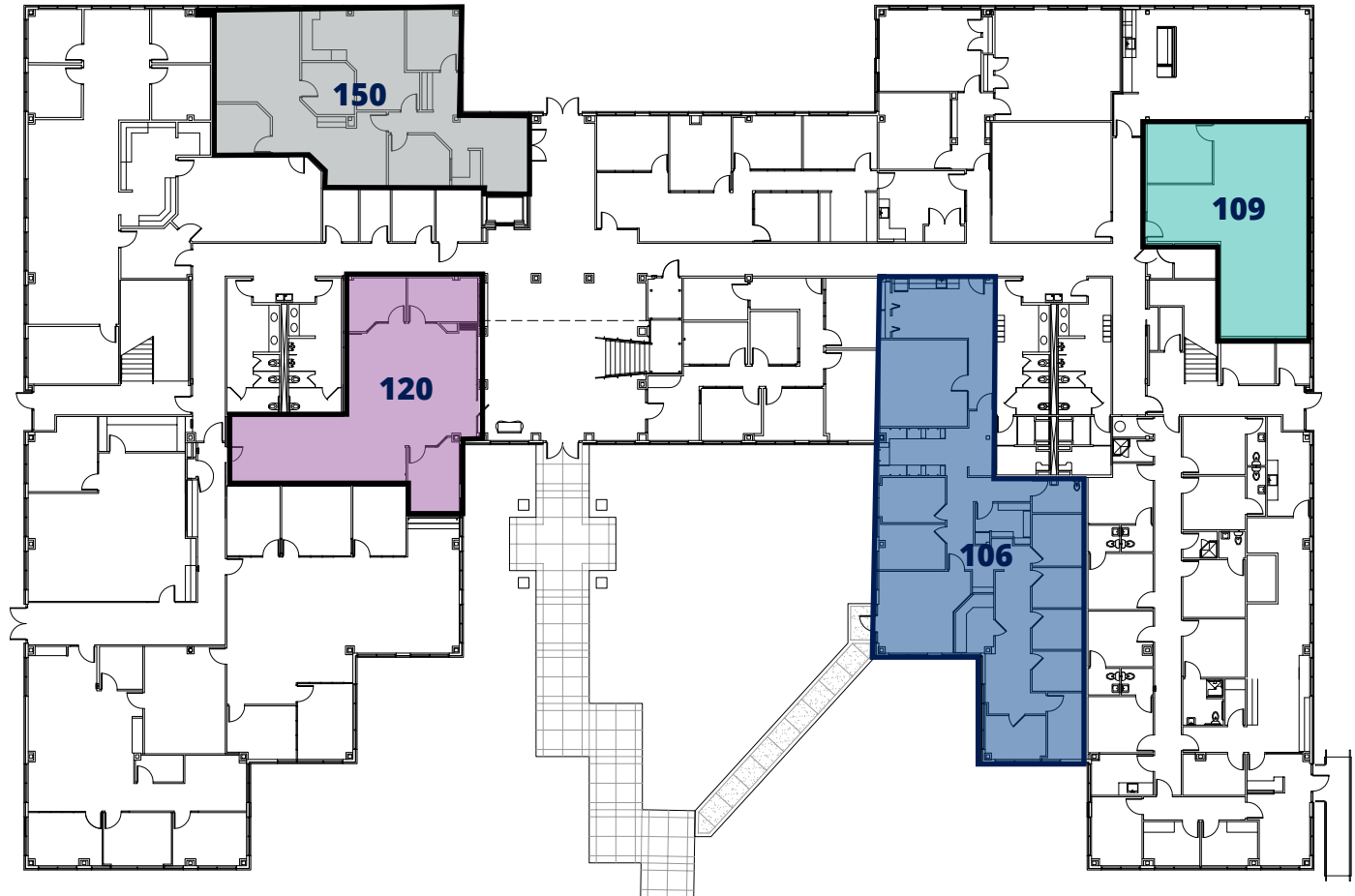
Suites 106 - 150

Suite 106	Available 11/1/24	3,639 SF
Suite 109	Available	1,344 SF
Suite 120	Available	1,604 SF
Suite 150	Available	2,055 SF

Rate: \$24.00 NNN

2023 OpEx: \$12.62

Parking: 4/1,000



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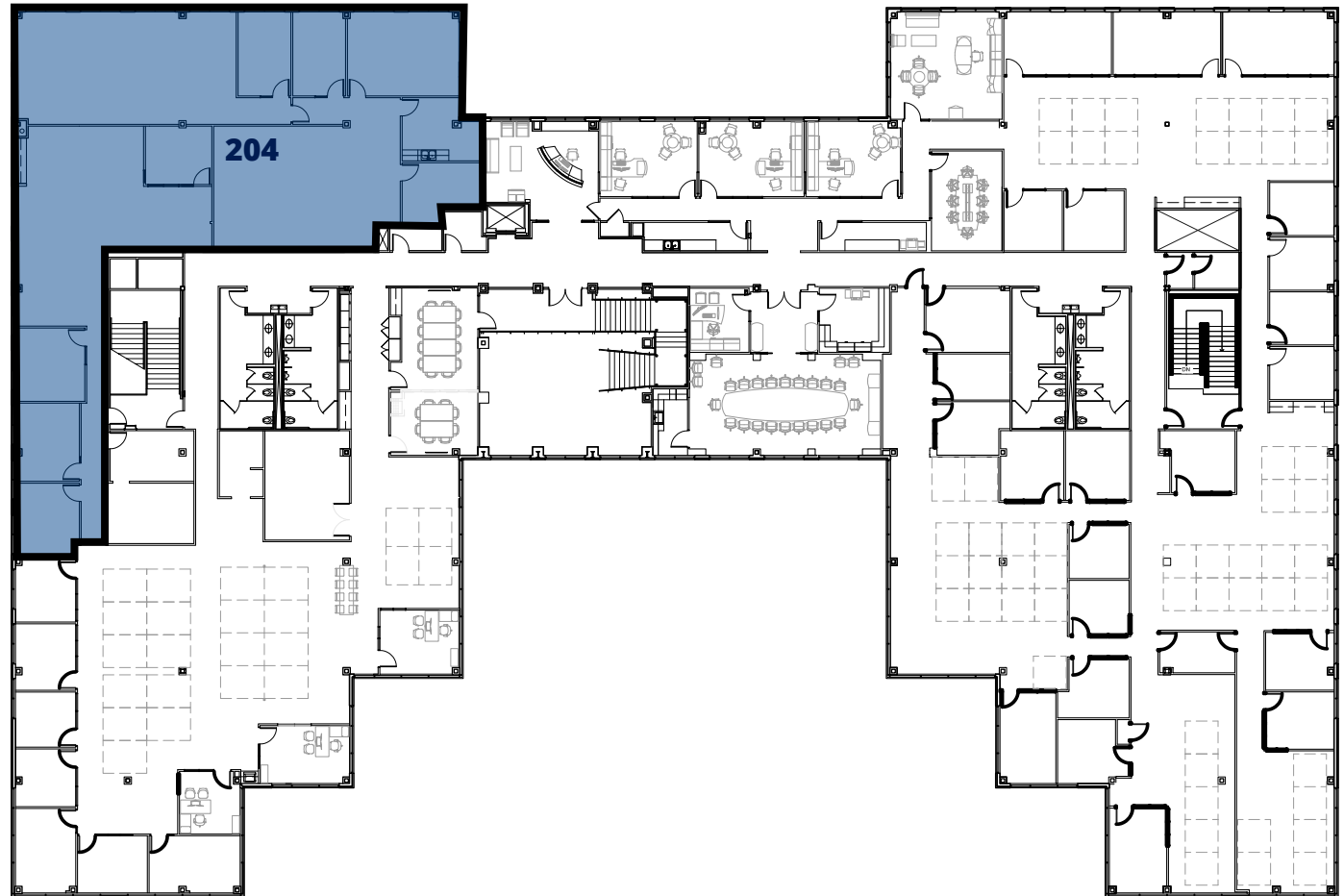
Second Floor
Suite 204

Suite 204 Available 5,637 SF

Rate: \$24.00 NNN

2023 OpEx: \$12.62

Parking: 4/1,000





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 other, including the broker's own interest;
- 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 buyers/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 opinion 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.

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

- 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.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposed. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Colliers International Austin, LLC</u>	<u>9003290</u>	<u>austin.info@colliers.com</u>	<u>(512) 539-3000</u>
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<u>Daniel D. Taylor</u>	<u>474735</u>	<u>daniel.d.taylor@colliers.com</u>	<u>(214) 217-1254</u>
Designated Broker of Firm	License No.	Email	Phone

_____	_____	_____	_____
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone

<u>Doug Rauls</u>	<u>462355</u>	<u>doug.rauls@colliers.com</u>	<u>(512)539-3006</u>
Sales Agent/Associate's Name	License No.	Email	Phone

_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date

LET'S TALK

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