

9500 Parmer

OFFICE FOR LEASE

9500 Parmer Lane
Austin, Texas 78717



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New Two-Building Office Development

Building 1: 33,669 SF (Complete)
Building 2: 46,250 SF (Shovel Ready)
Three stories each

Generous Parking - 4.3:1000

Surface parking available

Great Location

Located off Parmer Lane with easy access to SH-45; minutes from Apple's new campus

Highly Visible Corner Lot

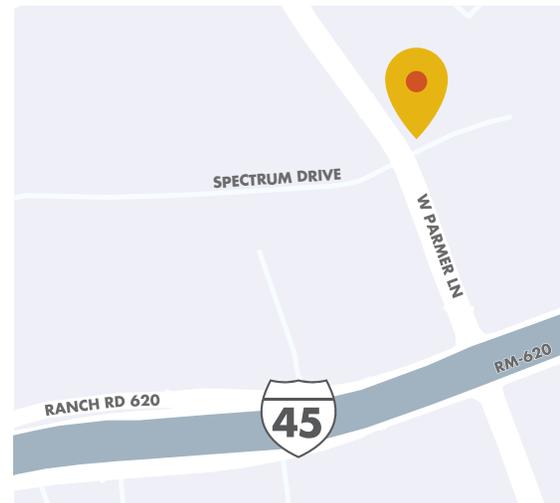
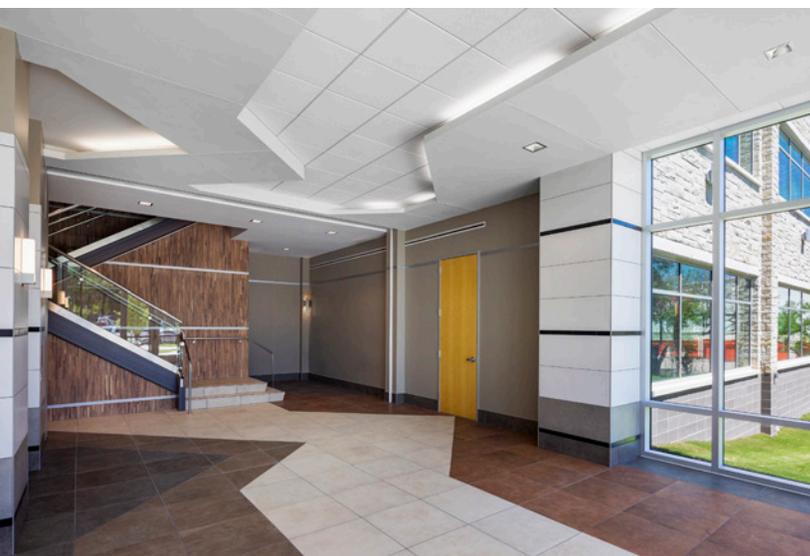
Located at the corner of West Parmer Lane and Spectrum Drive

Near Parks and Recreation

Close to Trailhead Park, which includes a pool, playground, tennis and basketball court

Proximity

2.5 miles (6 min) to the Lakeline shopping area and 10 miles (11 min) to the Domain



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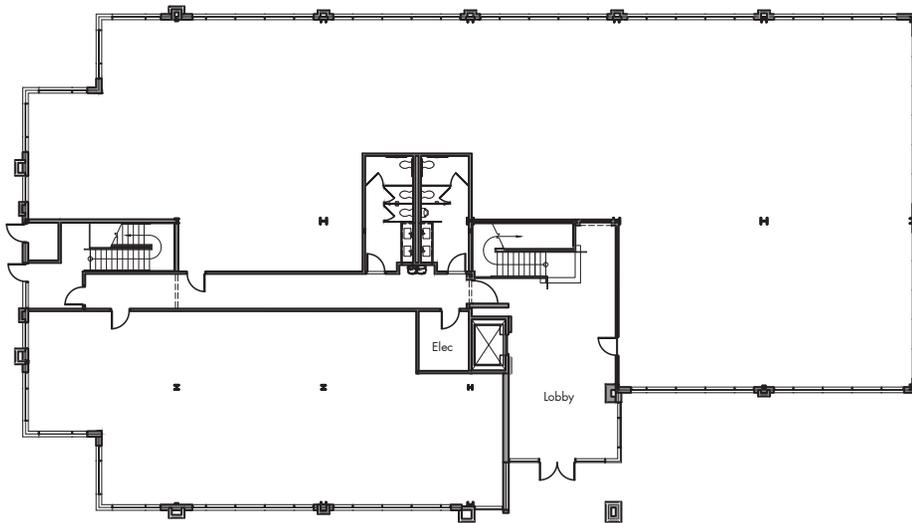
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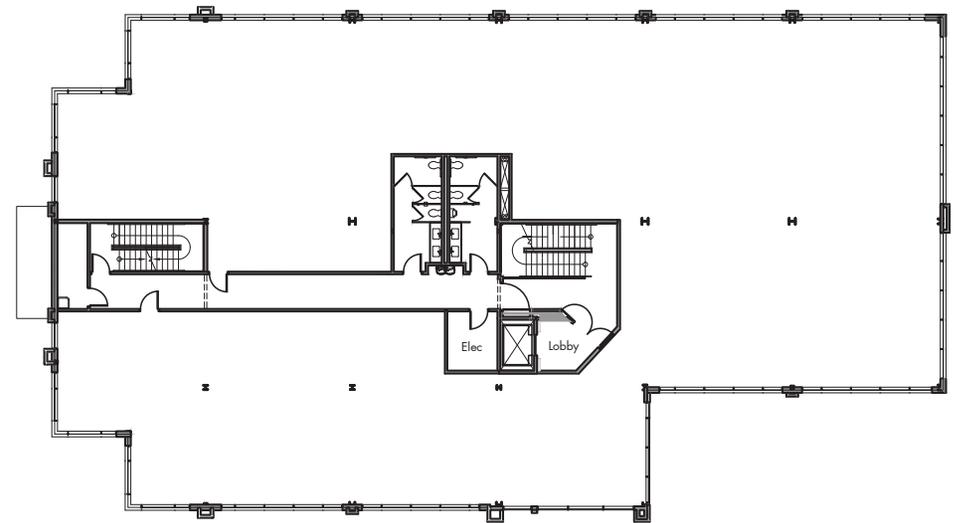
Building 1 Floorplans

33,669 SF Total | 11,224 SF Average Floorplate Size

Building One - Floor 1



Building One - Floors 2 & 3



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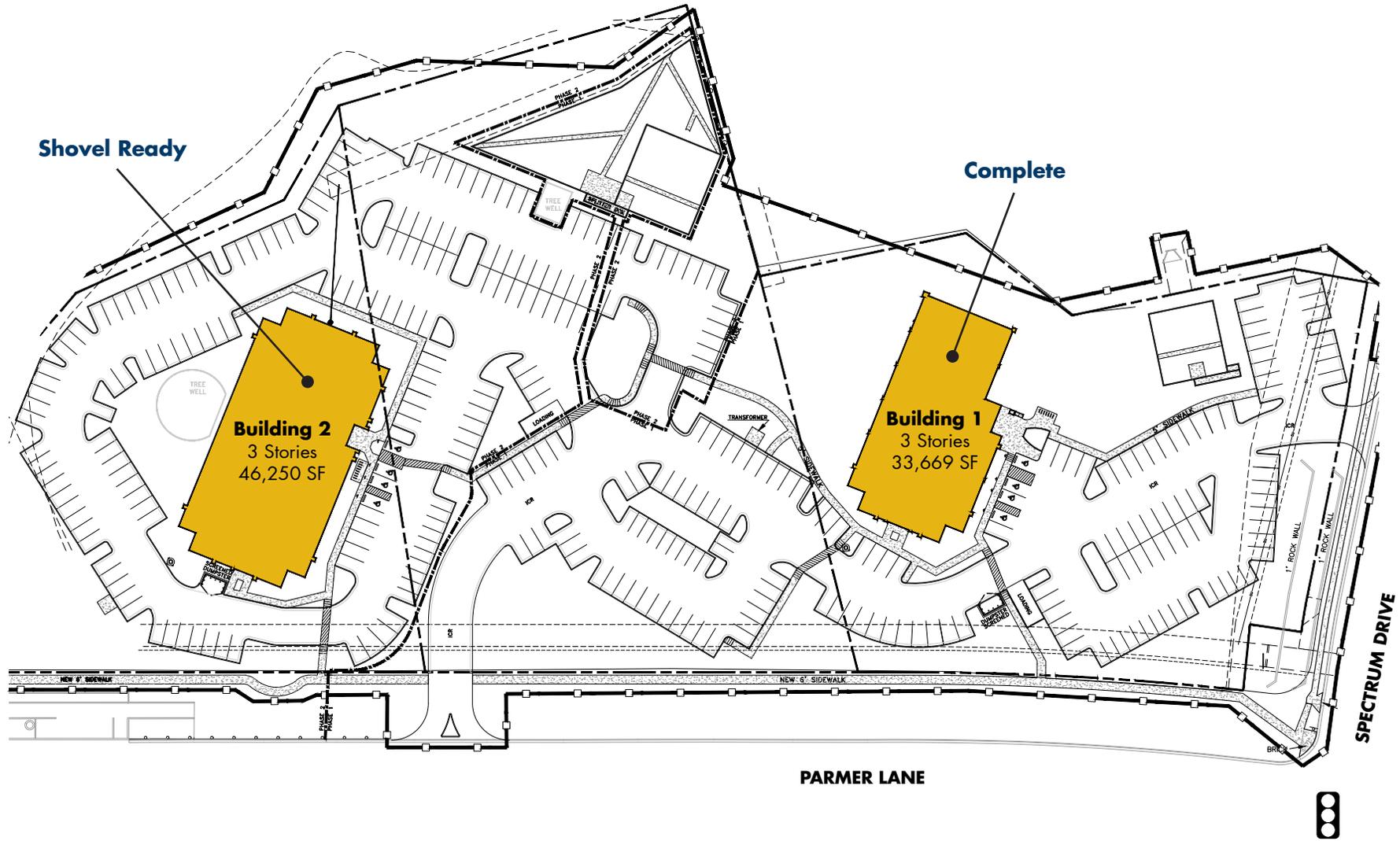
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Site Plan



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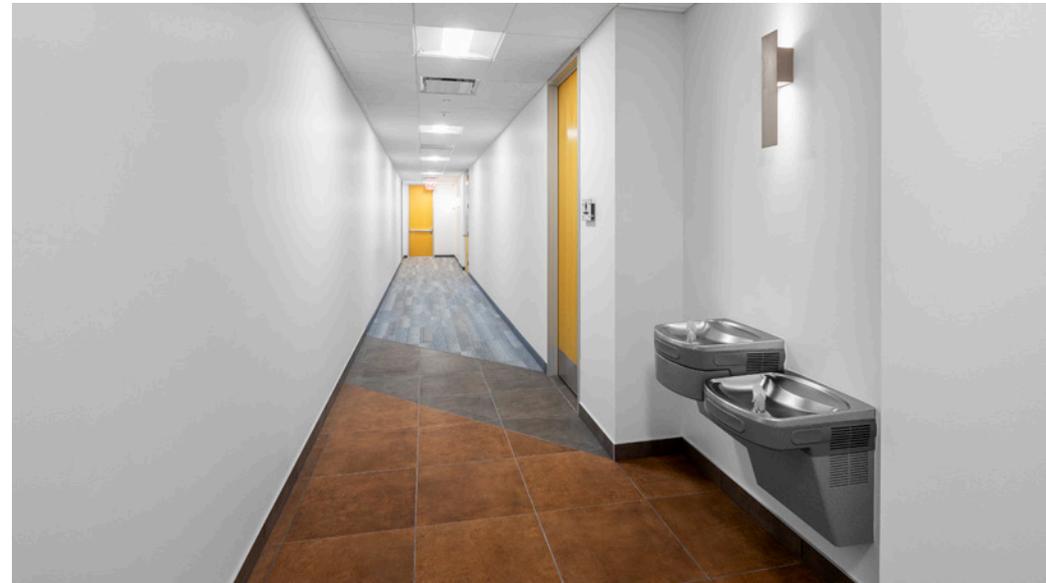
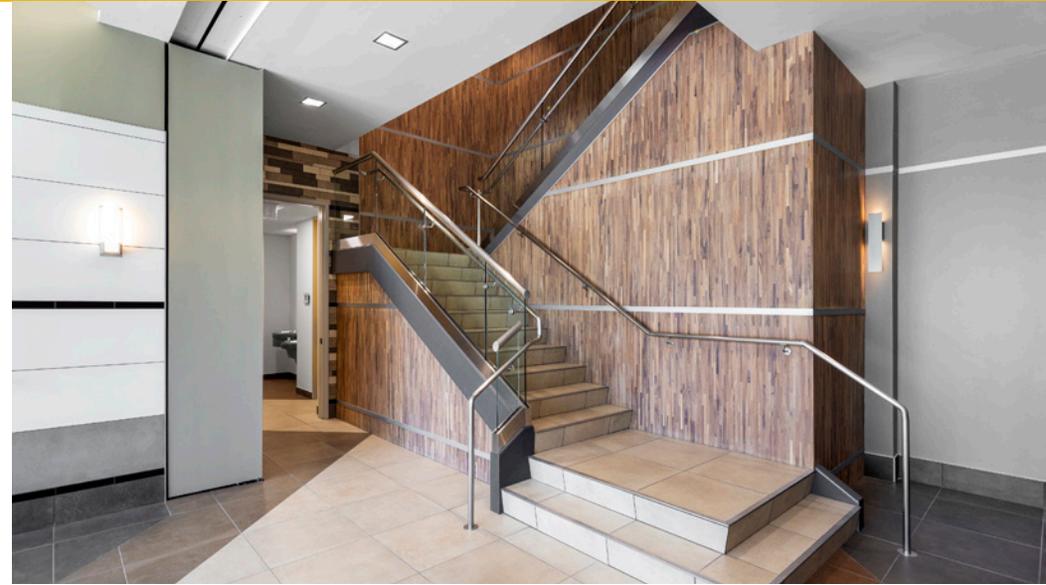
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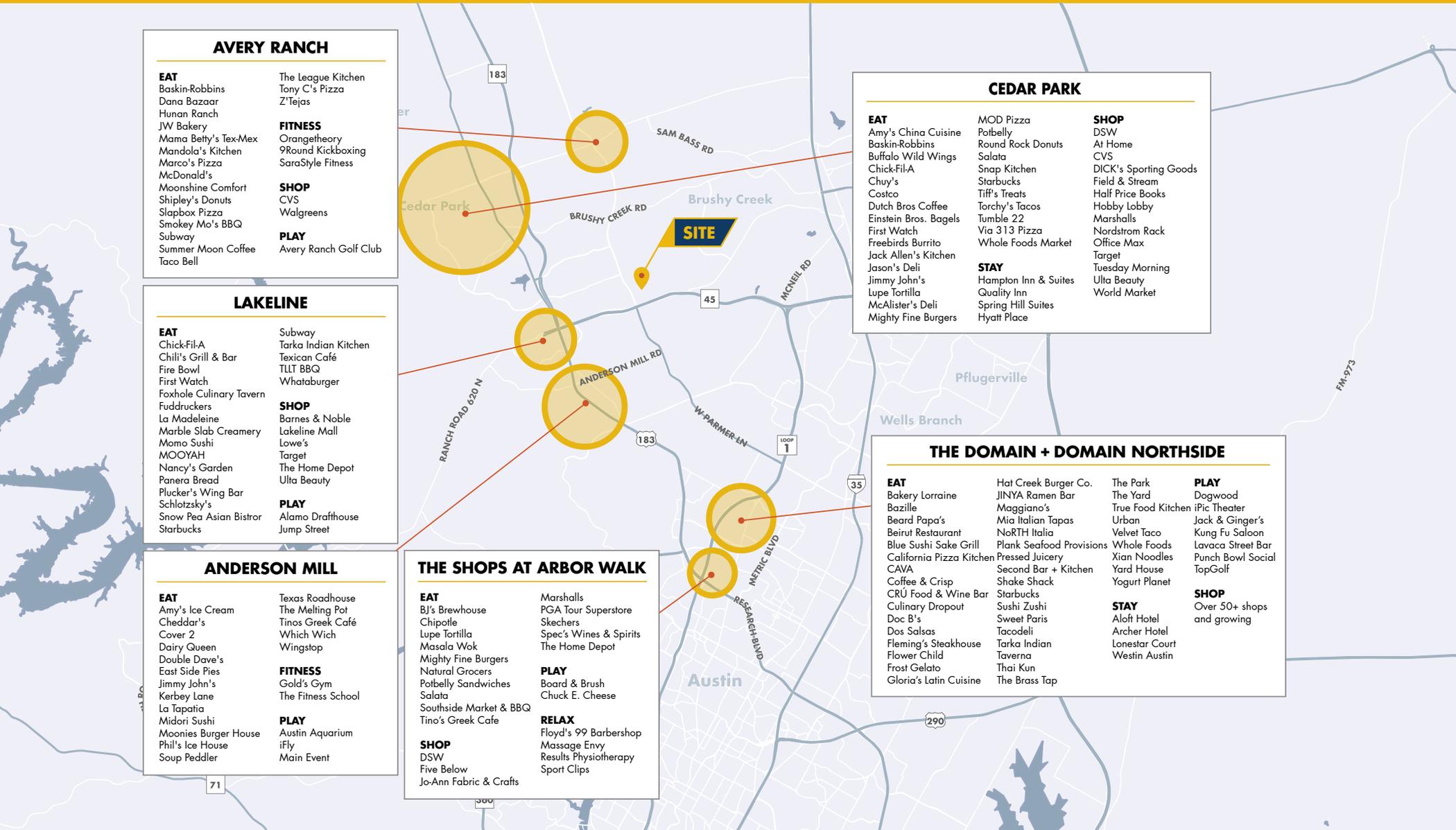
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AVERY RANCH

- EAT**
Baskin-Robbins
Dana Bazaar
Hunan Ranch
JW Bakery
Mama Betty's Tex-Mex
Mandola's Kitchen
Marco's Pizza
McDonald's
Moonshine Comfort
Shipley's Donuts
Slapbox Pizza
Smokey Mo's BBQ
Subway
Summer Moon Coffee
Taco Bell
- The League Kitchen
Tony C's Pizza
Z'Tejas
- FITNESS**
Orangetheory
9Round Kickboxing
SaraStyle Fitness
- SHOP**
CVS
Walgreens
- PLAY**
Avery Ranch Golf Club

LAKELINE

- EAT**
Chick-Fil-A
Chili's Grill & Bar
Fire Bowl
First Watch
Foxhole Culinary Tavern
Fuddruggers
La Madeleine
Marble Slab Creamery
Momo Sushi
MOOYAH
Nancy's Garden
Panera Bread
Plucker's Wing Bar
Schlotzsky's
Starbucks
- Subway
Tarka Indian Kitchen
Texican Café
TLT BBQ
Whataburger
- SHOP**
Barnes & Noble
Lakeline Mall
Lowe's
Target
The Home Depot
Ulta Beauty
- PLAY**
Alamo Drafthouse
Jump Street

ANDERSON MILL

- EAT**
Amy's Ice Cream
Cheddar's
Cover 2
Dairy Queen
Double Dave's
East Side Pies
Jimmy John's
Kerbey Lane
La Tapatia
Midori Sushi
Moonies Burger House
Phil's Ice House
Soup Peddler
- Texas Roadhouse
The Melting Pot
Tinos Greek Café
Which Wich
Wingstop
- FITNESS**
Gold's Gym
The Fitness School
- PLAY**
Austin Aquarium
iFly
Main Event

THE SHOPS AT ARBOR WALK

- EAT**
BJ's Brewhouse
Chipotle
Lupe Tortilla
Masala Wok
Mighty Fine Burgers
Natural Grocers
Potbelly Sandwiches
Salata
Southside Market & BBQ
Tino's Greek Cafe
- Marshall's
PGA Tour Superstore
Skechers
Spec's Wines & Spirits
The Home Depot
- PLAY**
Board & Brush
Chuck E. Cheese
- RELAX**
Floyd's 99 Barbershop
Massage Envy
Results Physiotherapy
Sport Clips
- SHOP**
DSW
Five Below
Jo-Ann Fabric & Crafts

CEDAR PARK

- EAT**
Amy's China Cuisine
Baskin-Robbins
Buffalo Wild Wings
Chick-Fil-A
Chuy's
Costco
Dutch Bros Coffee
Einstein Bros. Bagels
First Watch
Freebirds Burrito
Jack Allen's Kitchen
Jason's Deli
Jimmy John's
Lupe Tortilla
McAlister's Deli
Mighty Fine Burgers
- MOD Pizza
Potbelly
Round Rock Donuts
Salata
Snap Kitchen
Starbucks
Tiff's Treats
Torchy's Tacos
Tumble 22
Via 313 Pizza
Whole Foods Market
- SHOP**
DSW
At Home
CVS
DICK'S Sporting Goods
Field & Stream
Half Price Books
Hobby Lobby
Marshalls
Nordstrom Rack
Office Max
Target
Tuesday Morning
Ulta Beauty
World Market
- STAY**
Hampton Inn & Suites
Quality Inn
Spring Hill Suites
Hyatt Place

THE DOMAIN + DOMAIN NORTHSIDE

- EAT**
Bakery Lorraine
Bazille
Beard Papa's
Beirut Restaurant
Blue Sushi Sake Grill
California Pizza Kitchen
CAVA
Coffee & Crisp
CRU Food & Wine Bar
Culinary Dropout
Doc B's
Dos Salsas
Fleming's Steakhouse
Flower Child
Frost Gelato
Gloria's Latin Cuisine
- Hat Creek Burger Co.
JINYA Ramen Bar
Maggiano's
Mia Italian Tapas
NoRTH Italia
Plank Seafood Provisions
Pressed Juicery
Second Bar + Kitchen
Shake Shack
Starbucks
Sushi Zushi
Sweet Paris
Tacodeli
Tarka Indian
Taverna
Thai Kun
The Brass Tap
- The Park
The Yard
True Food Kitchen
Urban
Velvet Taco
Whole Foods
Xian Noodles
Yard House
Yogurt Planet
- PLAY**
Dogwood
iPic Theater
Jack & Ginger's
Kung Fu Saloon
Lavaca Street Bar
Punch Bowl Social
TopGolf
- SHOP**
Over 50+ shops and growing
- STAY**
Aloft Hotel
Archer Hotel
Lonestar Court
Westin Austin



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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 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.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. 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.

AQUILA Commercial LLC 567896 info@aquilacommercial.com 512-684-3800

Licensed Broker /Broker Firm Name or Primary Assumed Business Name License No. Email Phone

Christopher Perry 428511 perry@aquilacommercial.com 512-684-3803

Designated Broker of Firm License No. Email Phone

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

Sales Agent/Associate's Name License No. Email Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____