



Image from Costar

FOR SUBLEASE

Parmer 3.3 | Building C

39,033 - 156,471 SF Available for Sublease | 13011 McCallen Pass, Austin, Texas 78753



Property Overview

Situated within the 297-acre, \$1B Parmer Austin master-planned campus, Parmer 3.3 offers businesses a premier location in one of Austin's fastest-growing corporate and technology hubs. Home to industry leaders like Apple, 3M, BAE, and GM, this vibrant mixed-use development combines state-of-the-art office space with retail, hospitality, and entertainment venues, plus scenic open spaces and jogging trails.

Located just east of I-35 near the Shops at Tech Ridge, Parmer 3.3 provides unmatched accessibility—only 10 minutes from The Domain, 17 minutes to Downtown Austin, and 19 minutes to Austin-Bergstrom International Airport. With on-site amenities like dining and a fitness center, proximity to major transportation arteries, and ongoing infrastructure improvements, this location is ideal for businesses seeking a high-caliber destination designed for innovation and long-term success.

Address	13011 McCallen Pass Building C Austin, Tx 78753
Space Available	Floors 2 and 3
Size	39,033 - 156,471 SF
Expiration	4/30/2034
Rate	\$19.50/SF
2026 Estimated NNN	\$14.94 PSF
Parking	4.8/1,000
Amenities	Building Cafe, Conference Rooms, Huddle Rooms, Fitness Center, Wellness Rooms, etc.
Furniture	Included



Conference and Huddle Rooms



Full Service Building Café on First Floor



Large On-site Conference Center on First Floor



Fitness Center and Wellness Rooms



On-site Security



Ample Parking



Floor Plan & Availability

Floor Two

Space Available	78,404 SF <i>Divisible to 39,202 SF</i>
Lease Rate	\$19.50 NNN
2026 Estimated NNN	\$14.94 PSF
Expiration	4/30/2034
Parking Ratio	4.8:1,000 Surface Unreserved



Floor Plan & Availability

Floor Three

Space Available 78,067 SF
Divisible to 39,033 SF

Lease Rate \$19.50 NNN

**2026
Estimated
NNN** \$14.94 PSF

Expiration 4/30/2034

**Parking
Ratio** 4.8:1,000
Surface Unreserved

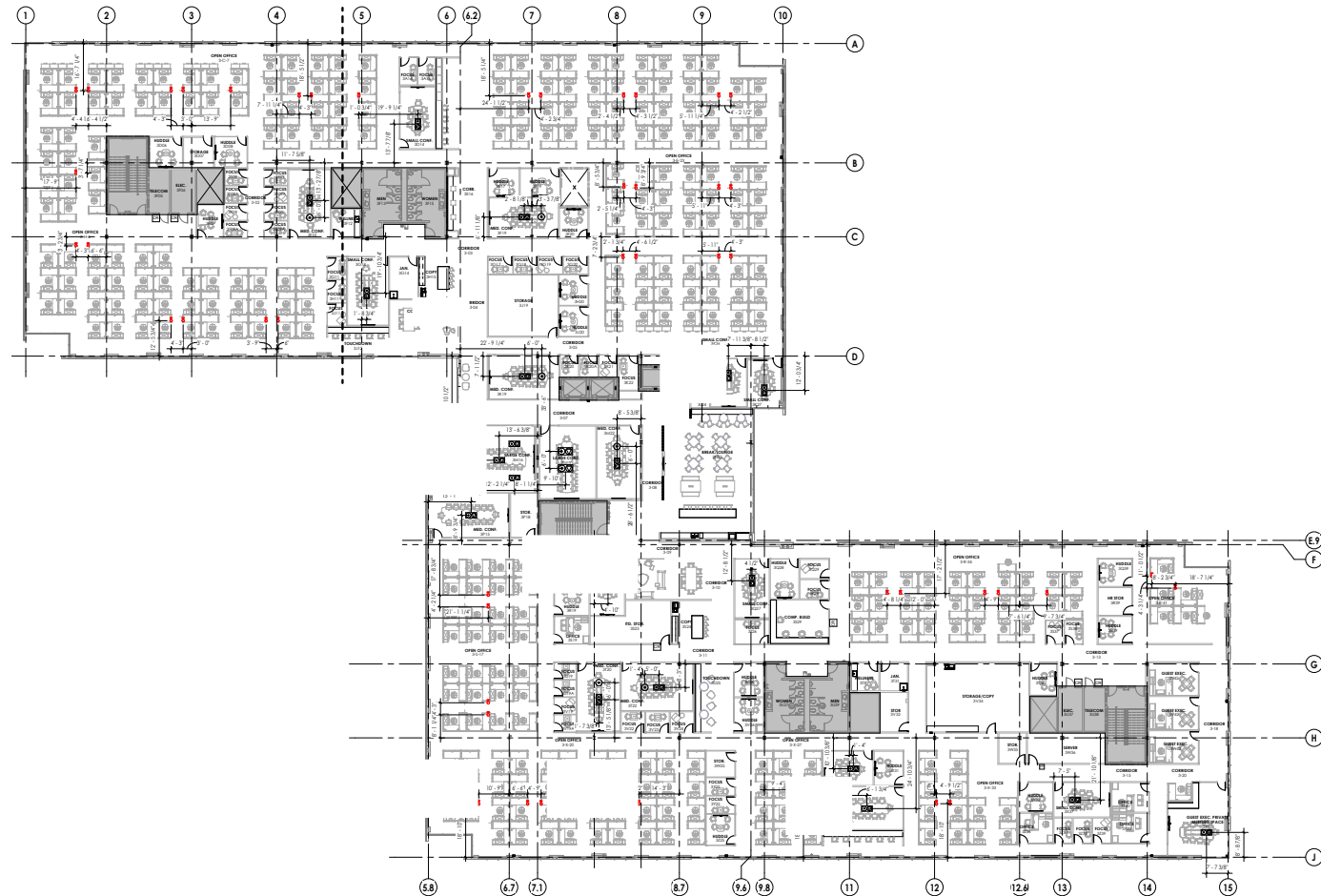


Photo Gallery



Amenities



Location

The Domain

- Dillard's, Whole Foods, Neiman Marcus, Nordstrom
- Dick's, Macy's, JINYA, SEGO, D
- H&M, Fleming's, Paul Martin's, CRU
- DOC B's, CAVA, Yard House, TAVITRA
- MAGGIANO'S, FLOWER CHILD, TRUE FOOD KITCHEN
- SHAKE SHACK, Tacos El Churro, MIA

Great Hills Station

- HomeGoods, Michaels, Petco
- REGAL CINEMAS, HONEST MARY'S, MODERN EATERY
- MANUEL'S, le Monde

Arboretum Market

- TRADER JOE'S, TAPBOTS
- ANN TAYLOR, PF CHANGS
- NEW'S, SEPHORA

Arboretum at Great Hills

- BARNES & NOBLE, POTTERY BARN, A&P
- ORVIS, Chico's, LAMPS PLUS
- Soma, FIVE GUYS, LOVESAC

Gateway Shopping Centers

- REGAL CINEMAS, B&B, The Container Store
- OLD NAVY, A&P, A&F
- rack, Crato&Barrel

Shops at Arbor Walk

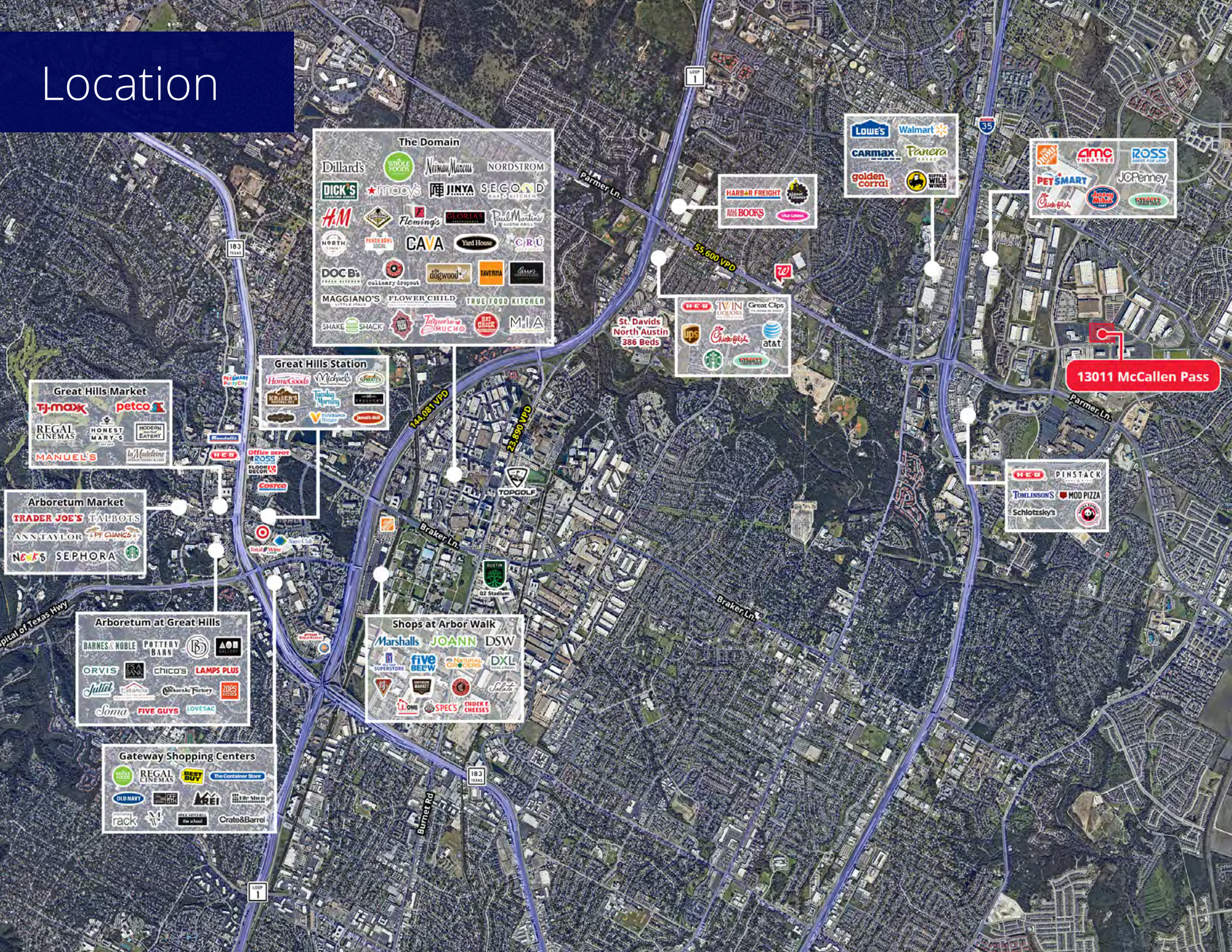
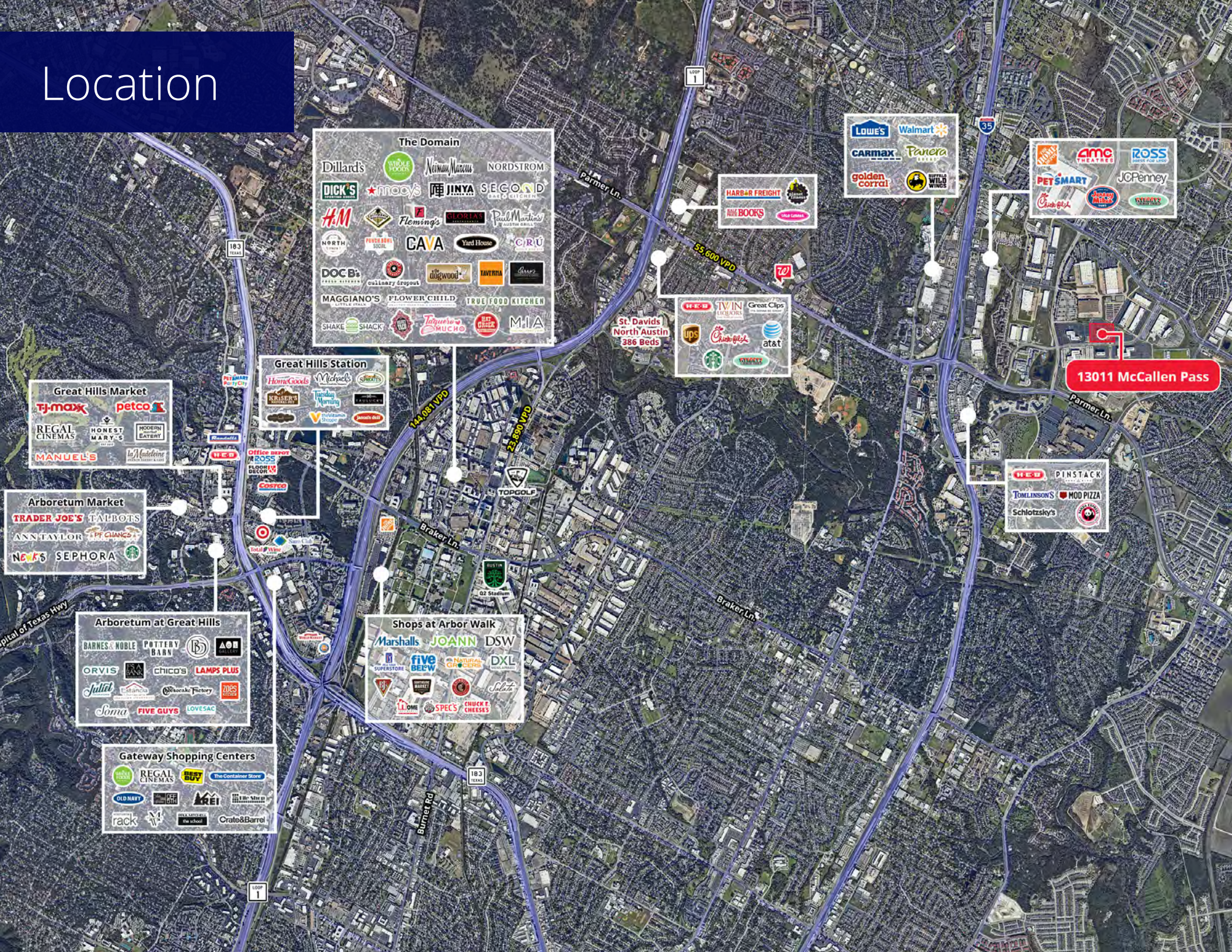
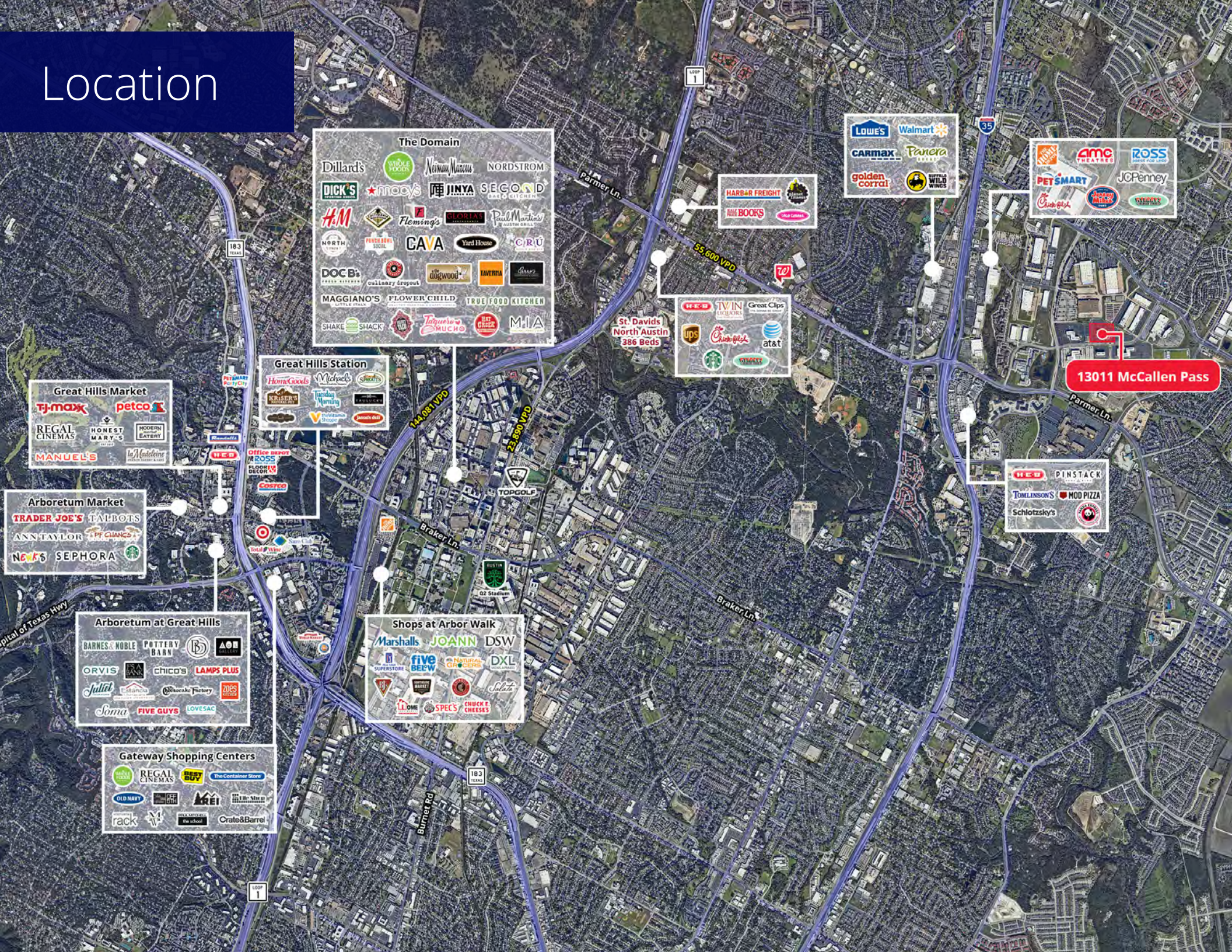
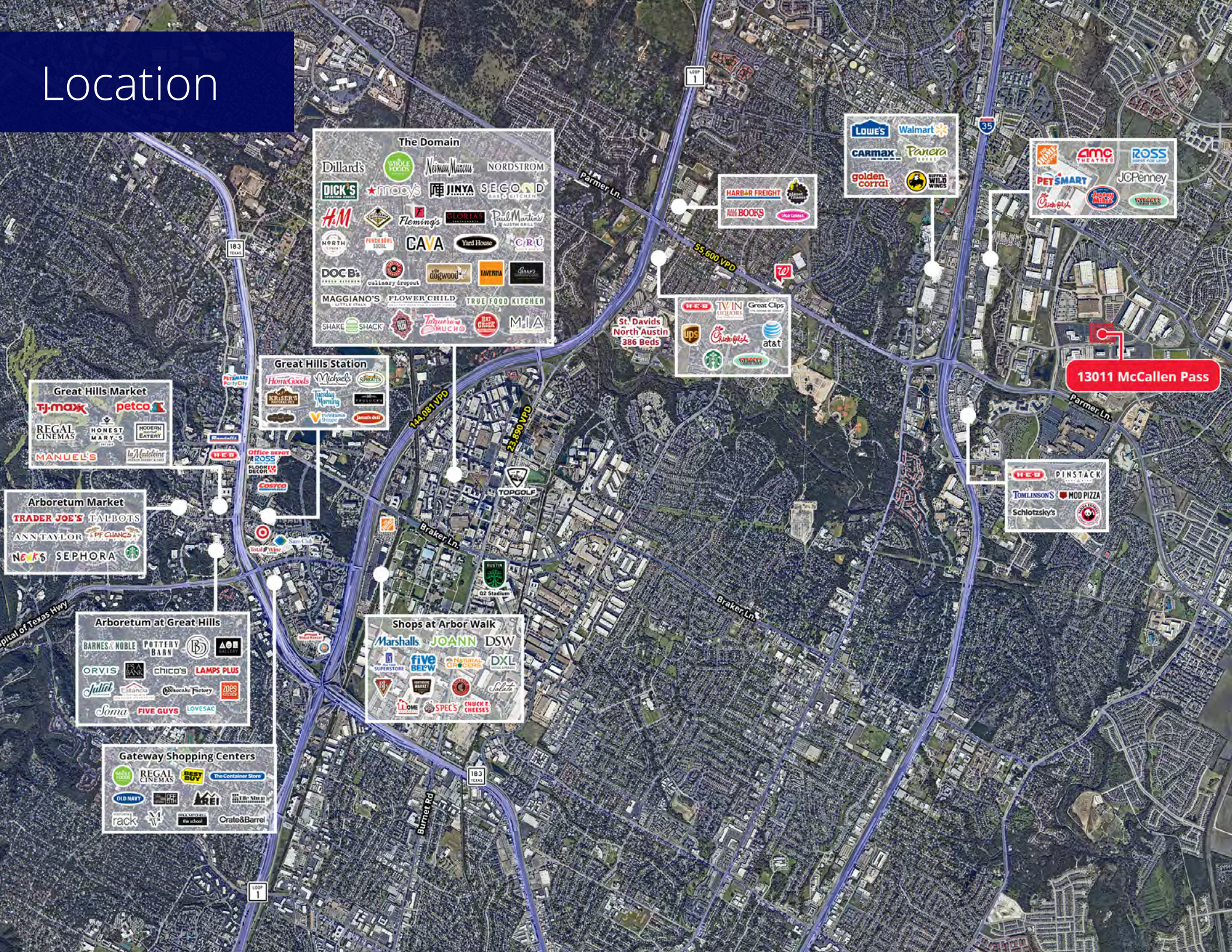
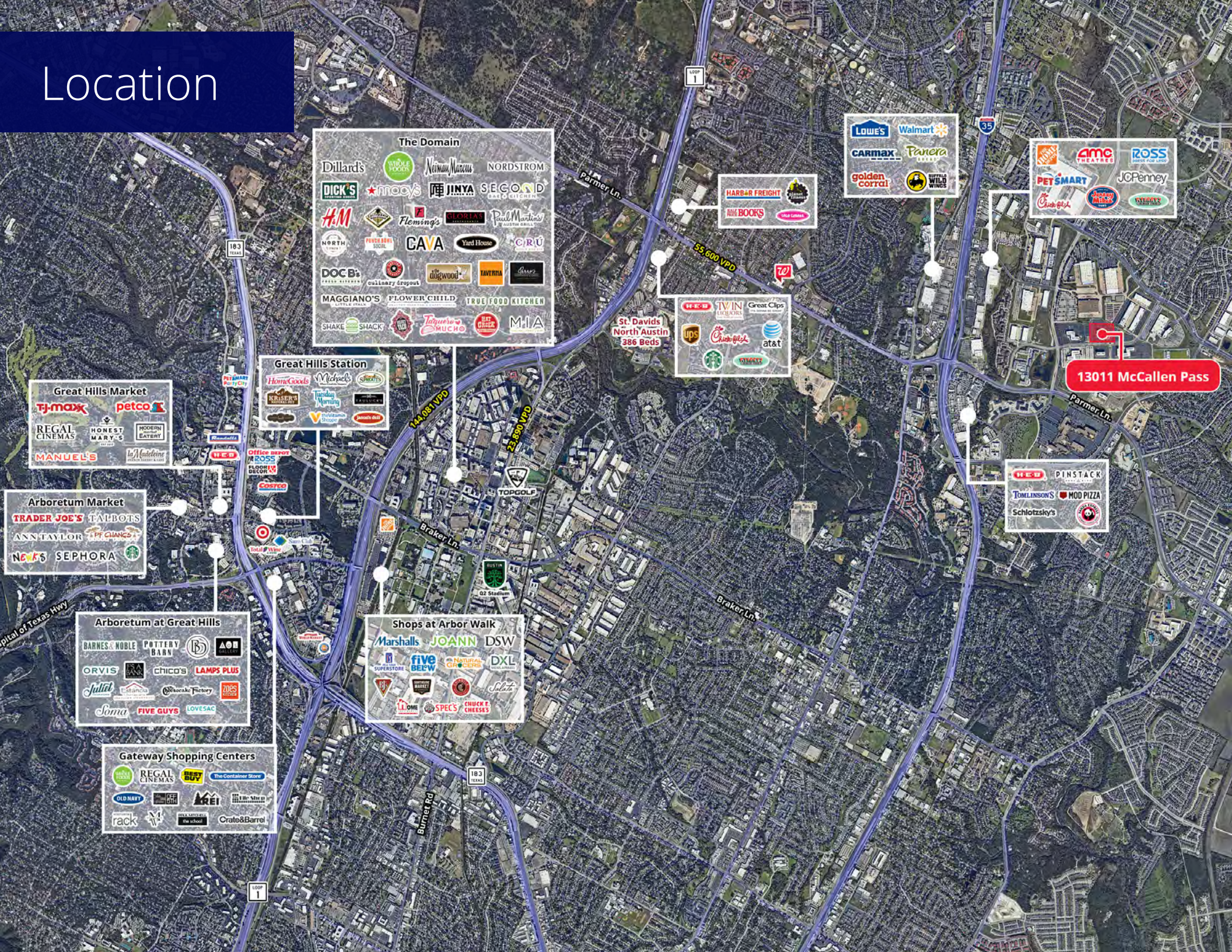
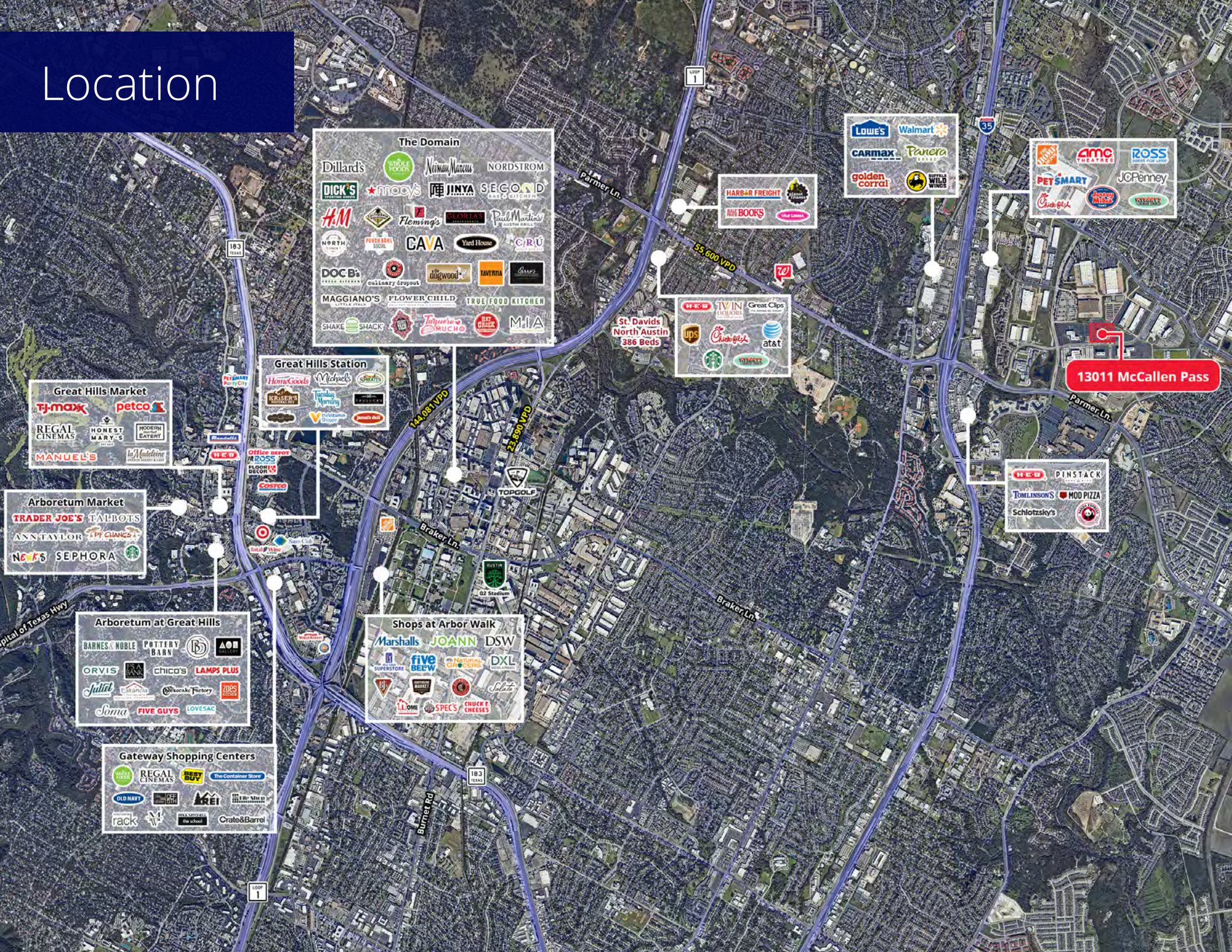
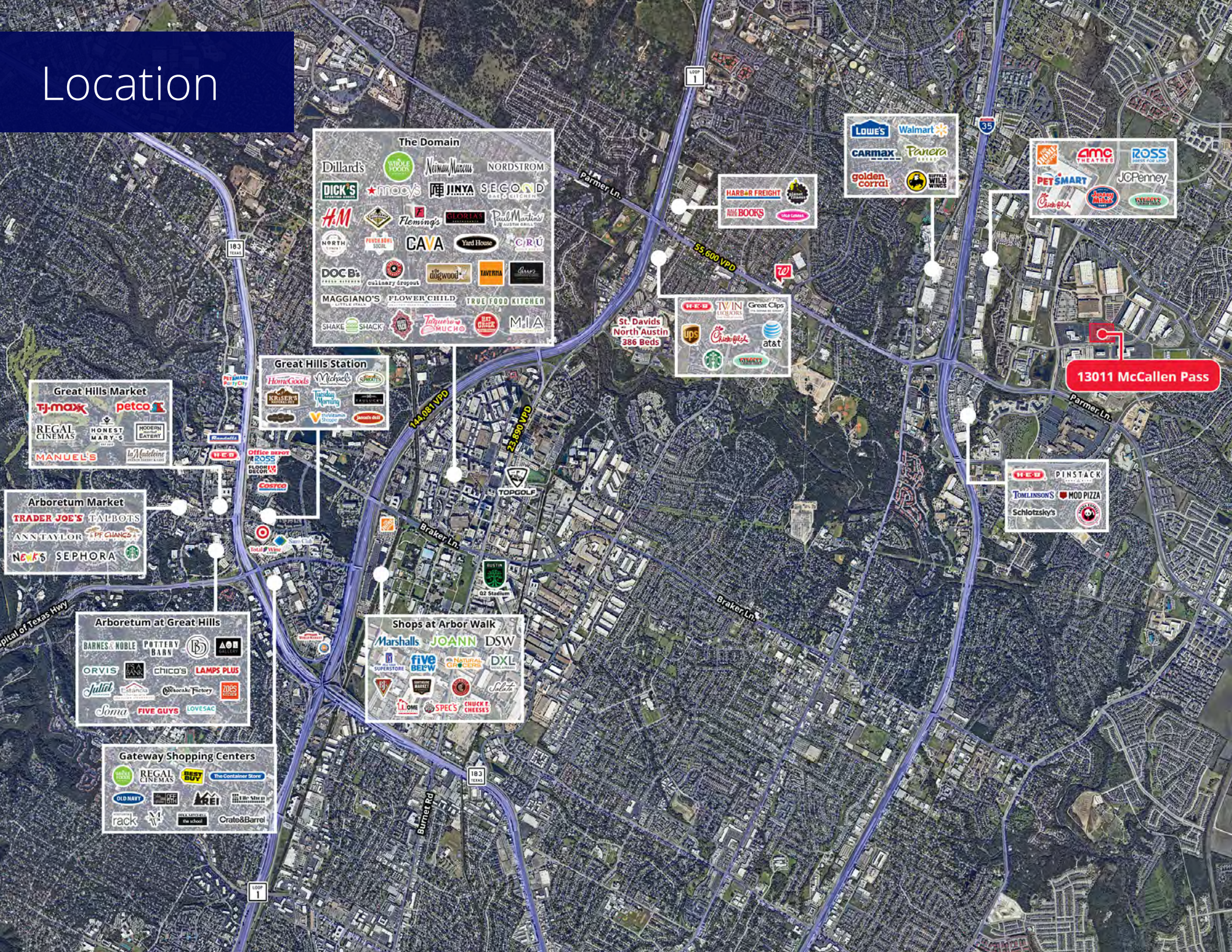
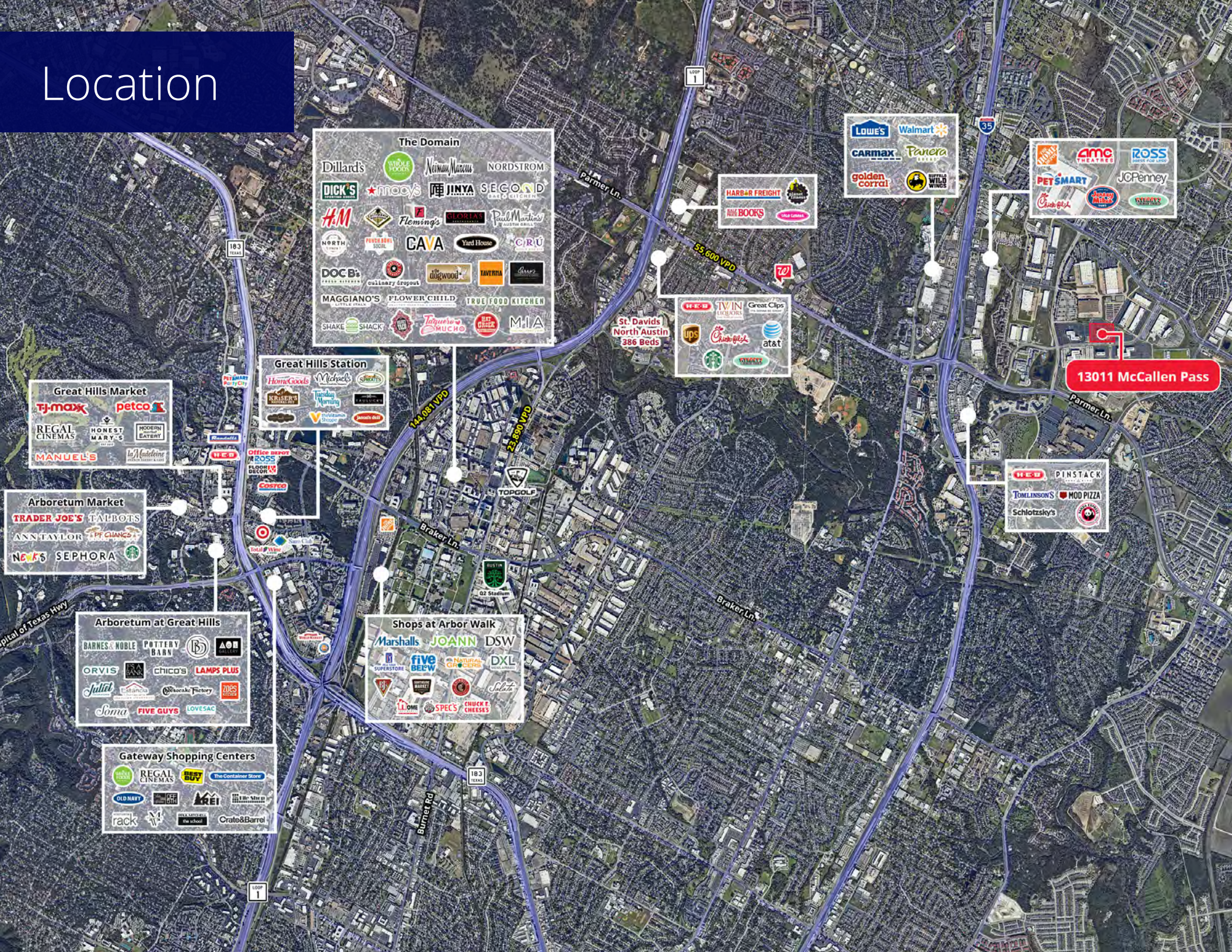
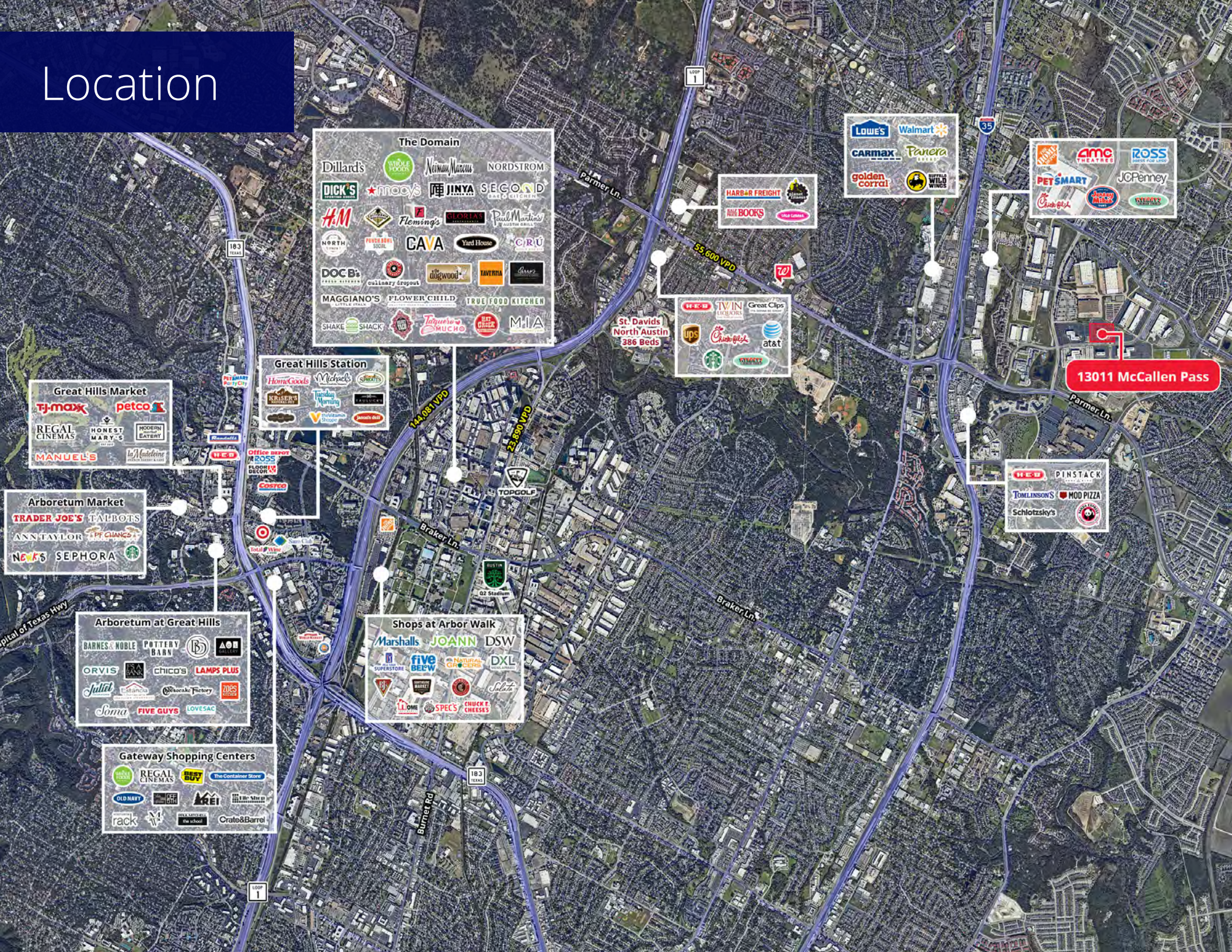
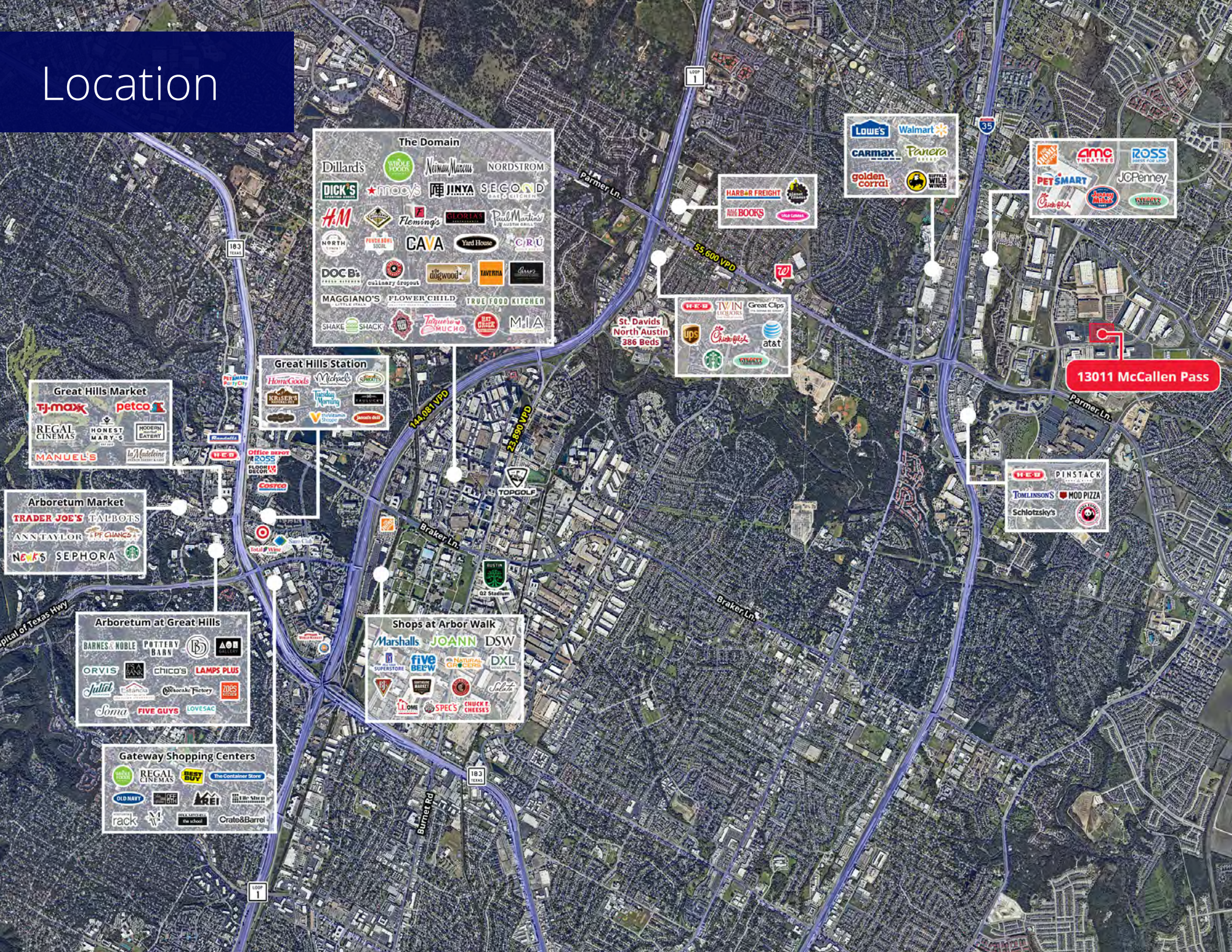
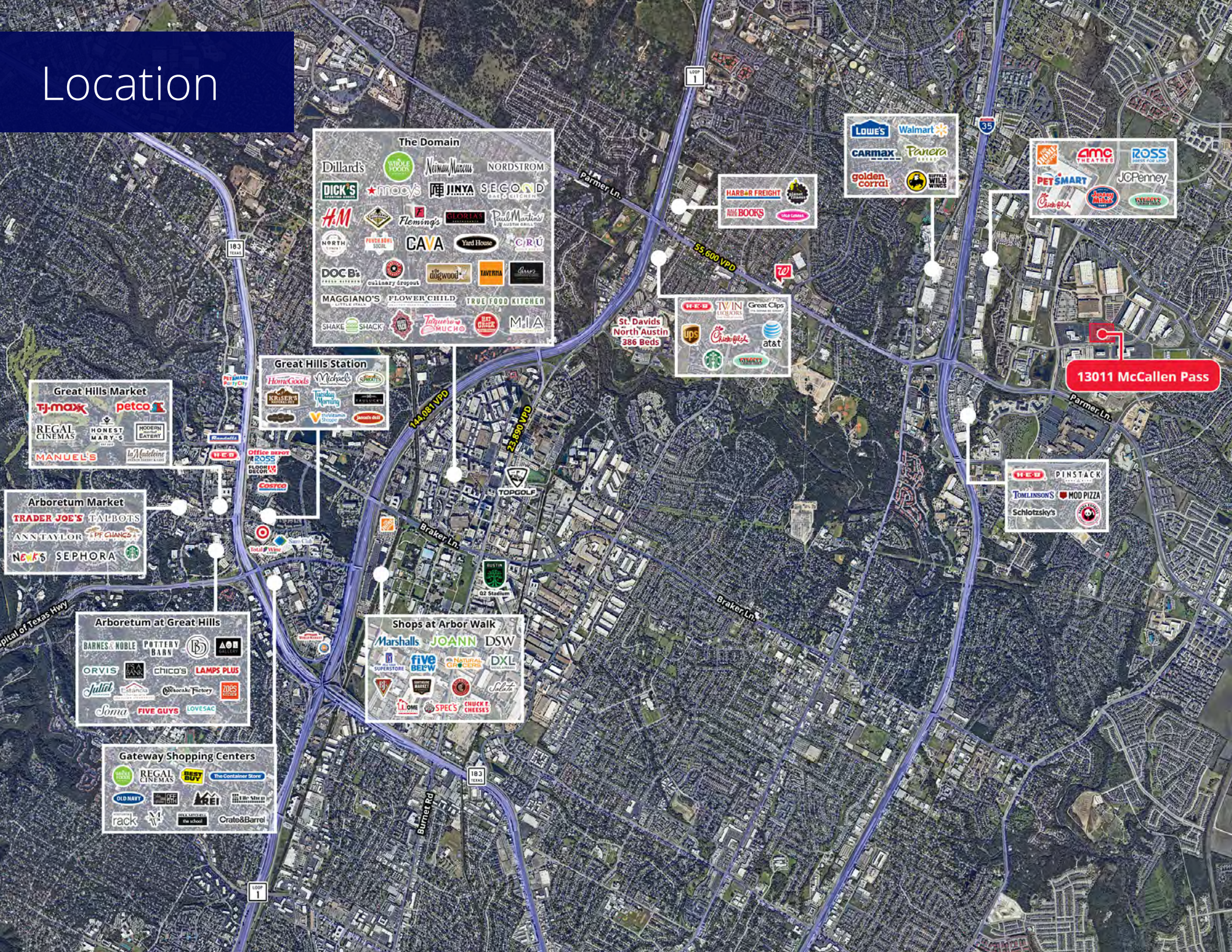
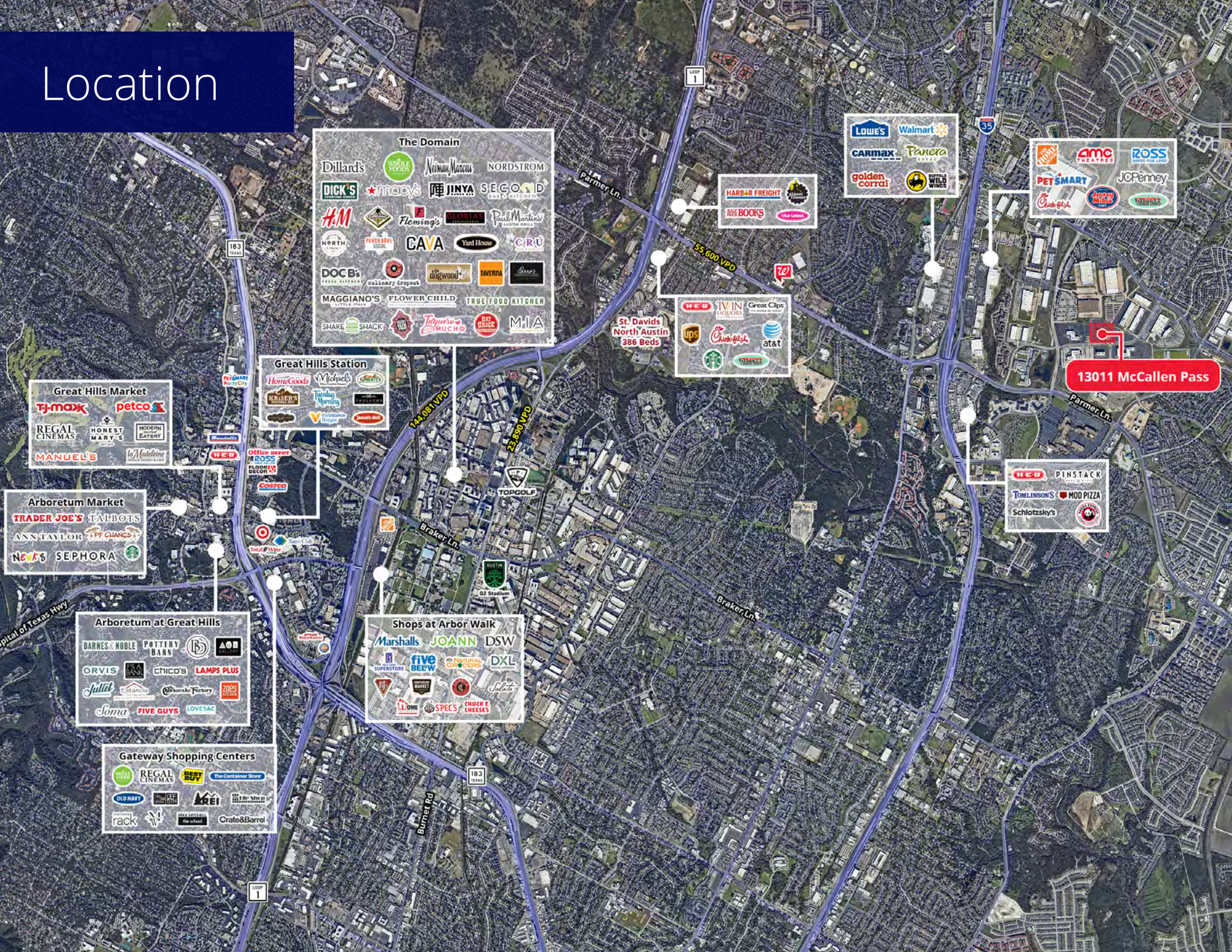
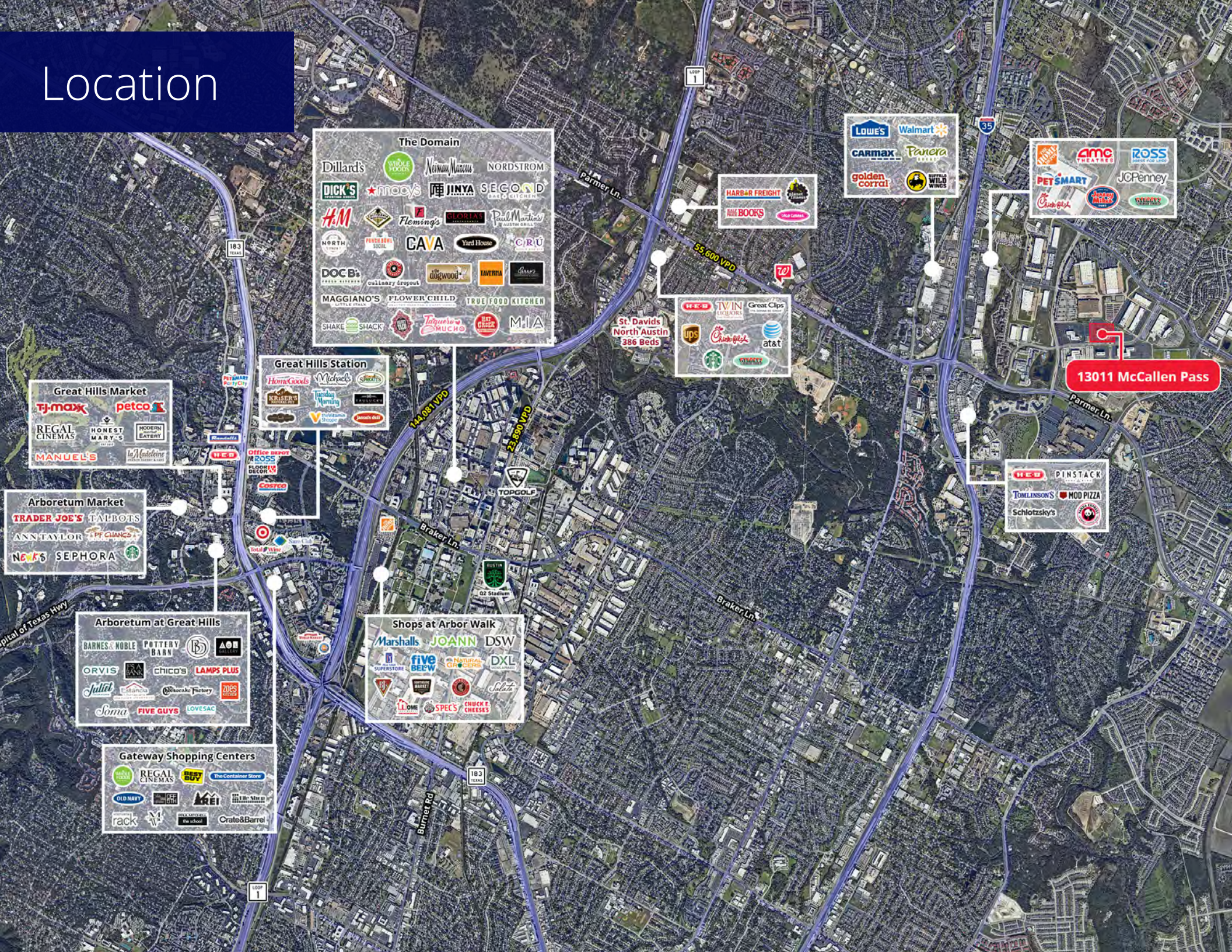
- Marshalls, JOANN, DSW
- five BELOW, NATURAL CLOTHES, DXL
- L'Orme, SPECS, CHUCK E. CHEESES

St. Davids North Austin

- St. Davids North Austin 386 Beds

13011 McCallen Pass

- LOWE'S, Walmart, CARMAX, Panera
- golden corral, WILD WINGS
- PETSMART, JCPenney, Ross
- Harbor Freight, Home Depot, Home Depot
- TVIN, Great Clips, UPS, Starbucks, at&t
- H&B, PINSTACK, TOMLINSON'S, MOD PIZZA, Schlottsky's





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