

3600

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



Kolache Factory

Counter-serve chain with classic Czech pastries in sweet & savory flavors, plus other baked goods.



Thai Cuisine

Standards like curries & noodles in a colorful room; all-you-can-eat soup & salad bar at lunch.



Austin Grind Coffee

Chain outpost offering coffee & tea drinks, plus smoothies & a variety of light fare.



PitaLicious Mediterranean Kitchen

Popular Mediterranean food trailer on a lawn offering halal fare like wraps & made-to-order bowls.



Tomodachi Sushi

Snug, stylish eatery with a bar serving Japanese plates & traditional & inventive sushi options.



Aviator Pizza & Draft House

Family friendly locally owned, operated, and sourced craft pizza and Texas craft beer bar.



Short Drive Amenity

Distance



Tacodeli

Austin-born BYOB taqueria chain serving more than 40 types, including breakfast tacos.

1.8 miles



Whole Foods Market

Eco-minded chain with natural & organic grocery items, housewares & other products (most sell wine).

2.0 miles



P. Terry's Burger Stand

Relaxed option for all-natural beef burgers, shoestring fries & milkshakes, plus breakfast.

1.9 miles



The Hideout Pub

Easygoing tavern featuring comfort food such as burgers & wings, plus happy hours.

1.1 miles



H-E-B

Grocery store that offers a bakery, flower shop, meat market, seafood, produce and a pharmacy.

1.0 mile



Topgolf

Sprawling entertainment venue with a high-tech driving range & swanky lounge with drinks & games.

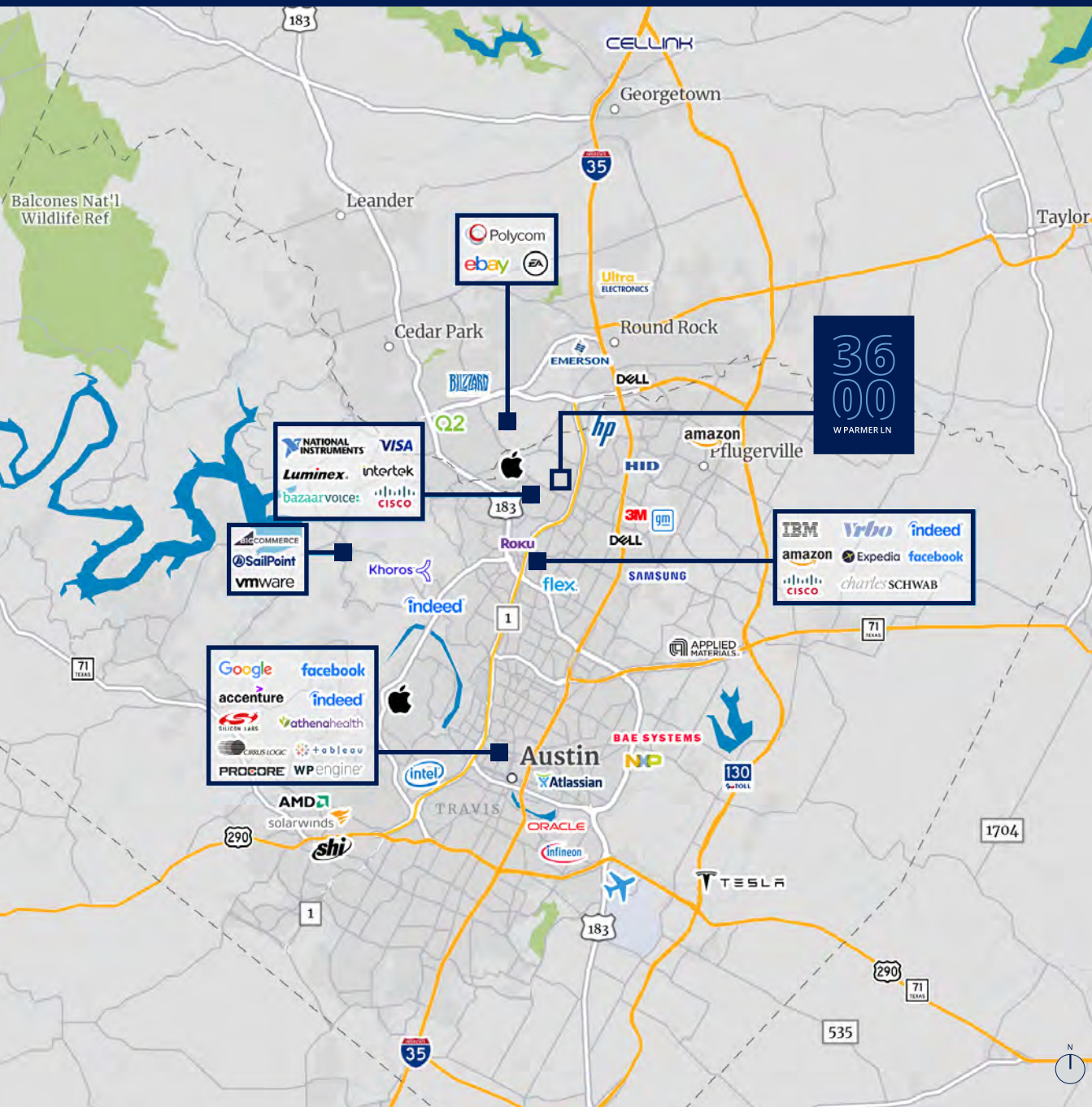
2.3 miles



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.



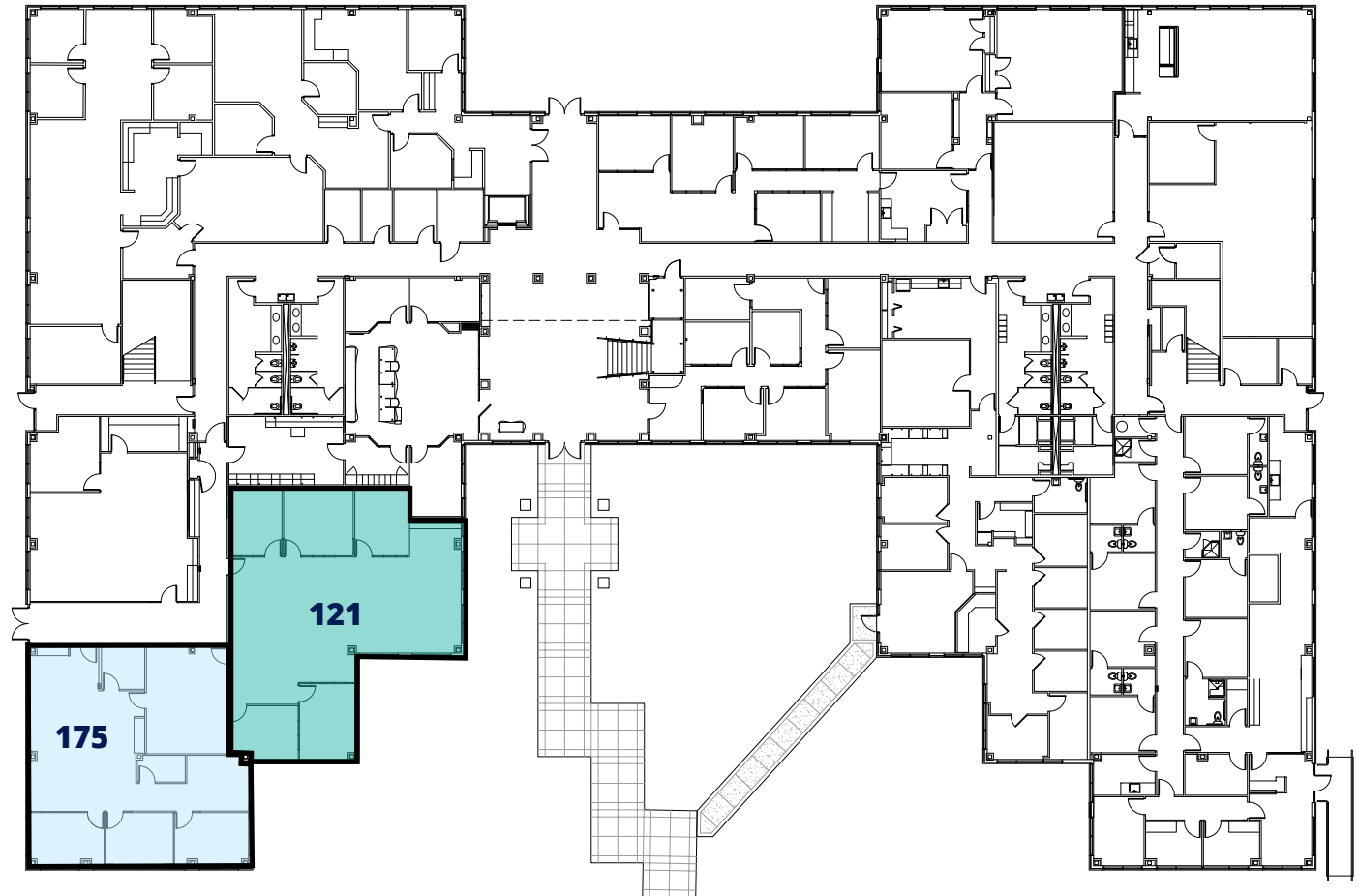
Corporate Neighbors

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.

First Floor

Suite 121	Available Now	2,248 SF
Suite 175	Available Now	2,031 SF

Rate: \$26.00 NNN
2026 OpEx: \$14.08
Parking: 4/1,000



Suites 121 & 175:
Contiguous for 4,279 SF

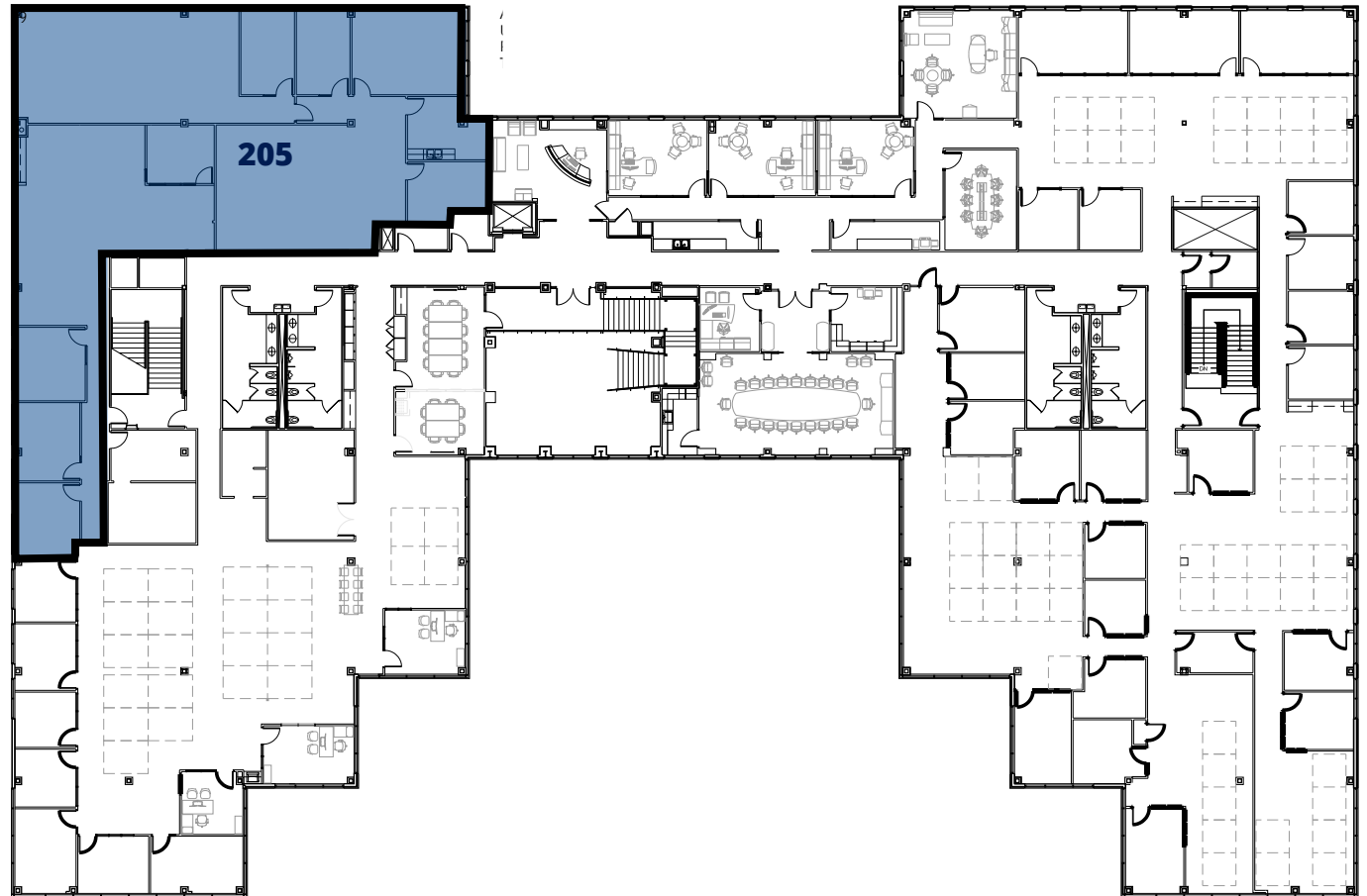
Second Floor

Suite 205 Available Now 5,355 SF

Rate: \$26.00 NNN

2026 OpEx: \$14.08

Parking: 4/1,000



LET'S TALK

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