



7700 PARMER

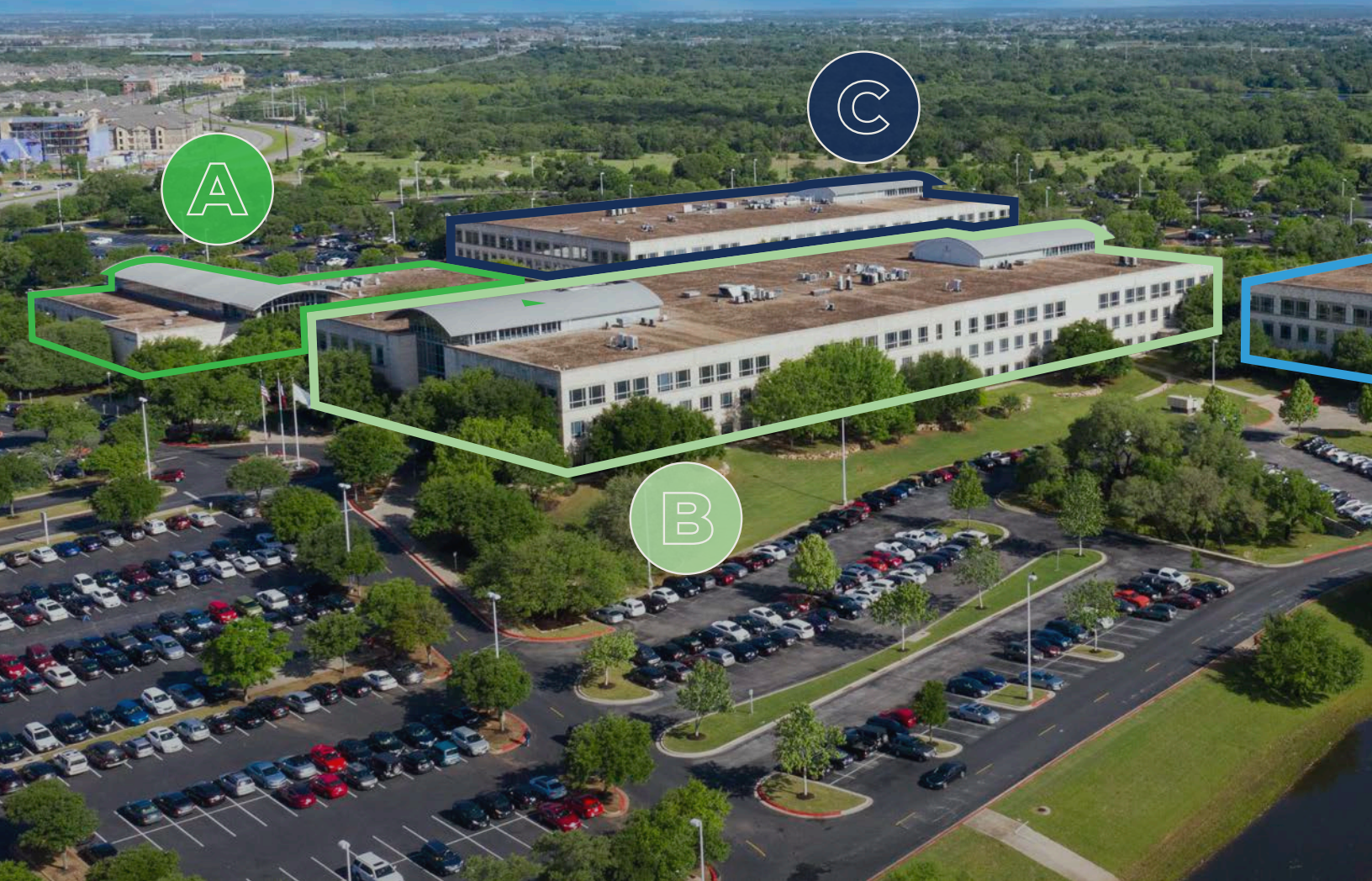
AUSTIN TX

A CAMPUS BUILT FOR WHAT'S NEXT



FOUR BUILDINGS

ONE EXPERIENCE



LOCATED IN THE HEART OF AUSTIN'S SILICON HILLS,

7700 Parmer offers a 129-acre Class A campus purpose-built for large, forward-thinking companies who thrive beyond the lines of convention. With expansive office opportunities and a dynamic mix of indoor and outdoor amenities, 7700 Parmer delivers a destination designed to fuel growth, spark connection and inspire innovation.





PROPERTY HIGHLIGHTS

FOUR BUILDING, 129-ACRE MIXED-USE CAMPUS

223,579 SF AVAILABLE

- MIN. DIVISIBLE: 13,448 SF
- MAX CONTIGUOUS: 75,222 SF

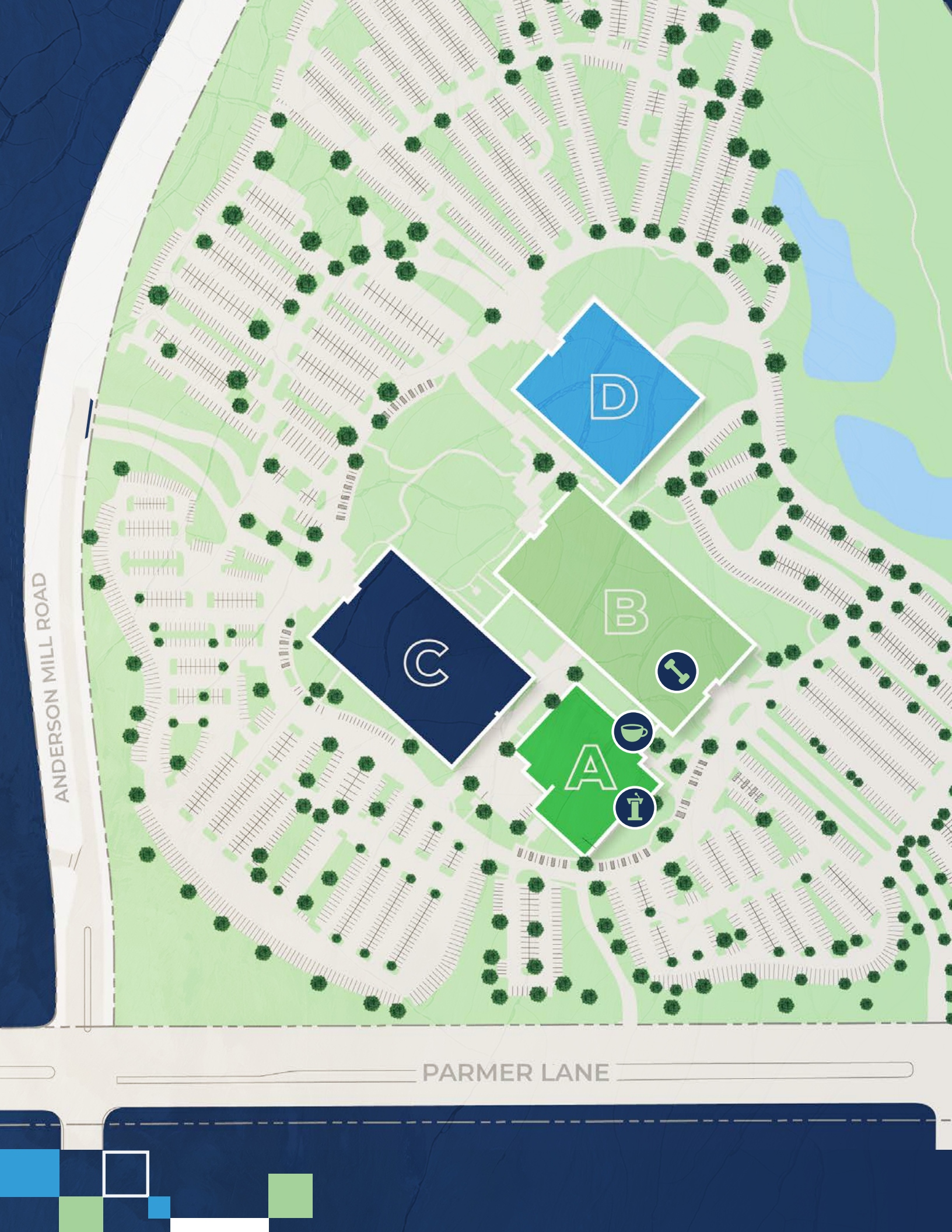
SPACIOUS FLOORPLATES FLOODED WITH
NATURAL LIGHT

EXPANSIVE WINDOWS WITH SERENE GREEN VIEWS

INDOOR AMENITIES: PARMER CAFÉ, COFFEE BAR,
CONFERENCE FACILITY AND FITNESS CENTER

OUTDOOR AMENITIES: BASKETBALL COURT, BEACH VOLLEYBALL
COURT, RUNNING TRAILS, PATIO AND GATHERING AREAS

ON-SITE SCHOOL AND DAYCARE














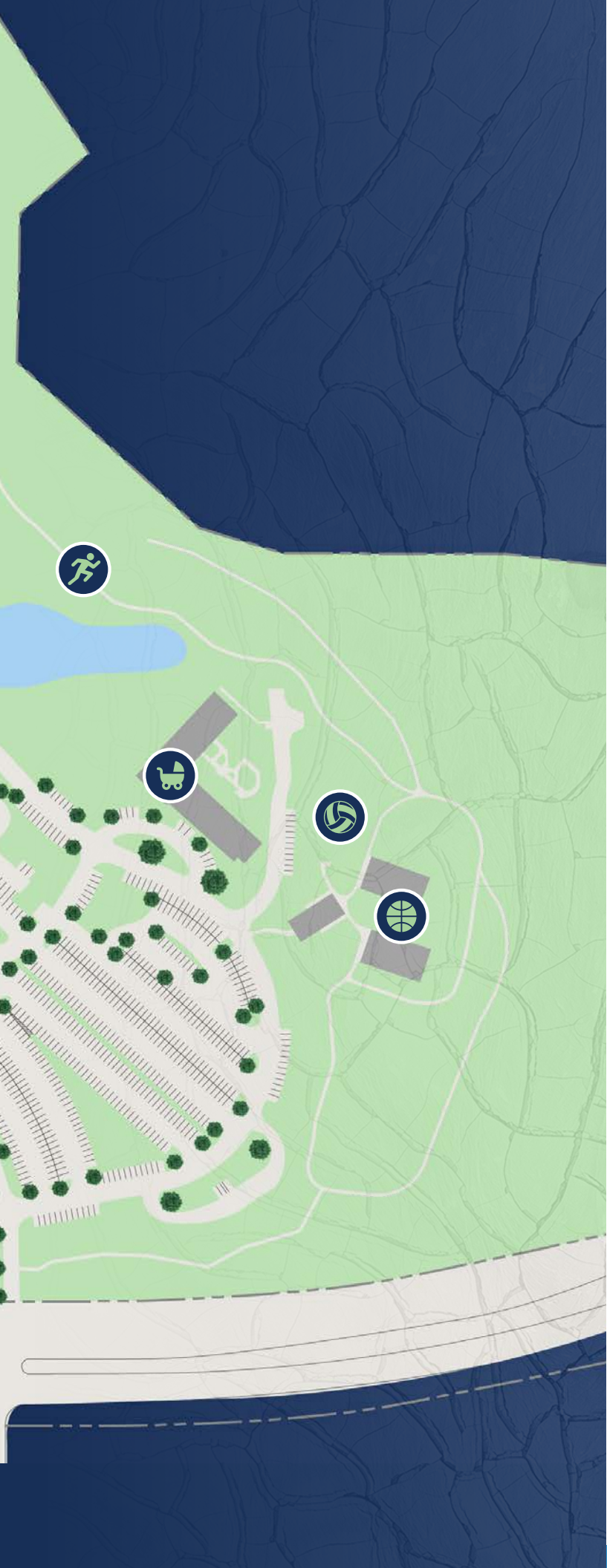
ANDERSON MILL ROAD


PARMER LANE

CAMPUS SITE PLAN

LEGEND

-  BUILDING A
-  BUILDING B
-  BUILDING C
-  BUILDING D
-  CAFETERIA & COFFEE BAR
-  FITNESS CENTER
-  CONFERENCE FACILITY
-  BASKETBALL COURT
-  BEACH VOLLEYBALL COURT
-  DAYCARE/SCHOOL
-  RUNNING TRAILS





A CAMPUS THAT HAS IT ALL

WITH EXPANSIVE OFFICE OPPORTUNITIES,

a tech-centric location and an impressive mix of indoor and outdoor amenities, 7700 Parmer delivers one of Northwest Austin's more dynamic live-work-play environments.



SPACE TO PLAY

Running trails, fitness gym, outdoor volleyball
& basketball courts

SPACE TO CONNECT

540-seat café, coffee bar & patio

SPACE TO GROW

125-seat conference center

Big block availability

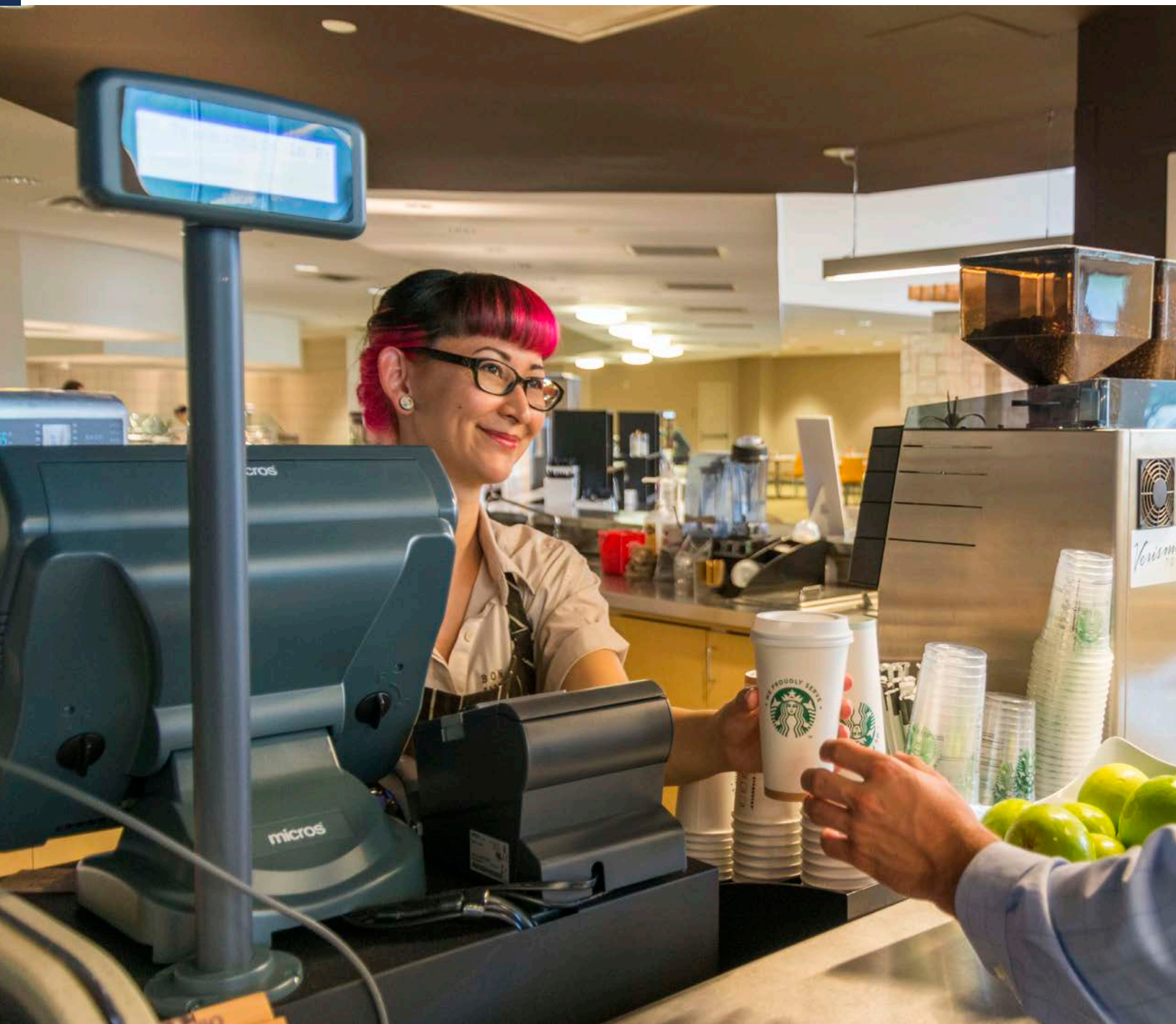
Room for future expansion



SILICON HILLS:

A THRIVING TECH ECOSYSTEM

Nicknamed “Silicon Hills” for its booming tech scene, Northwest Austin has evolved into a global hub for tech giants and high-growth startups. With access to world-class talent from top-tier universities and a vibrant cultural landscape, the region has become home to one of the most dynamic innovation ecosystems in the nation.





CORPORATE NEIGHBORS

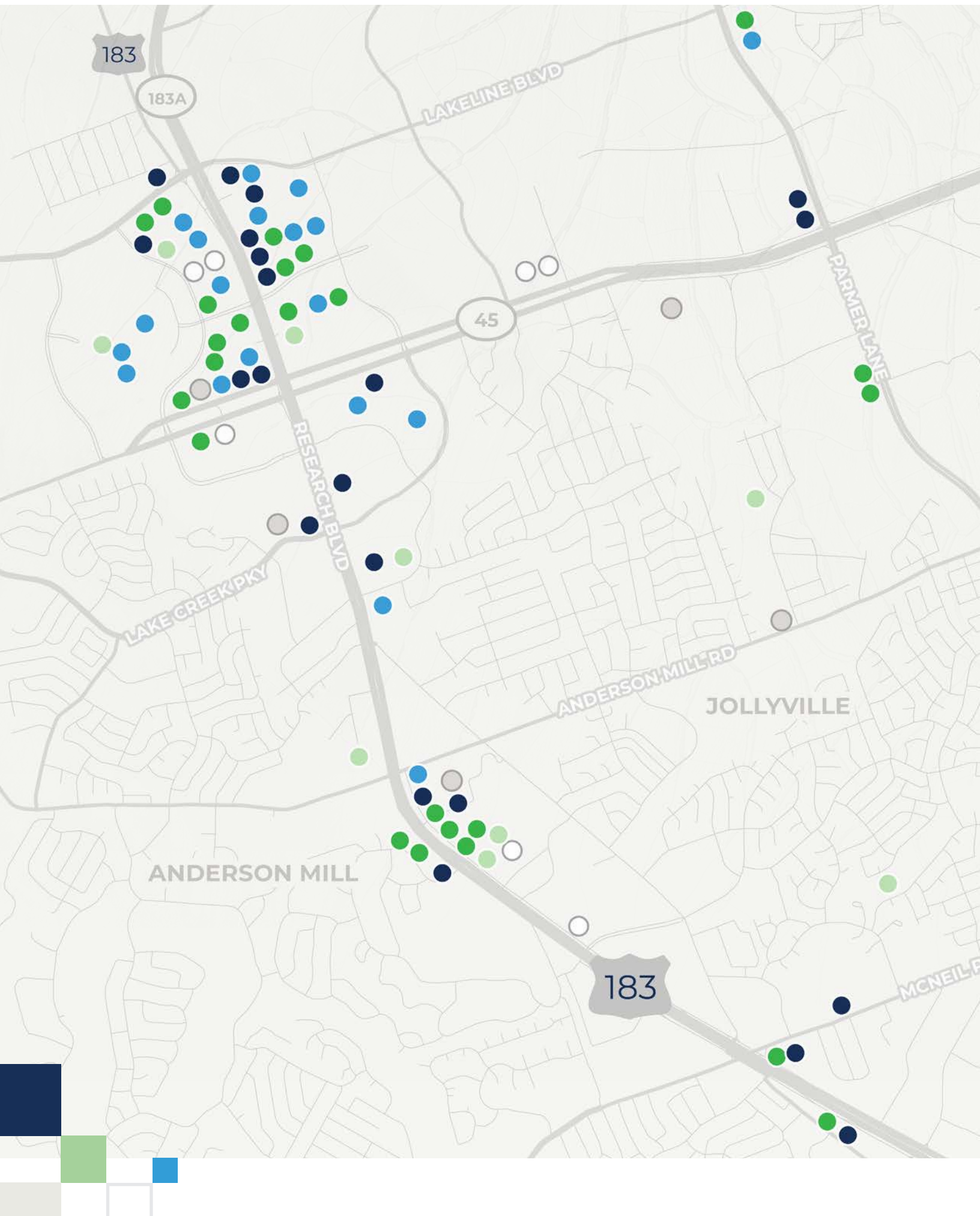
BiOWARE
CORP



amazon



ebay



QUICK CONNECTIONS

Located minutes from MoPac Expressway and I35, 7700 Parmer offers seamless access to Downtown Austin, The Domain and Northwest Austin's most desirable neighborhoods.

**7700**
PARMER

US-183
4 MIN

MOPAC EXPRESSWAY
10 MIN

THE DOMAIN
11 MIN

CEDARPARK
13 MIN

ROUND ROCK
14 MIN

LEANDER
16 MIN

PFLUGERVILLE
20 MIN

DOWNTOWN
28 MIN

GEORGETOWN
30 MIN

I-35
20 MIN



ENTERTAINMENT



FAST FOOD

RESTAURANTS



HOTELS

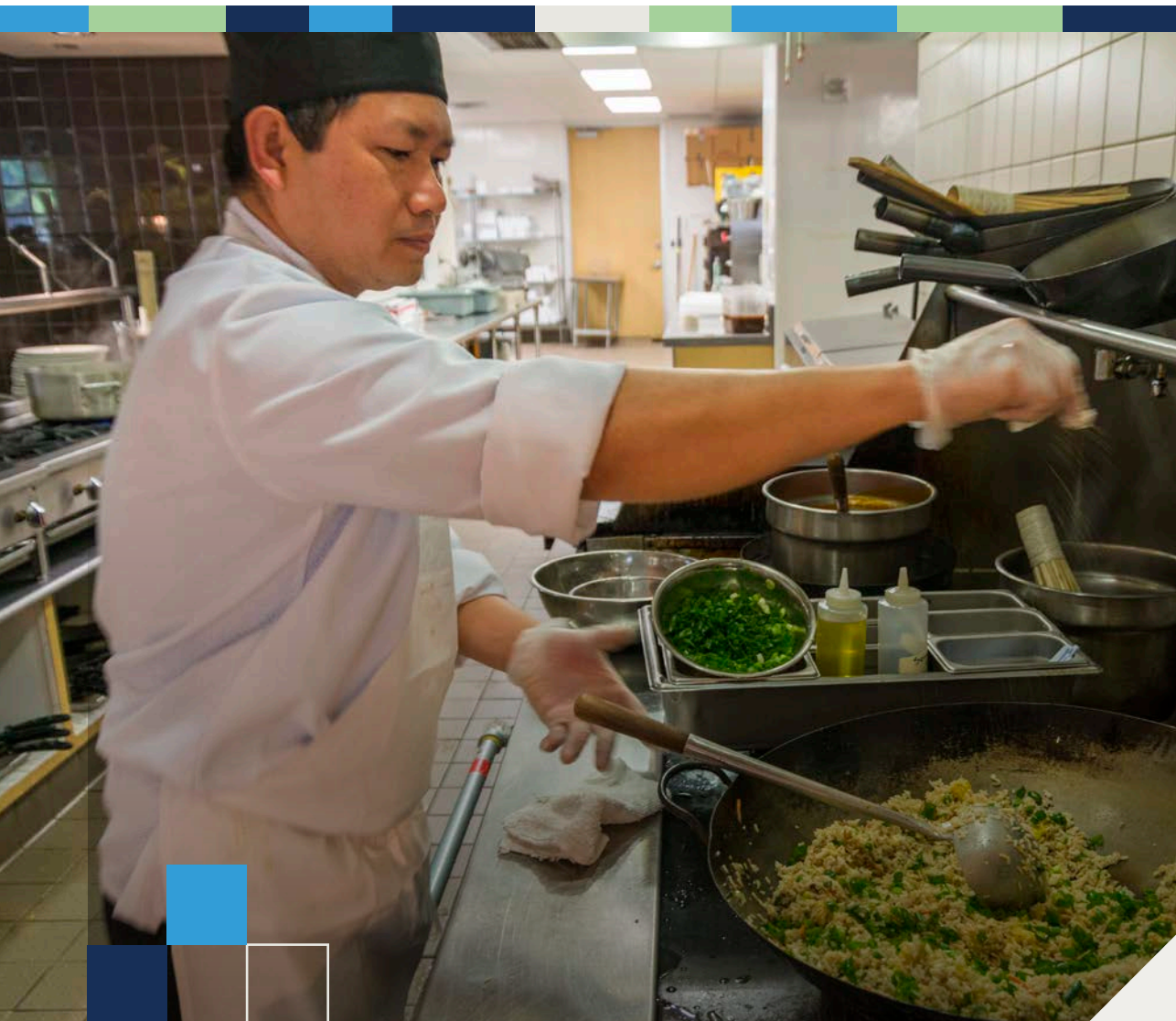


SHOPPING



FITNESS







7700
PARMER

CURRENT

AVAILABILITY

7700 PARMER AUSTIN, TX

BUILDING A

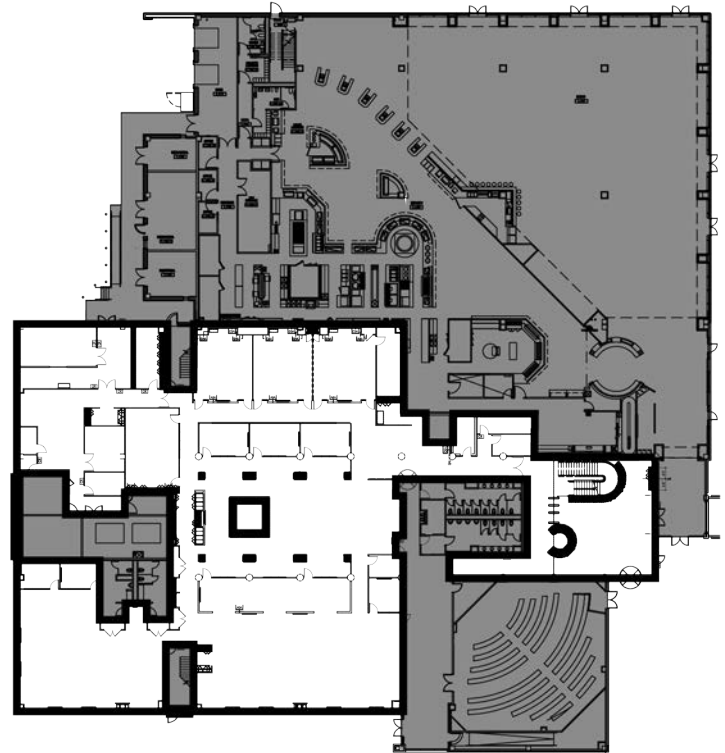
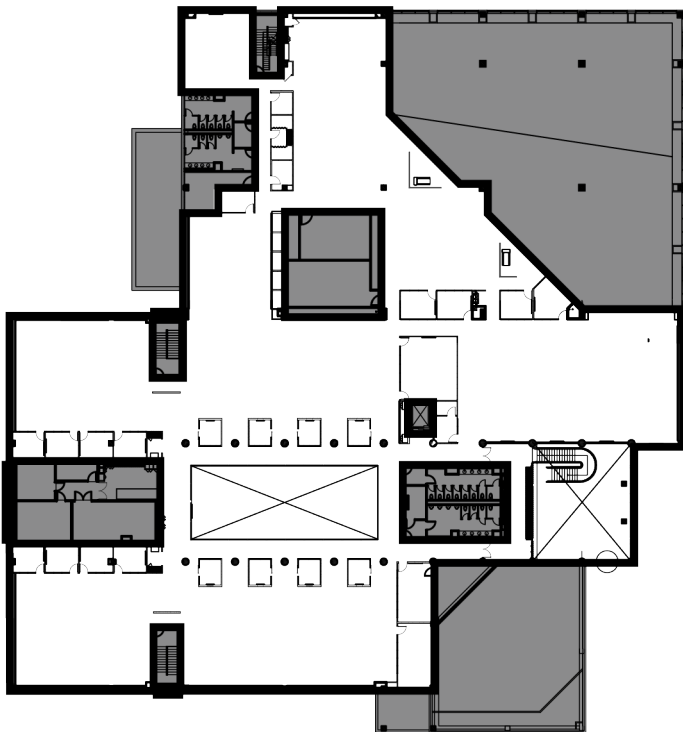
LEVELS 1+2

61,471 RSF

Raise Floor: Approx. 9" height

Generator: Life safety/emergency 500 KW, shared with B & C Building A office has 500 KW/ 800 A service

LEVEL 1



LEVEL 2

CURRENT AVAILABILITY

7700 PARMER AUSTIN, TX

BUILDING B

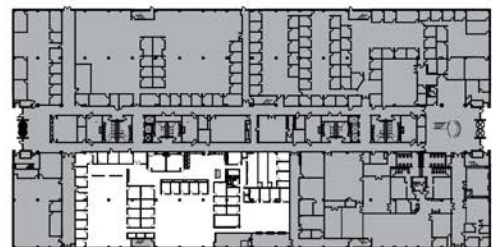
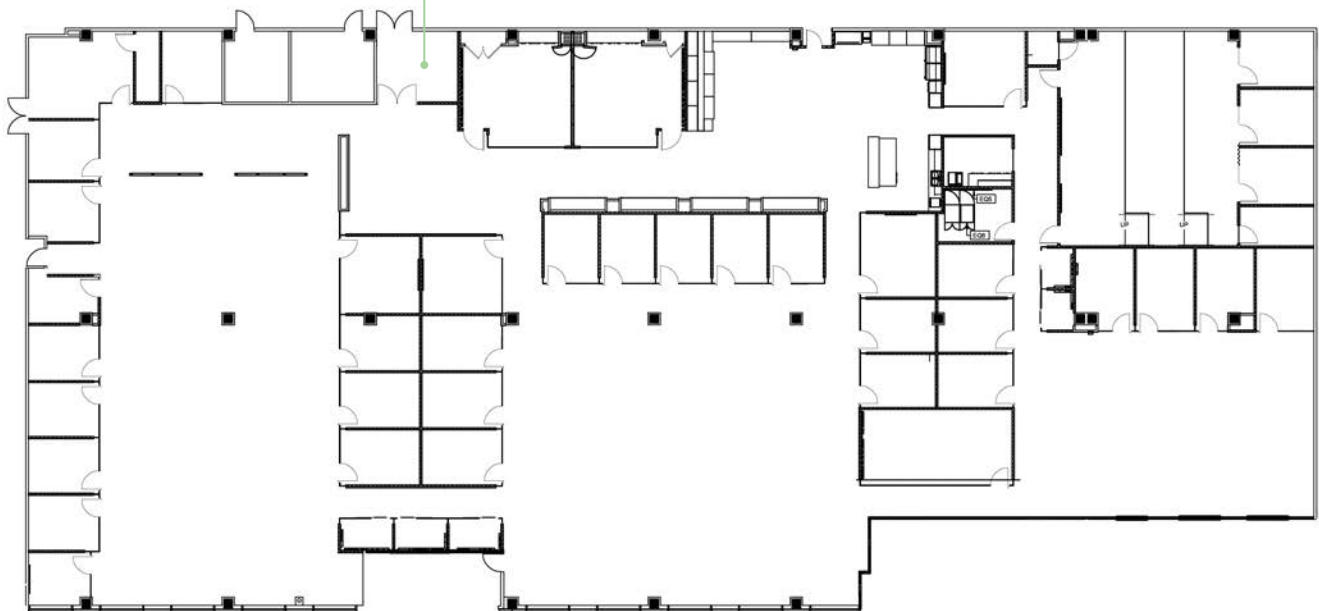
SUITE B-150

24,224 RSF

Raise Floor: Approx. 9" height

Generator: Life safety/emergency 500 KW

MAIN
RECEPTION



CURRENT

AVAILABILITY

7700 PARMER AUSTIN, TX

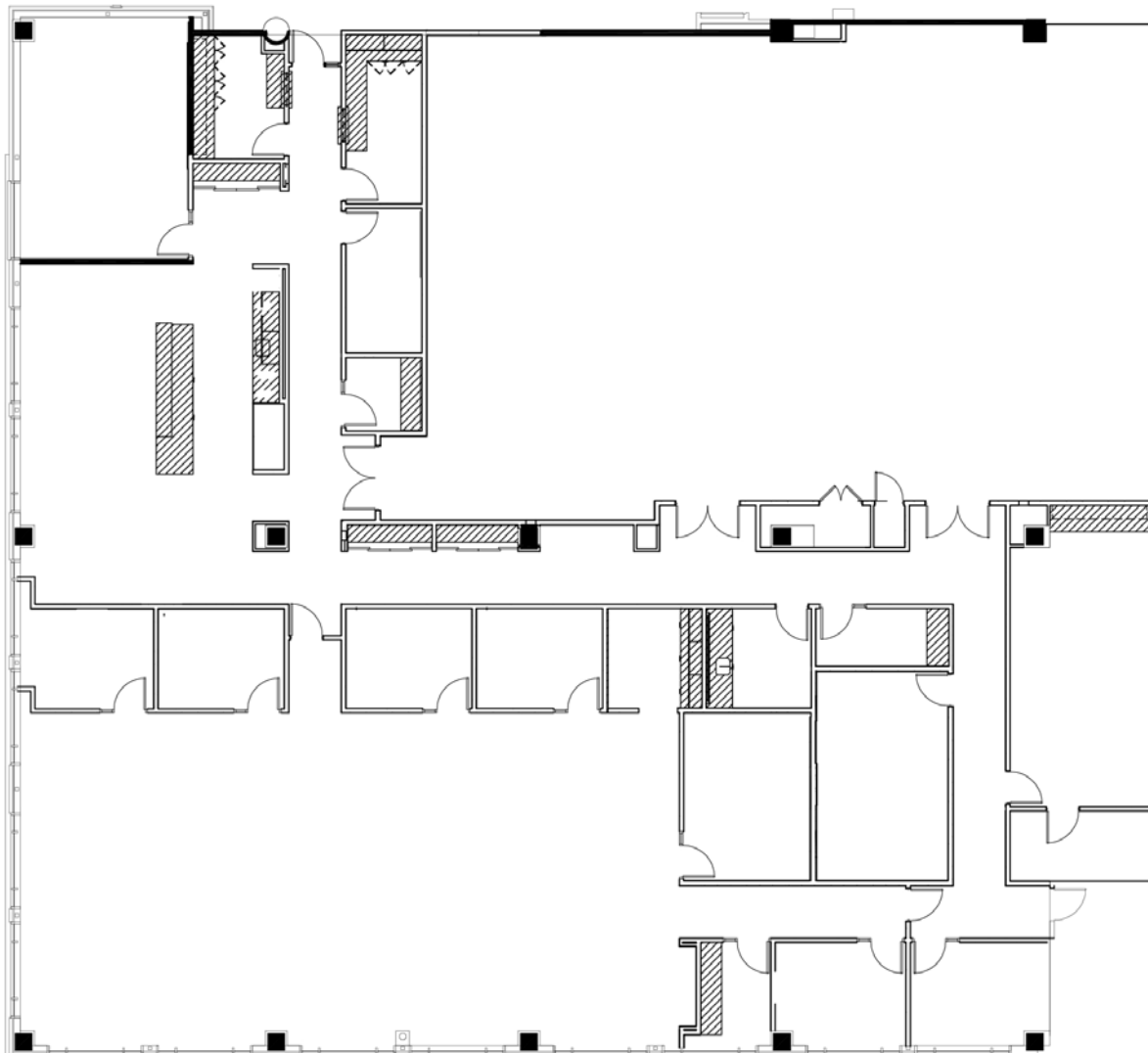
BUILDING C

SUITE C-375

13,448 RSF

Raise Floor: C1: 14" height | C2 & C3: 9" height

Generator: Life safety/emergency 500 KW, shared
with B & C Building A office has 500 KW/ 800 A service



CURRENT AVAILABILITY

7700 PARMER AUSTIN, TX

BUILDING D

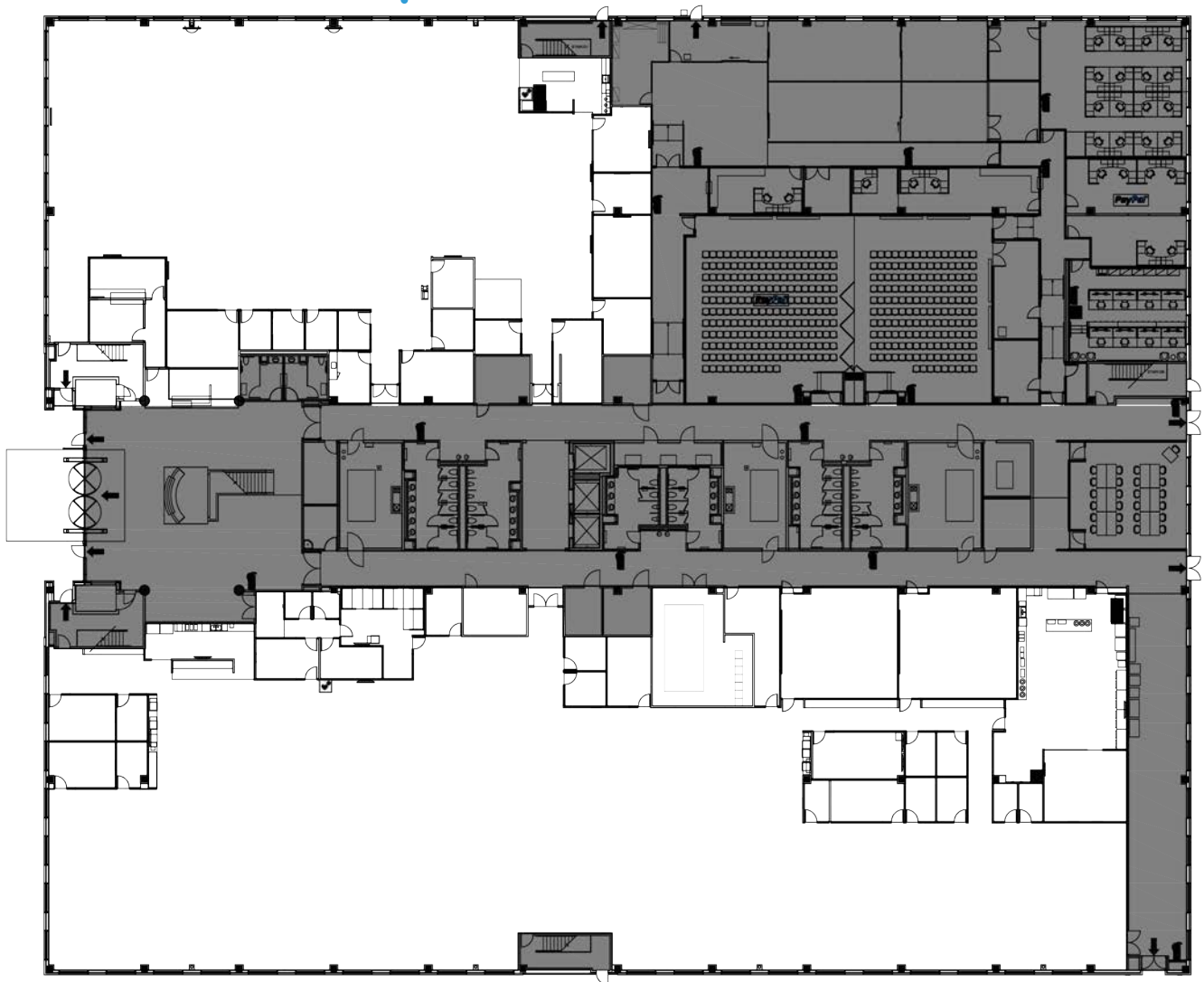
SUITE D-100

16,799 – 49,215 RSF

16,799 SF

Raise Floor: 12" raised floor in floor in +/-3000 sf first floor data center

Generator: Life safety/emergency 500 KW. Building has capacity to accommodate additional generator supplied by Tenant



32,416 SF

CURRENT

AVAILABILITY

7700 PARMER AUSTIN, TX

BUILDING D

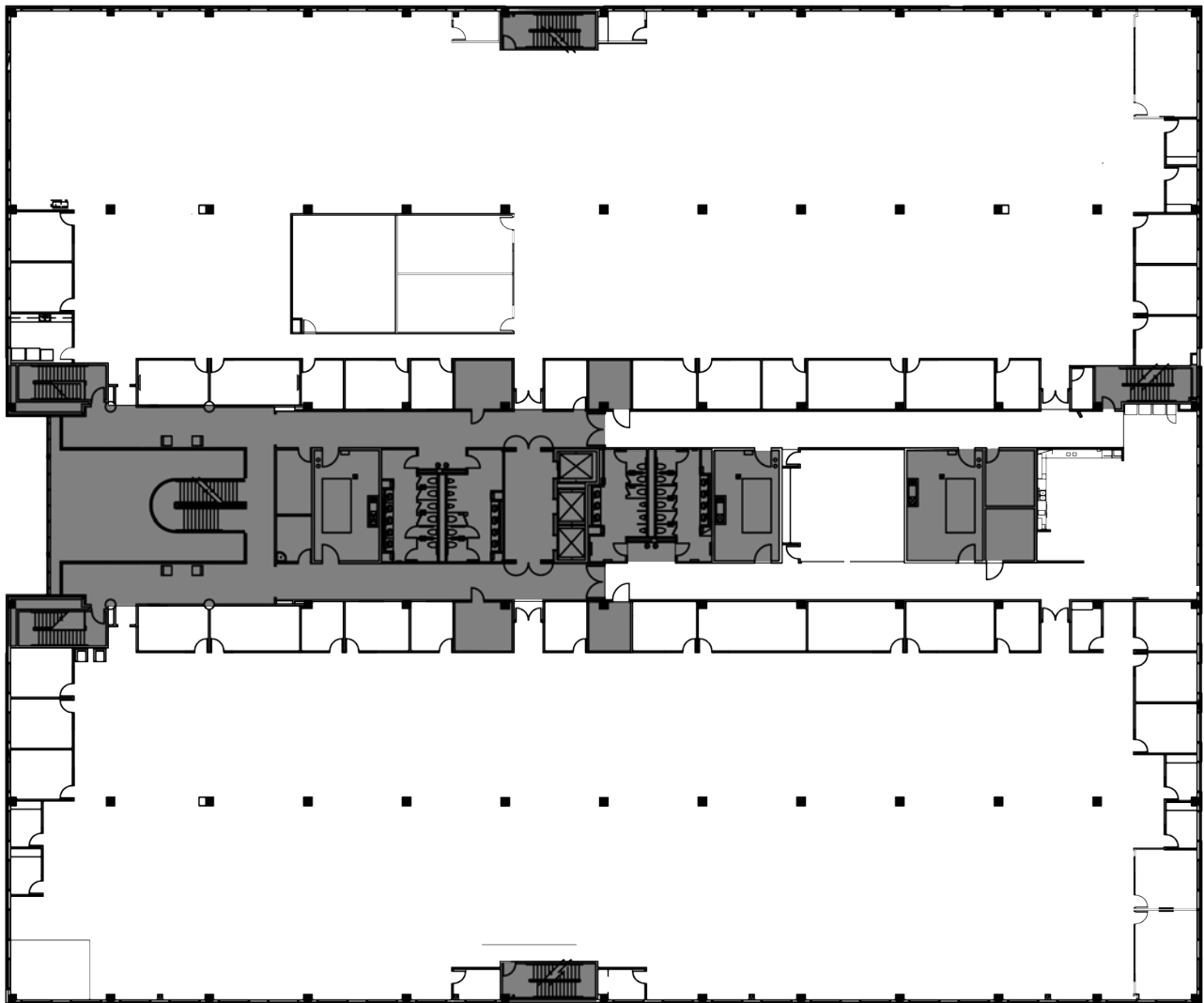
SUITE D-300

(FULL FLOOR)

75,222 RSF

Raise Floor: 12" raised floor in floor in +/-3000 sf first floor data center

Generator: Life safety/emergency 500 KW. Building has capacity to accommodate additional generator supplied by Tenant



CURRENT AVAILABILITY

7700 PARMER AUSTIN, TX

Raise Floor: 12" raised floor in floor in +/-3000 sf first floor data center

Generator: Life safety/emergency 500 KW. Building has capacity to accommodate additional generator supplied by Tenant

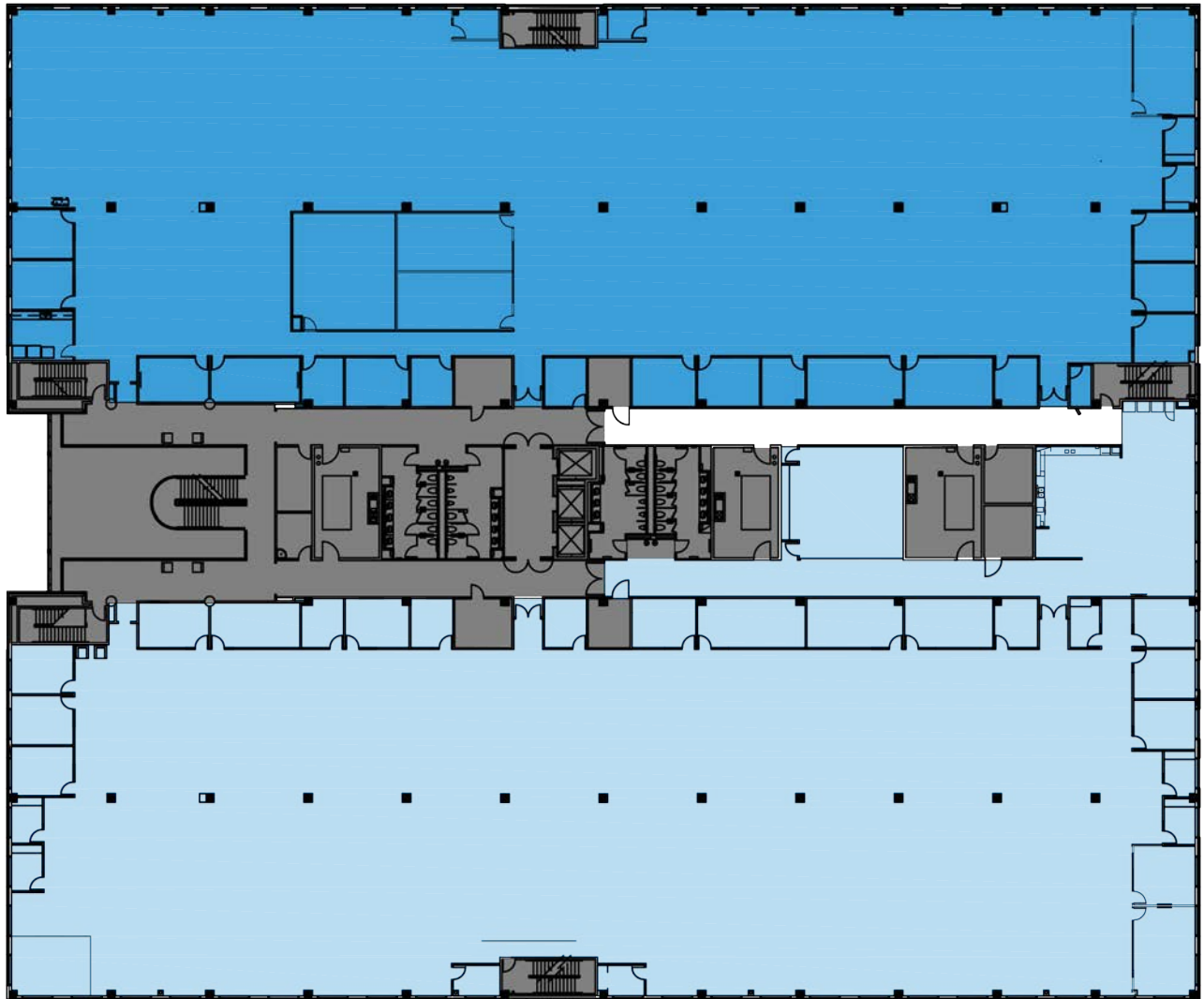
BUILDING D

SUITE D-300

(MULTI-TENANT)

35,140 – 75,222 RSF

35,140 SF



40,082 SF



FOR MORE INFORMATION, PLEASE CONTACT

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