



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, BASEBALL AND SOCCER FIELDS, RUNNING TRAILS, PATIO AND GATHERING AREAS

ON-SITE SCHOOL AND DAYCARE

CAMPUS SITE PLAN

LEGEND

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



A CAMPUS THAT HAS IT ALL



SPACE TO PLAY

Running trails, fitness gym, outdoor volleyball & basketball courts, soccer & baseball fields

SPACE TO CONNECT

540-seat café, coffee bar & patio

SPACE TO GROW

125-seat conference center
Big block availability
Room for future expansion

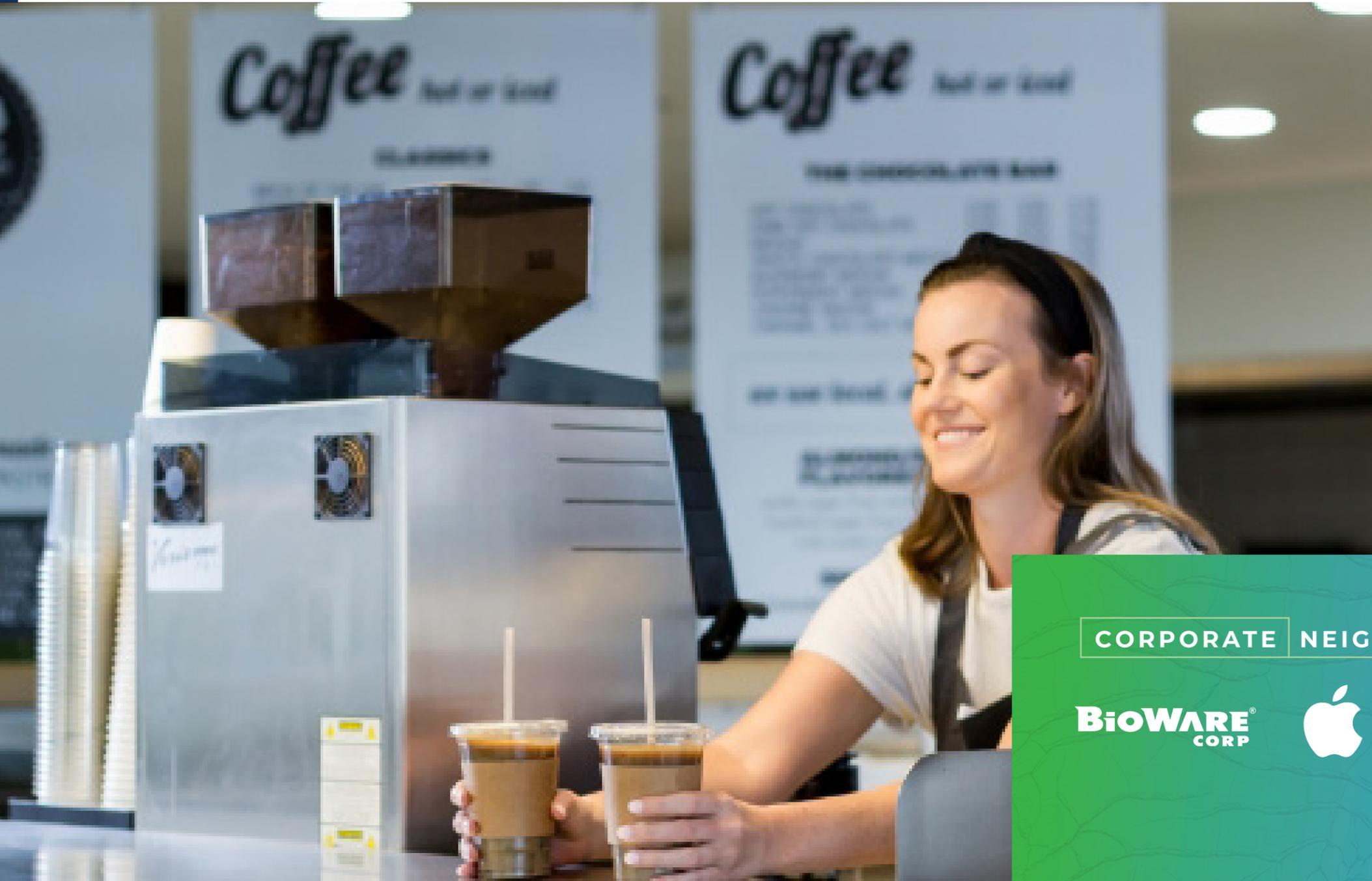
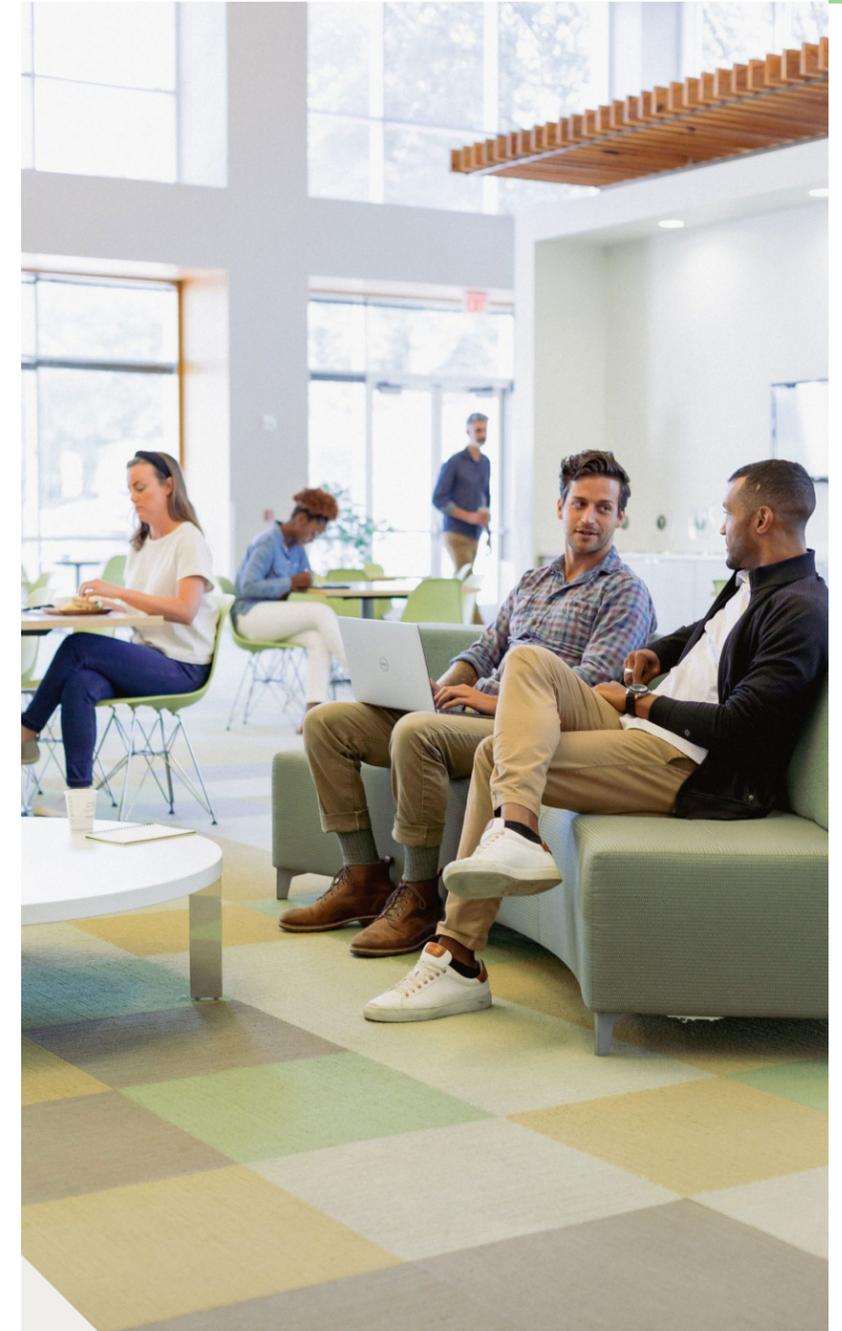


WITH EXPANSIVE OFFICE OPPORTUNITIES,
a tech-centric location and an impressive mix of indoor and outdoor amenities, 7700 Parmer delivers one of Northwest Austin's more dynamic live-work-play environments.

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

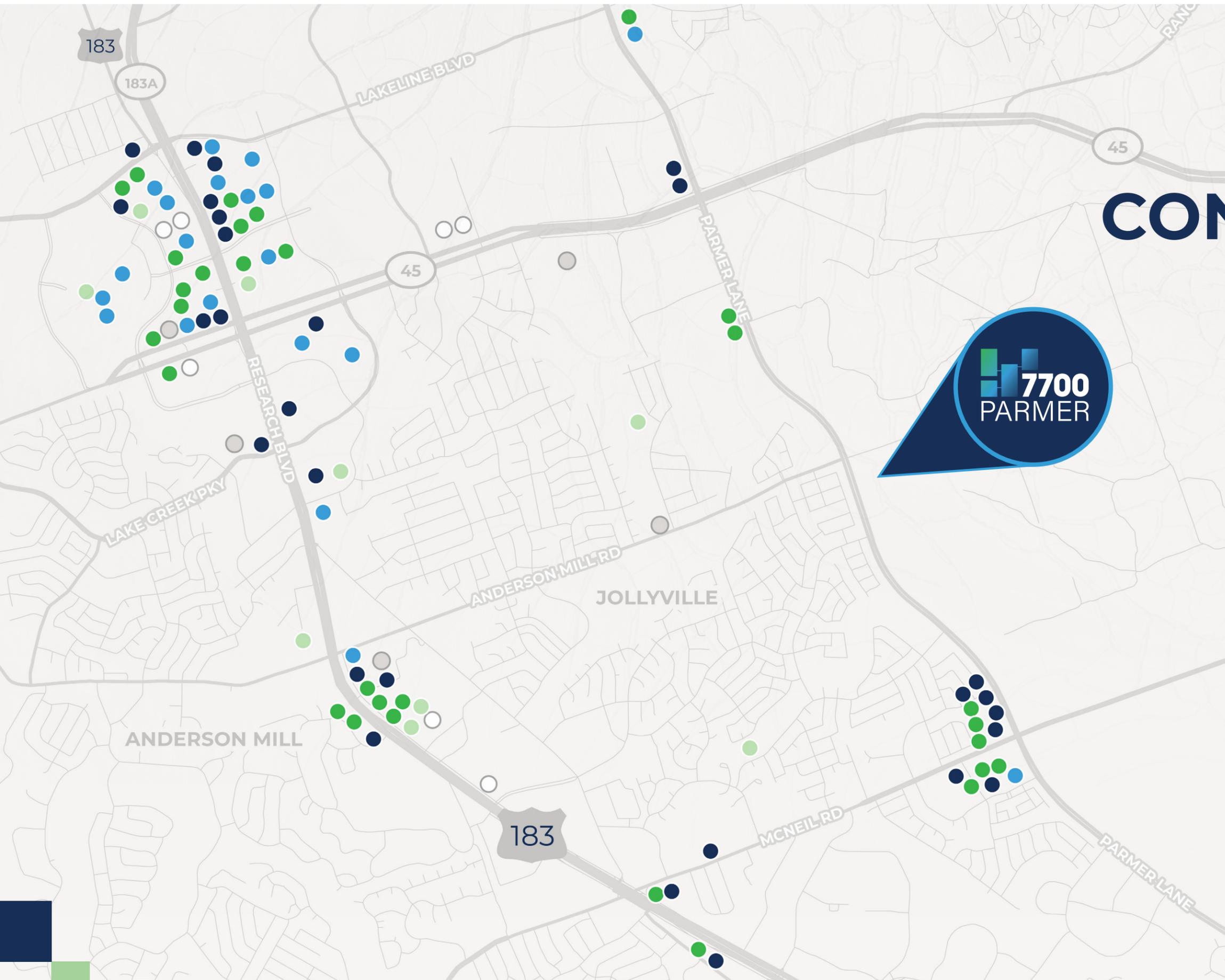
BiOWARE
CORP



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.

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

9 ENTERTAINMENT

28

RESTAURANTS

30

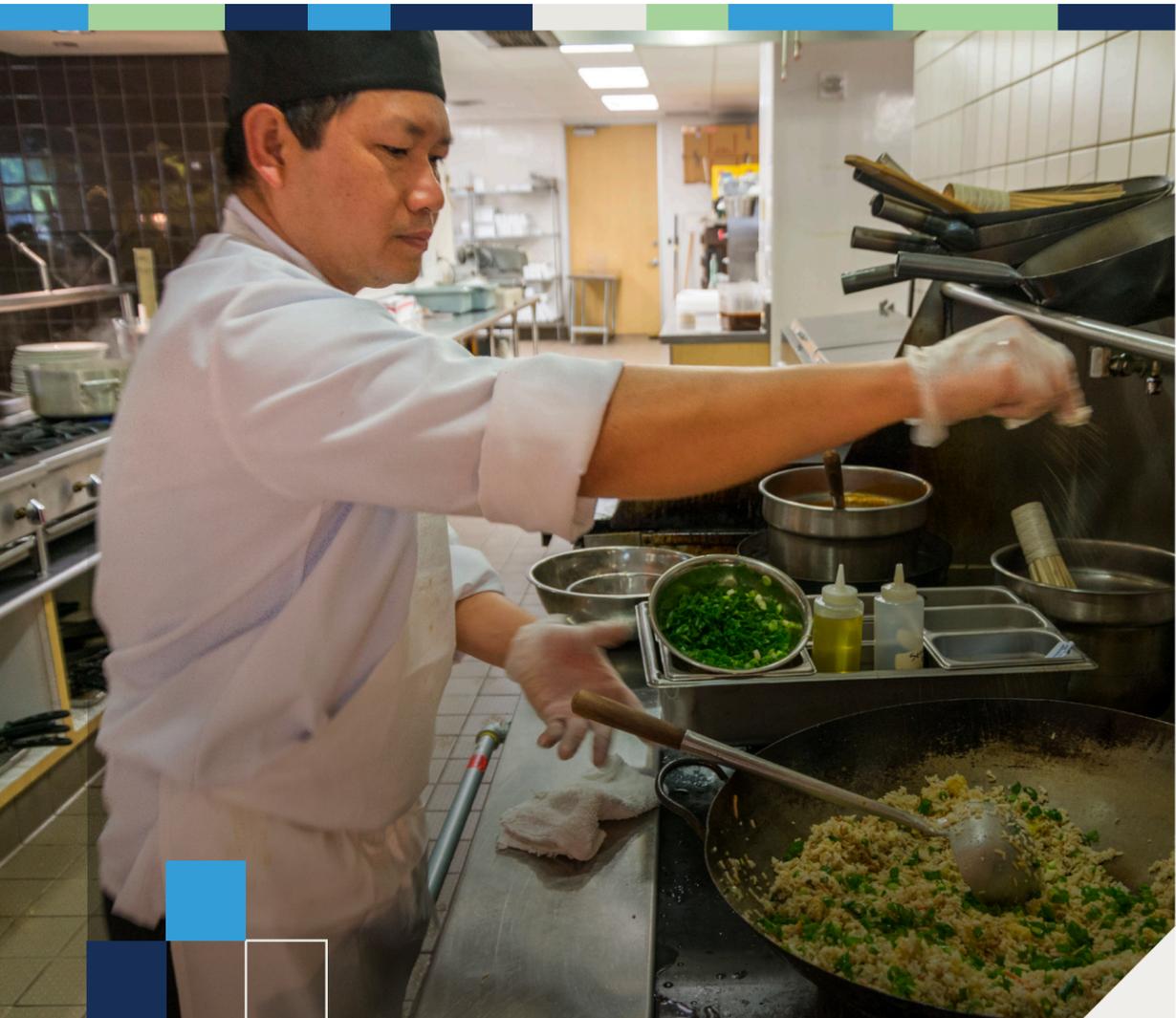
FAST FOOD

20 SHOPPING

7

HOTELS

5 FITNESS



BUILDING A

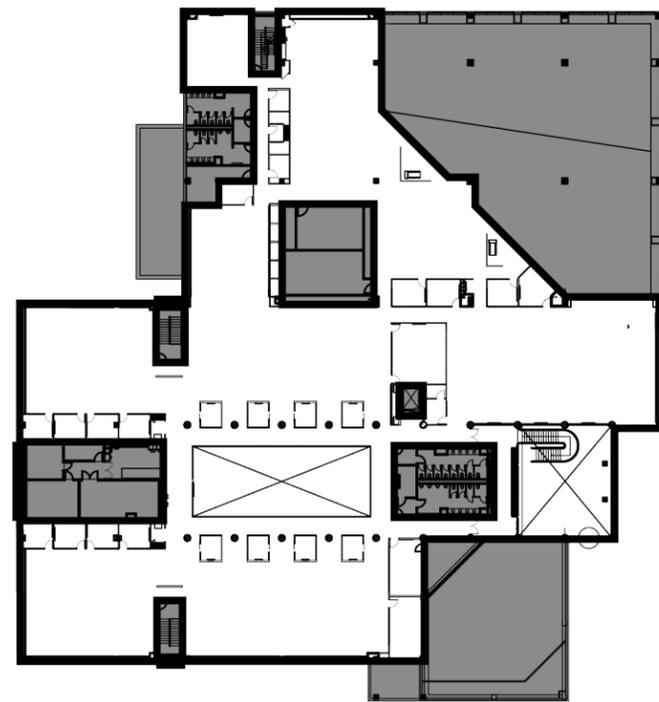
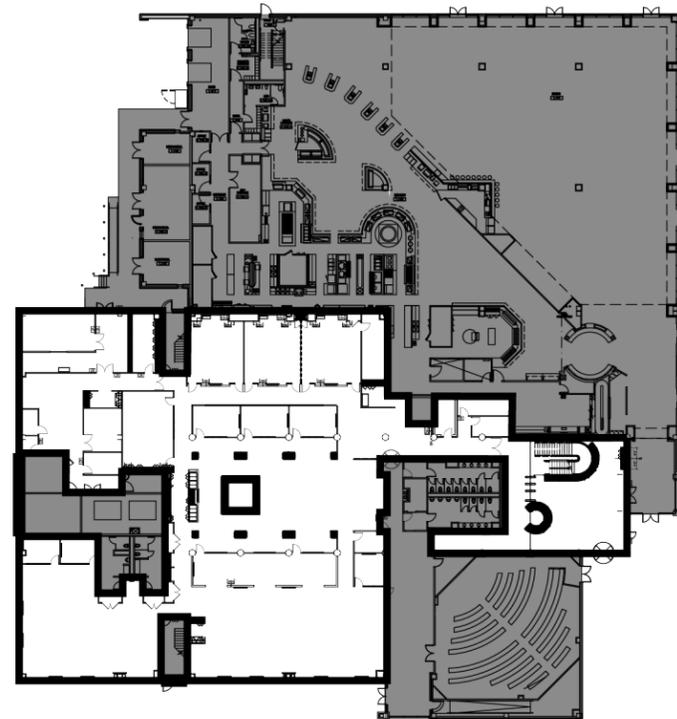
LEVELS 1+2

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

BUILDING B

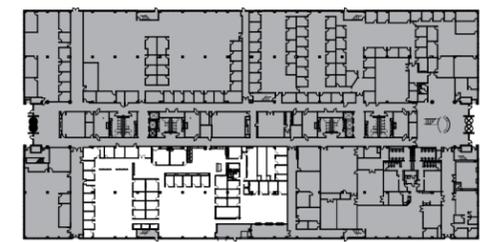
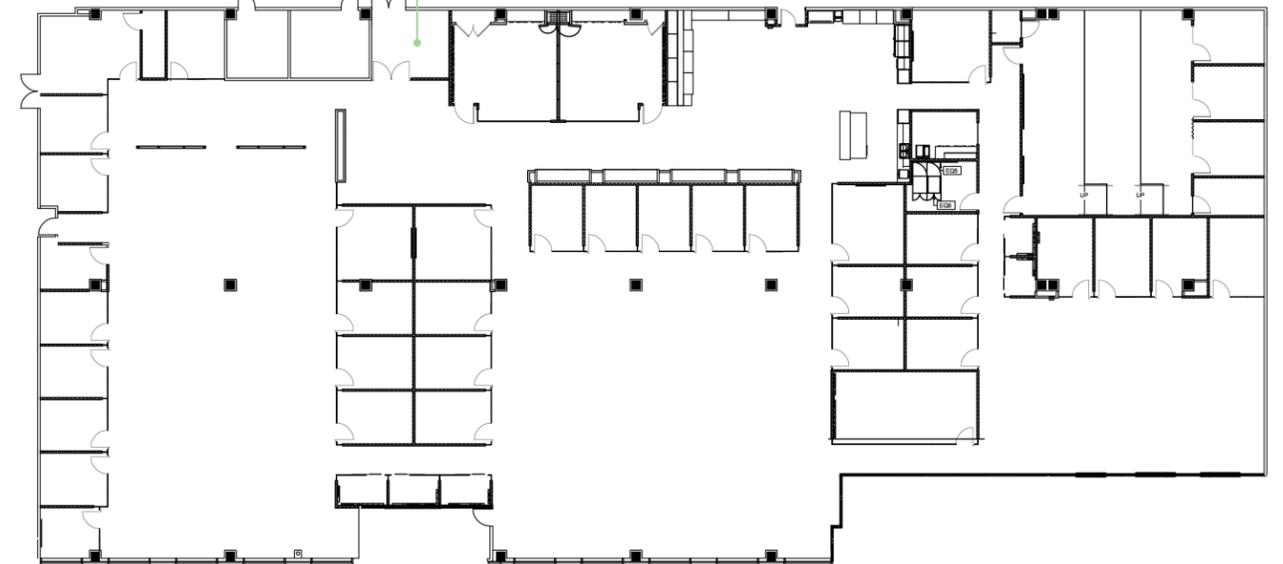
SUITE B-150

24,224 RSF

Raise Floor: Approx. 9" height

Generator: Life safety/emergency 500 KW

MAIN RECEPTION



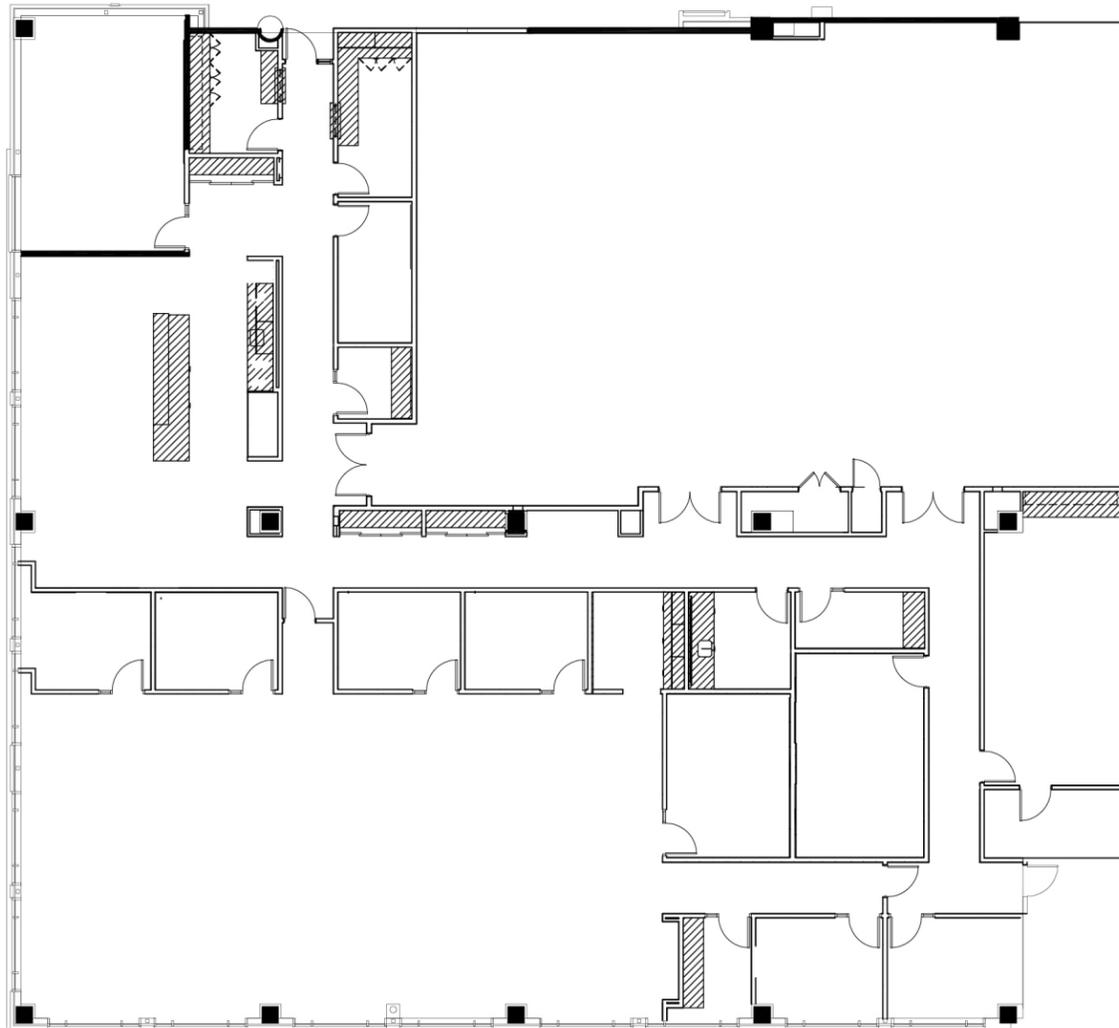
BUILDING C

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



BUILDING D

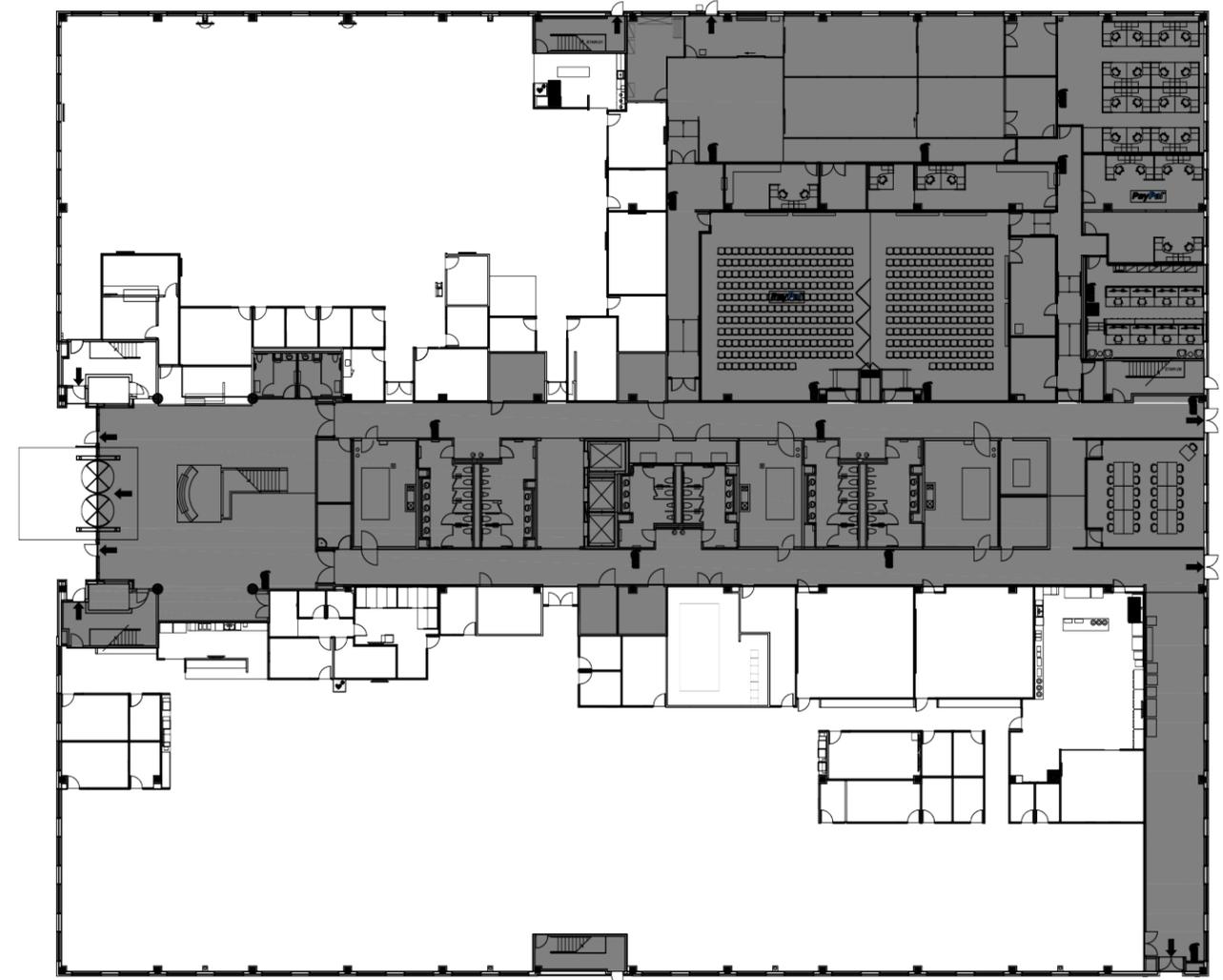
SUITE D-100

16,799 – 49,215 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

16,799 SF



32,416 SF

BUILDING D

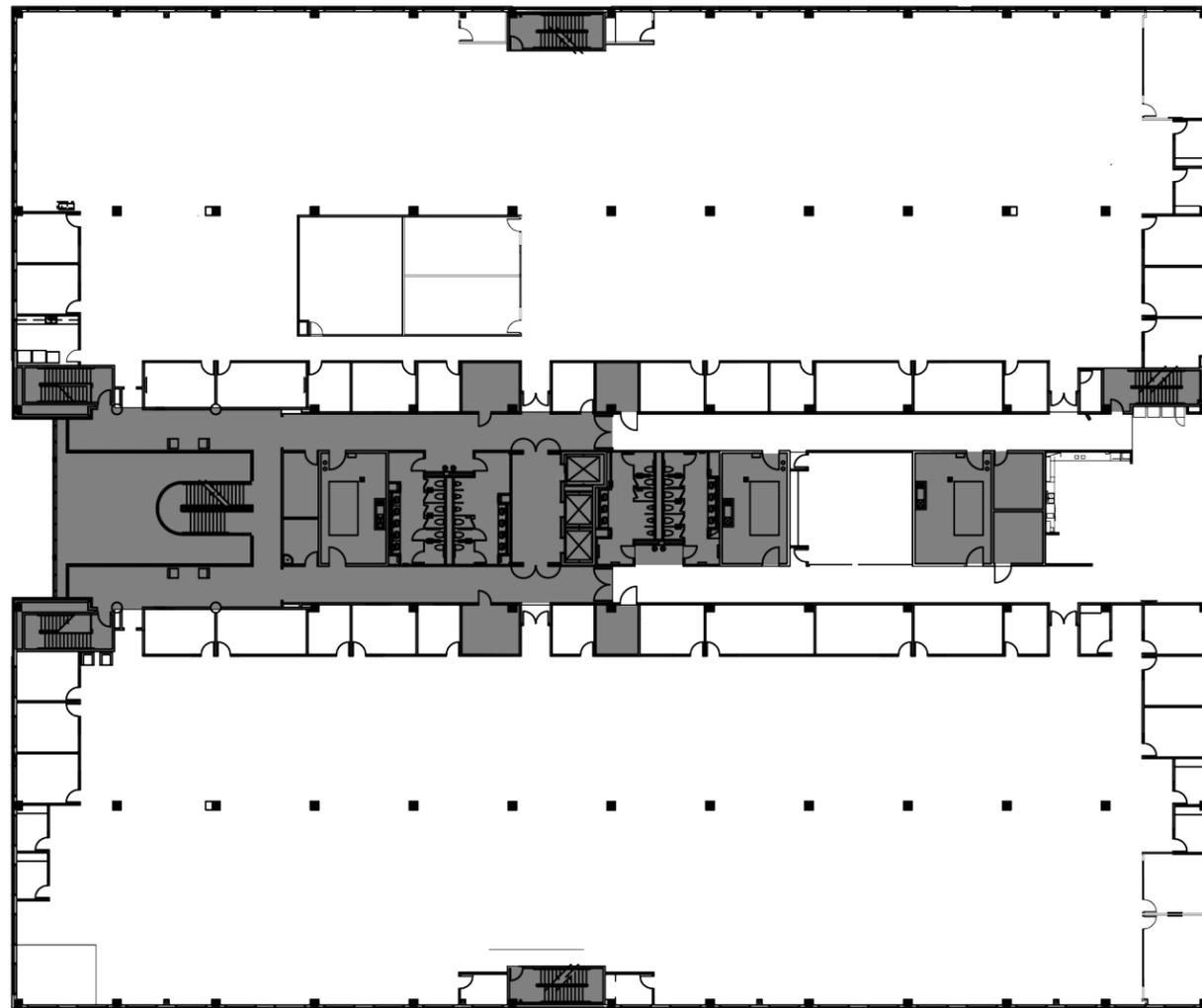
SUITE D-300

(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



BUILDING D

SUITE D-300

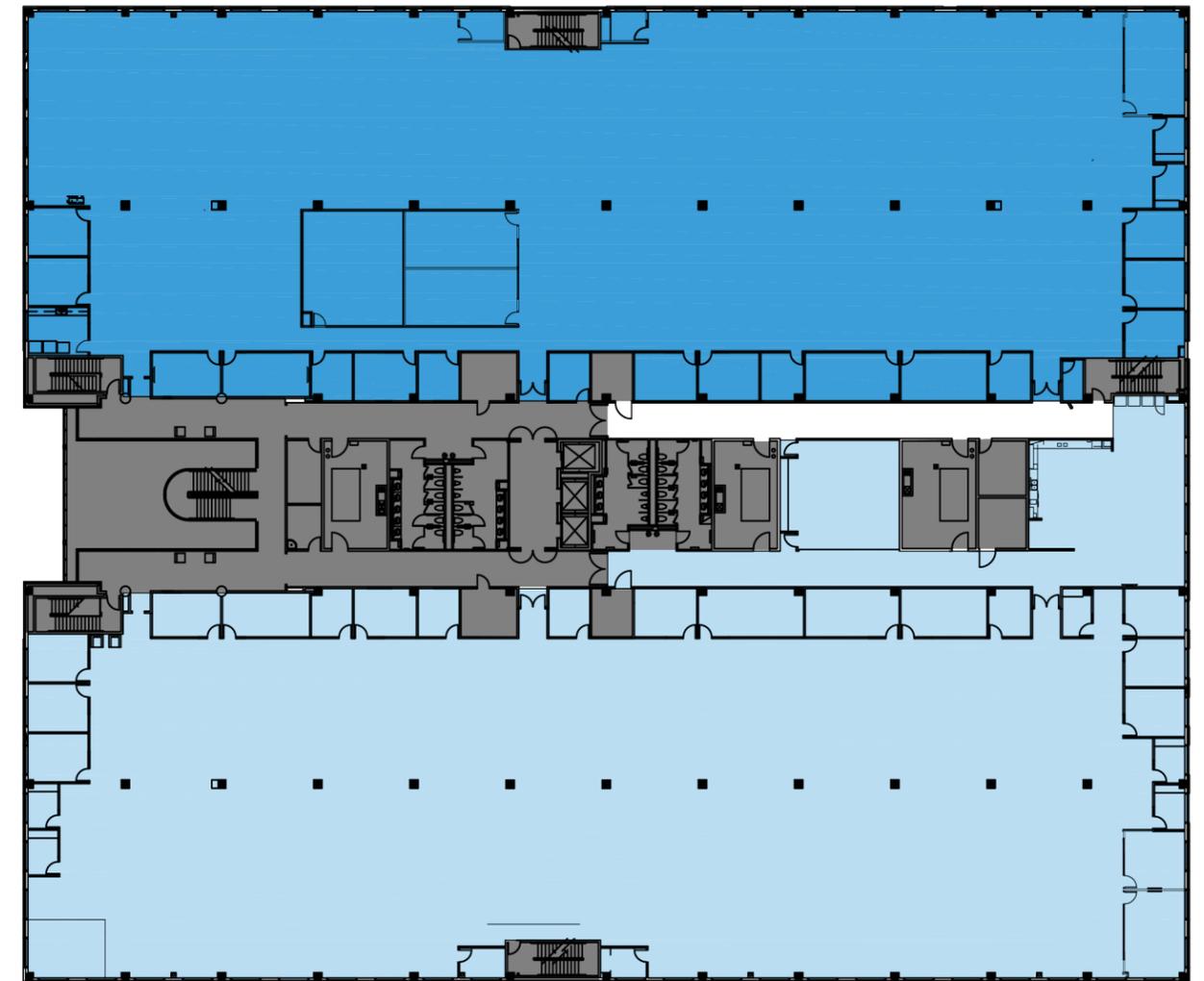
(MULTI-TENANT)

35,140 - 75,222 RSF

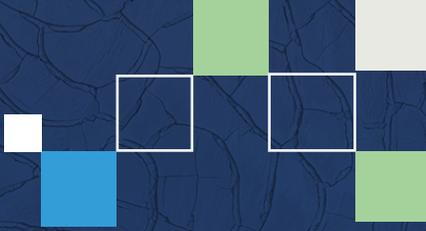
Raise Floor: 12" raised floor in floor in +/-3000 sf first floor data center

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

35,140 SF



40,082 SF



7700 PARMER

FOR MORE INFORMATION, PLEASE CONTACT

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