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

353,008 SF AVAILABLE
- MIN. DIVISIBLE: 13,448 SF
- MAX CONTIGUOUS: 327,924 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

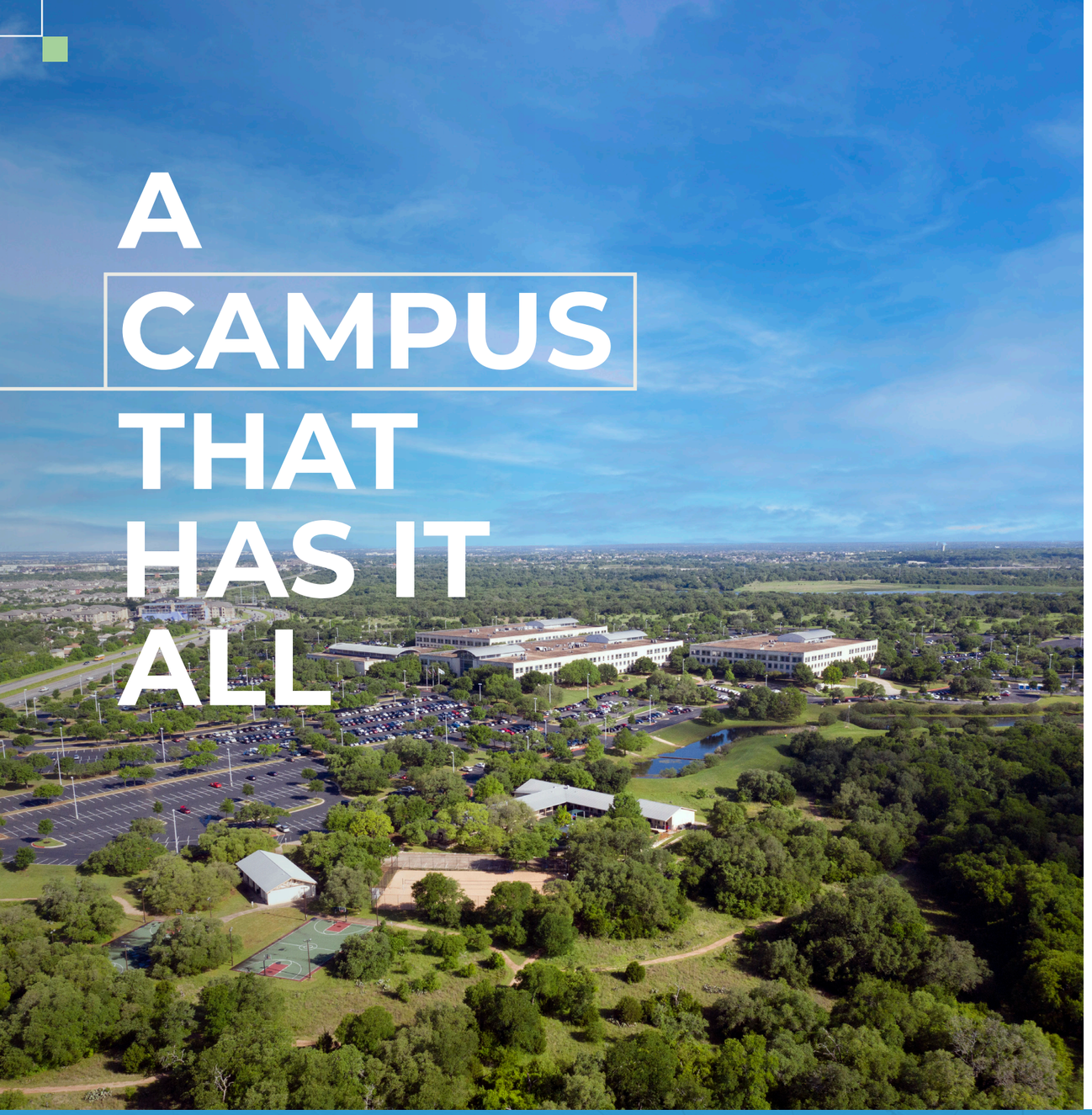
ON-SITE SCHOOL AND DAYCARE

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

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.

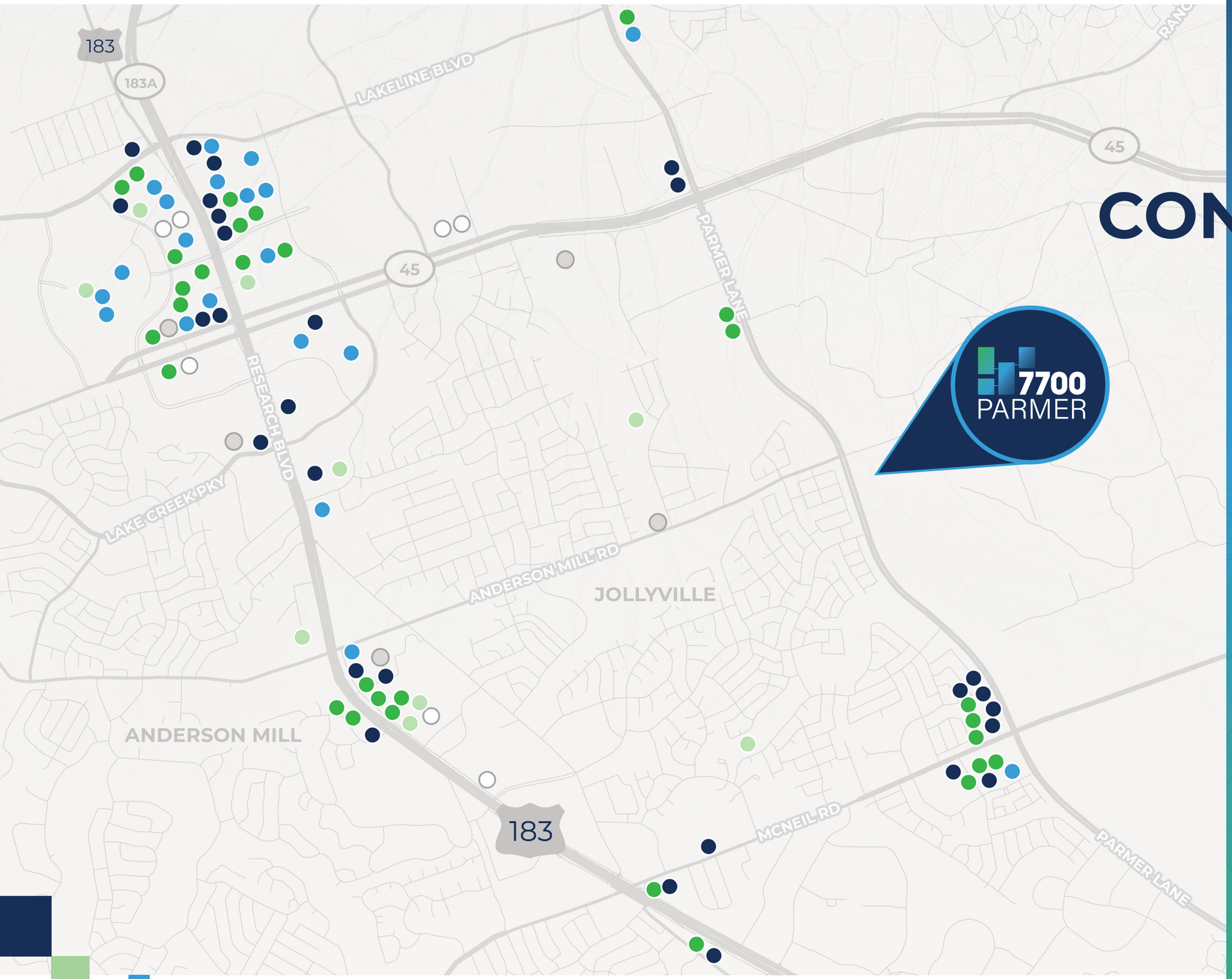
SILICON HILLS:

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 · hp · EA · ebay

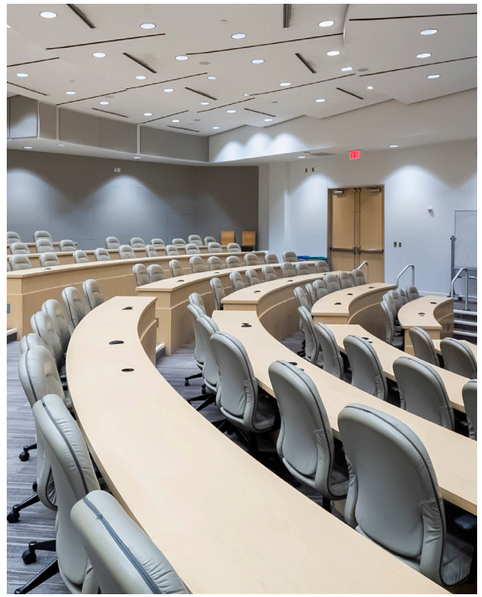


QUICK CONNECTIONS

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 FAST FOOD
- 30 RESTAURANTS
- 7 HOTELS
- 20 SHOPPING
- 5 FITNESS



7700
PARMER

CURRENT AVAILABILITY
7700 PARMER AUSTIN, TX

BUILDING A

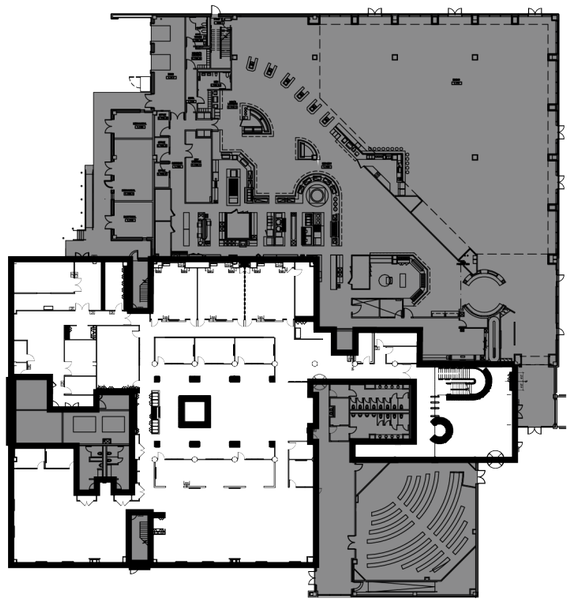
LEVELS 1+2

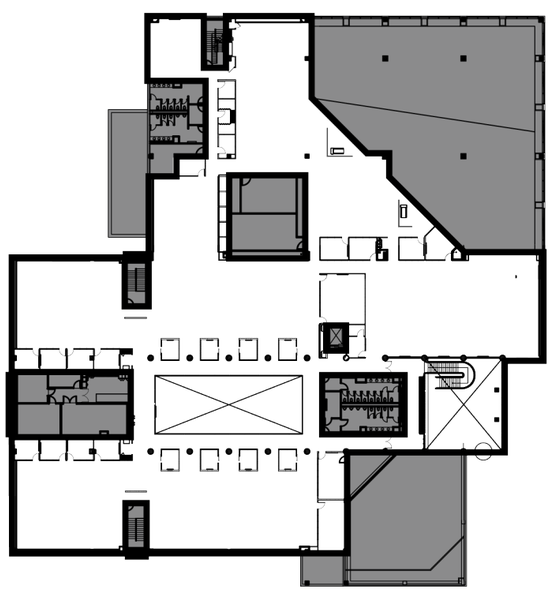
61,471 RSF

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

BUILDING B

SUITES B-100 + B-150

Can be contiguous with floors 2 & 3 for a total of 327,924 SF

SUITE B-100+150: 80,558 RSF

Raise Floor: Approx. 9" height

Generator: Life safety/emergency 500 KW

SUITE 150 - 24,224 SF

SUITE B-100 - 56,334 SF

CURRENT AVAILABILITY
7700 PARMER AUSTIN, TX

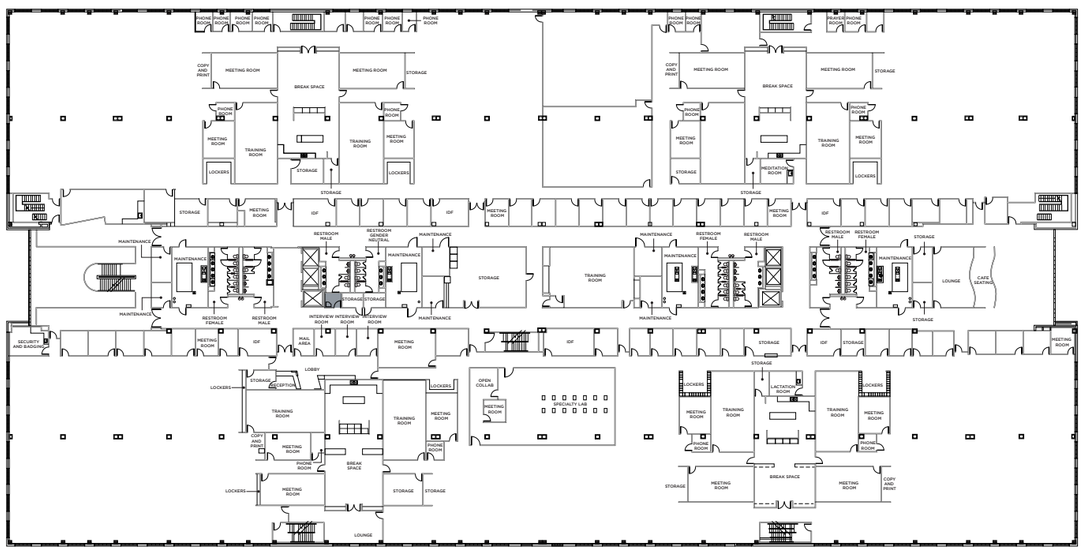
BUILDING B

LEVEL 2

Can be contiguous with floor 1 and 3 for a total of 327,924 SF

123,799 RSF

Available: 9/1/26



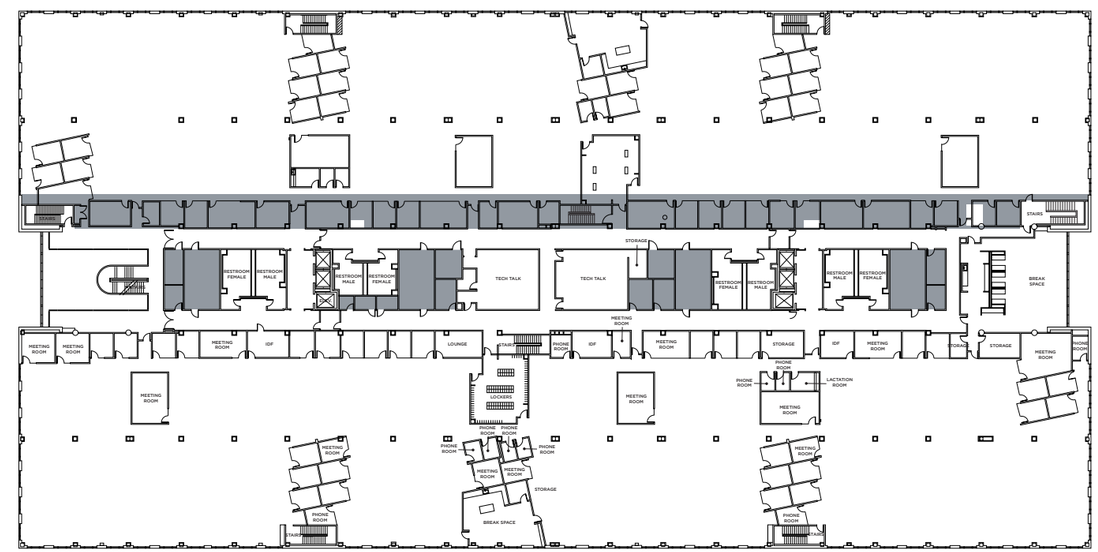
BUILDING B

LEVEL 3

Can be contiguous with floor 1 and 2 for a total of 327,924 SF

123,657 RSF

Available: 9/1/26



CURRENT AVAILABILITY
7700 PARMER AUSTIN, TX

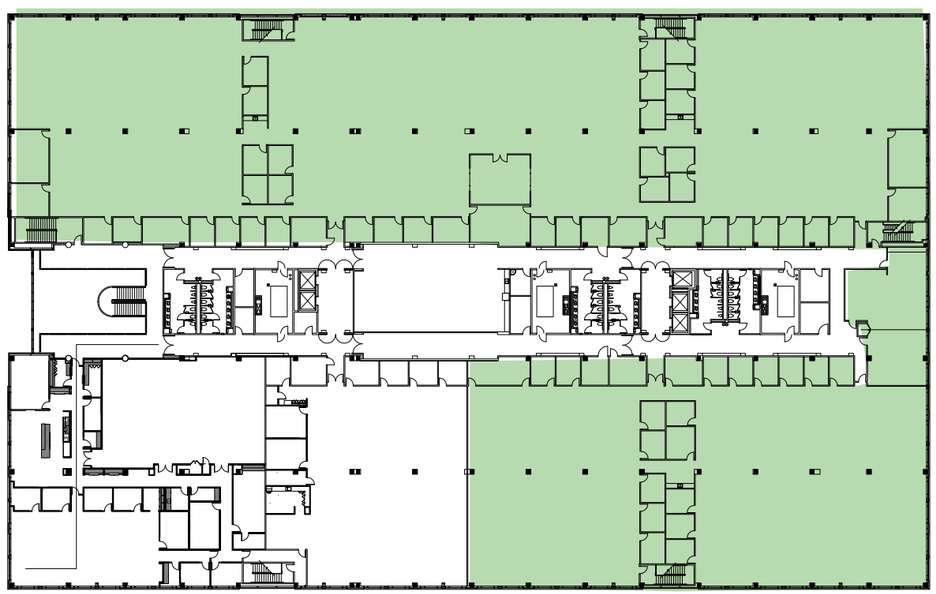
BUILDING C

SUITE 300

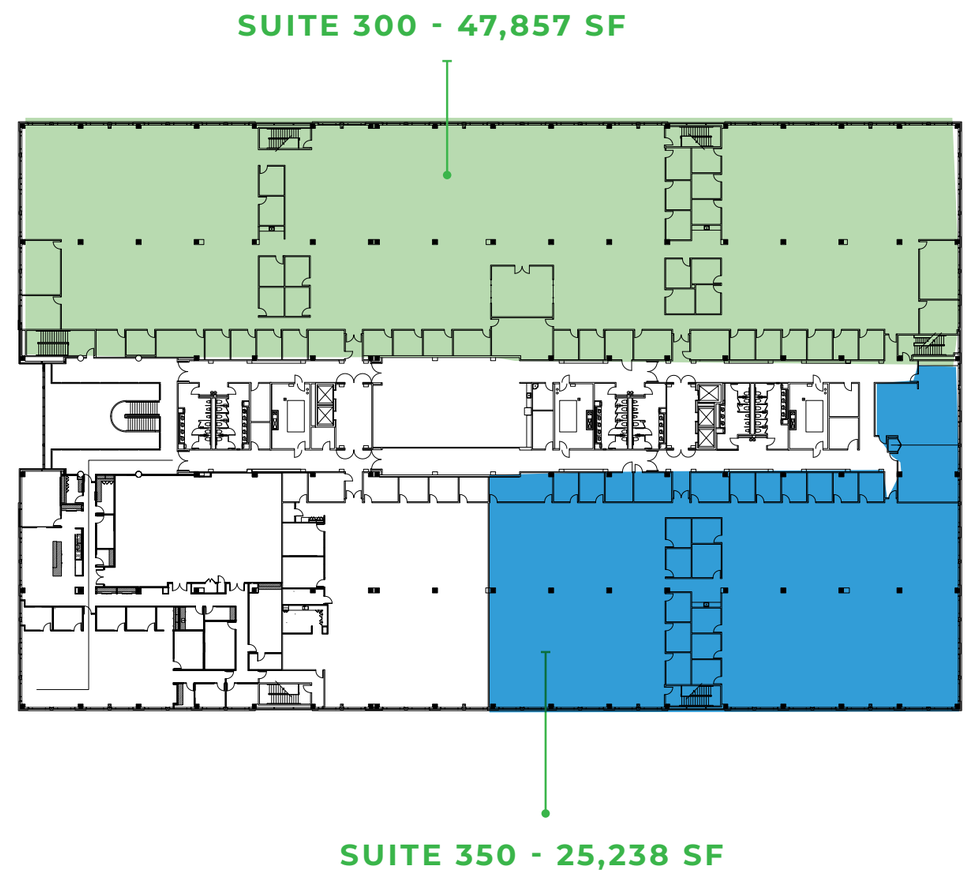
76,255 RSF

Divisible by 25,238 RSF

Available Now



BUILDING C



CURRENT AVAILABILITY
7700 PARMER AUSTIN, TX

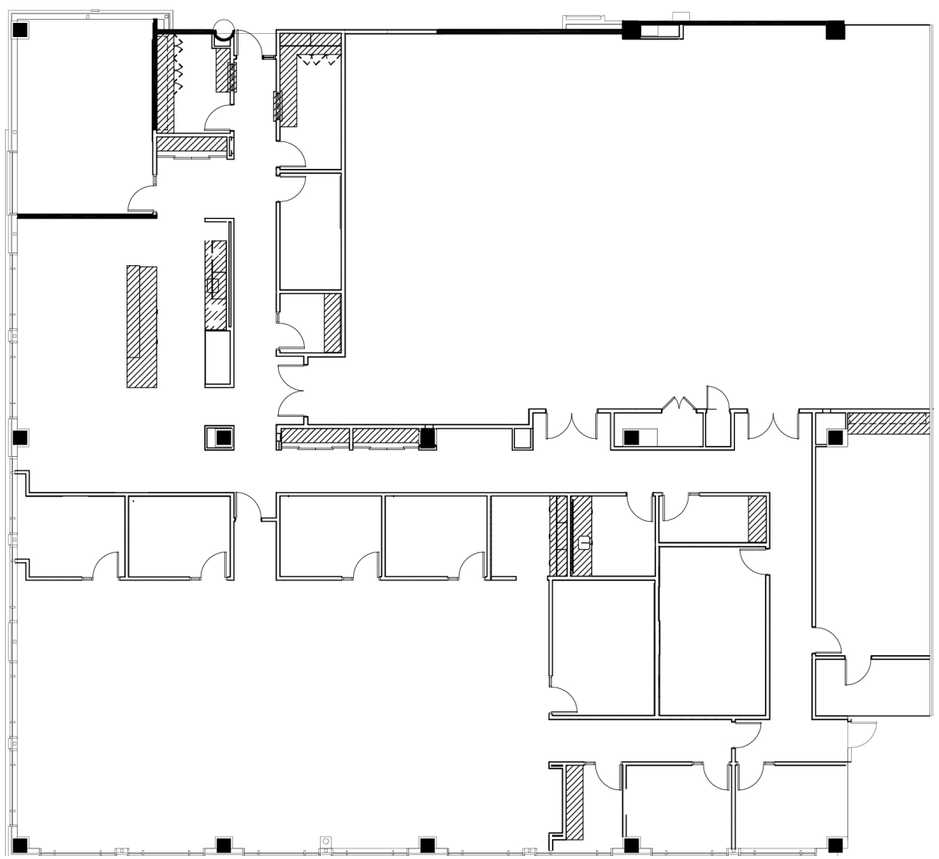
BUILDING C

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



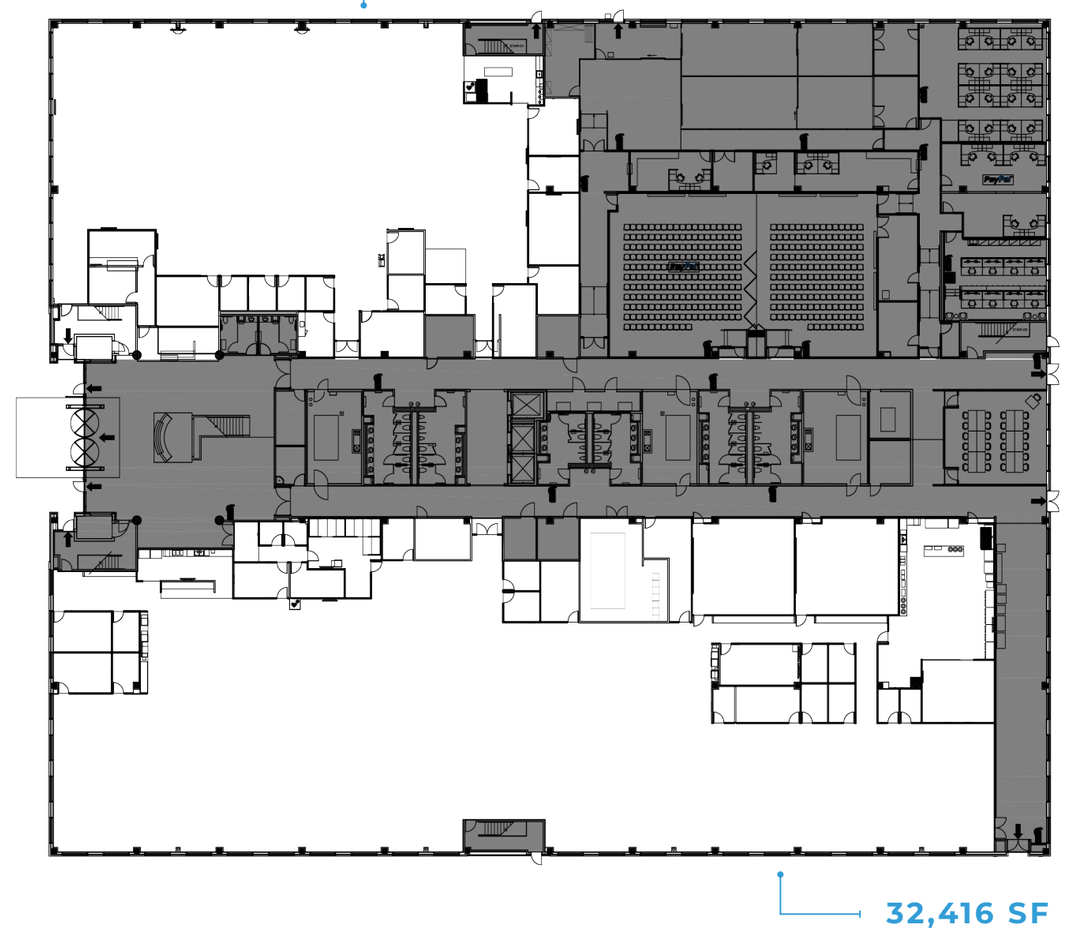
BUILDING D

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

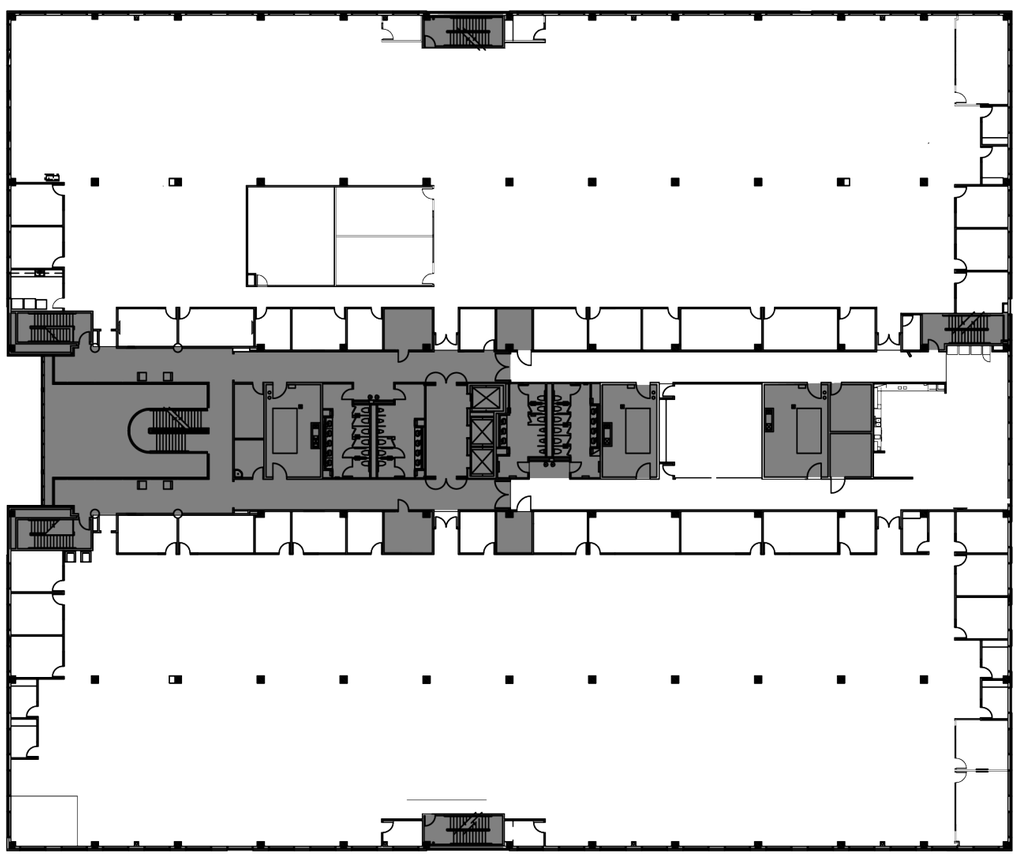


BUILDING D

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

SUITE D-300
(FULL FLOOR)
75,222 RSF



CURRENT AVAILABILITY
7700 PARMER AUSTIN, TX

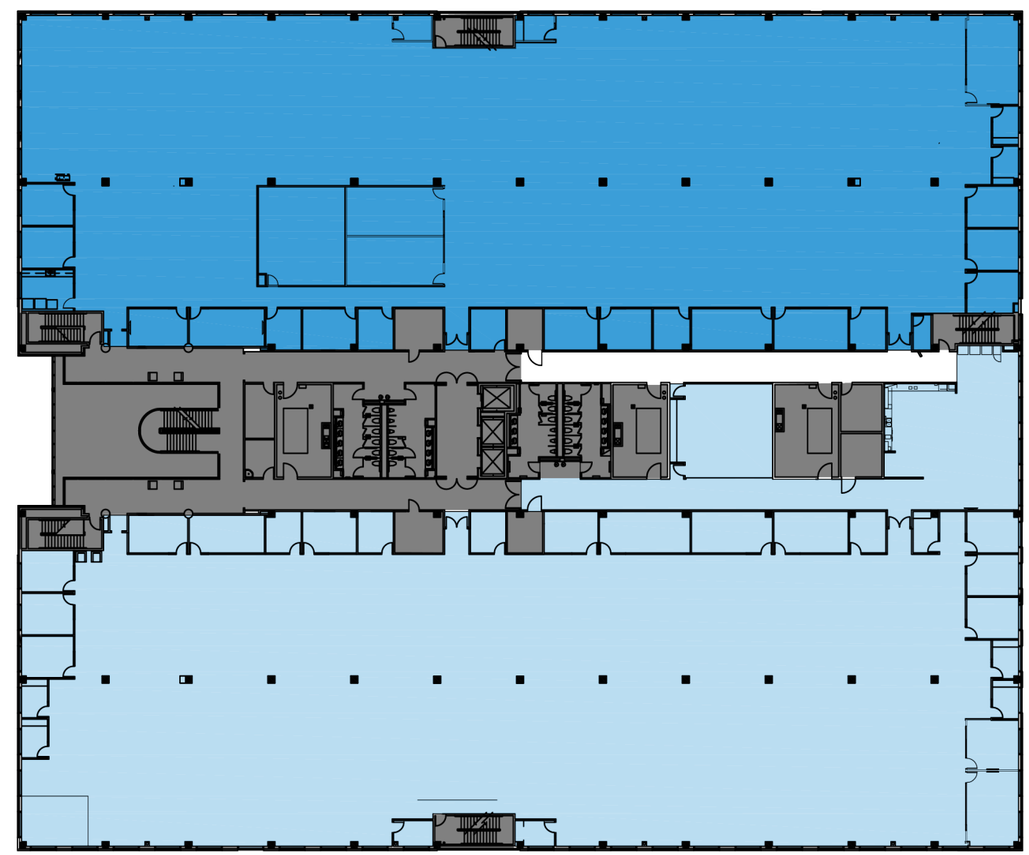
Raise Floor: 12" raised floor in floor in +/-3000 sf first floor data center

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

7700 PARMER

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