



# PARMER

PREMIER RESEARCH &  
DEVELOPMENT CAMPUS IN  
NORTHEAST AUSTIN

1.16M SF Campus





# Welcome to the Parmer Campus

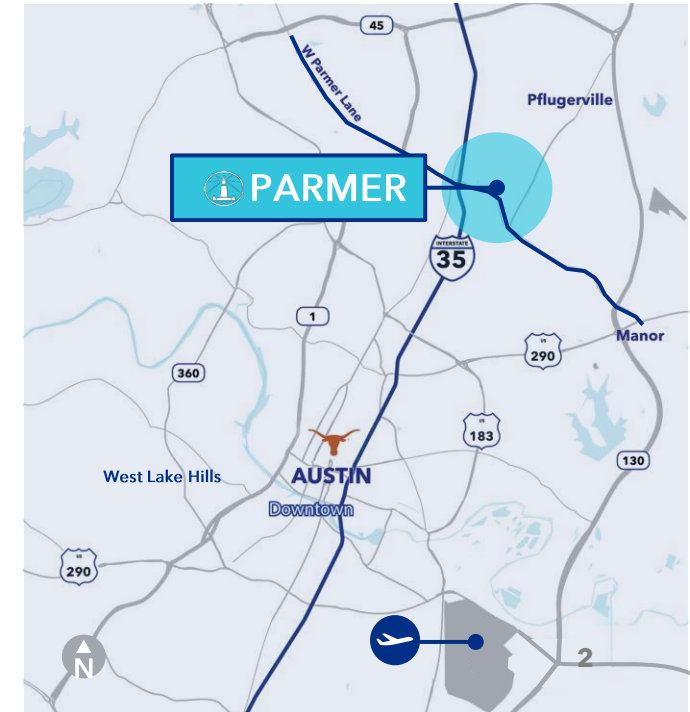
A flexible campus with opportunities to grow in a well-supported environment with a long-term owner and operator, Alexandria Real Estate Equities, Inc.

1.16M  
RSF

8  
BUILDINGS

20 mins  
TO DOWNTOWN

- ▶ Ideally situated in the heart of Northeast Austin
- ▶ Class A, newly constructed, multi-tenant campus
- ▶ Convenient access to all of Austin's major arterials
- ▶ Owned and operated in-house by the most trusted and largest dedicated R&D landlord in the country



# Northeast Austin's Premier Destination for Innovation

## Availability

### Parmer 4.2

12,665 RSF  
Available  
Now

### Parmer 3.4

116,000 RSF  
Available  
Now

### Parmer 7.3

76,973 RSF  
Available  
Now

## Neighboring Tenants





# Campus Amenities



Ability to scale  
and grow



24/7 security  
monitoring



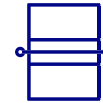
Onsite in-house asset  
management team



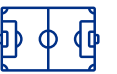
Open Preserve  
5-mile walk/bike trail



20-person  
conference room



Sand Volleyball/  
Pickleball Courts



Soccer Fields



# Parmer 3.4

13813 CENTER LAKE DRIVE





# Parmer 3.4

29,000 - 116,000 RSF

- **Timing:** Immediate
- **Condition:** Tech Office
- **Building Size:** 116,000 RSF
- **Floor to Floor:** 14'-15'
- **Parking Ratio:** 4.5:1,000 RSF
- **Built:** 2015
- **Floors:** 4

## Features

- ▶ Existing high-quality buildout
- ▶ Office - Lab capable
- ▶ Power: 4000 amps (upgraded to 8000 amps by 1Q26)
- ▶ Ability to add power, loading and laboratories
- ▶ Roof capacity for added infrastructure
- ▶ Ground floor café
- ▶ Building and monument signage opportunity
- ▶ Professionally managed in-house by Alexandria Real Estate Equities, Inc.



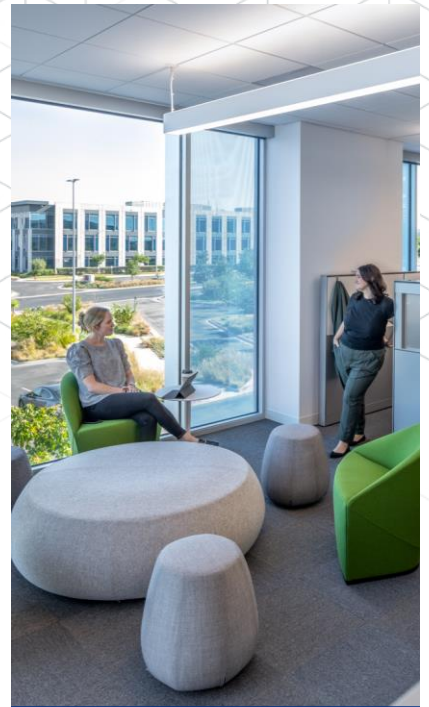




Café



Break Room



Collaboration



Vestibule



Main Lobby



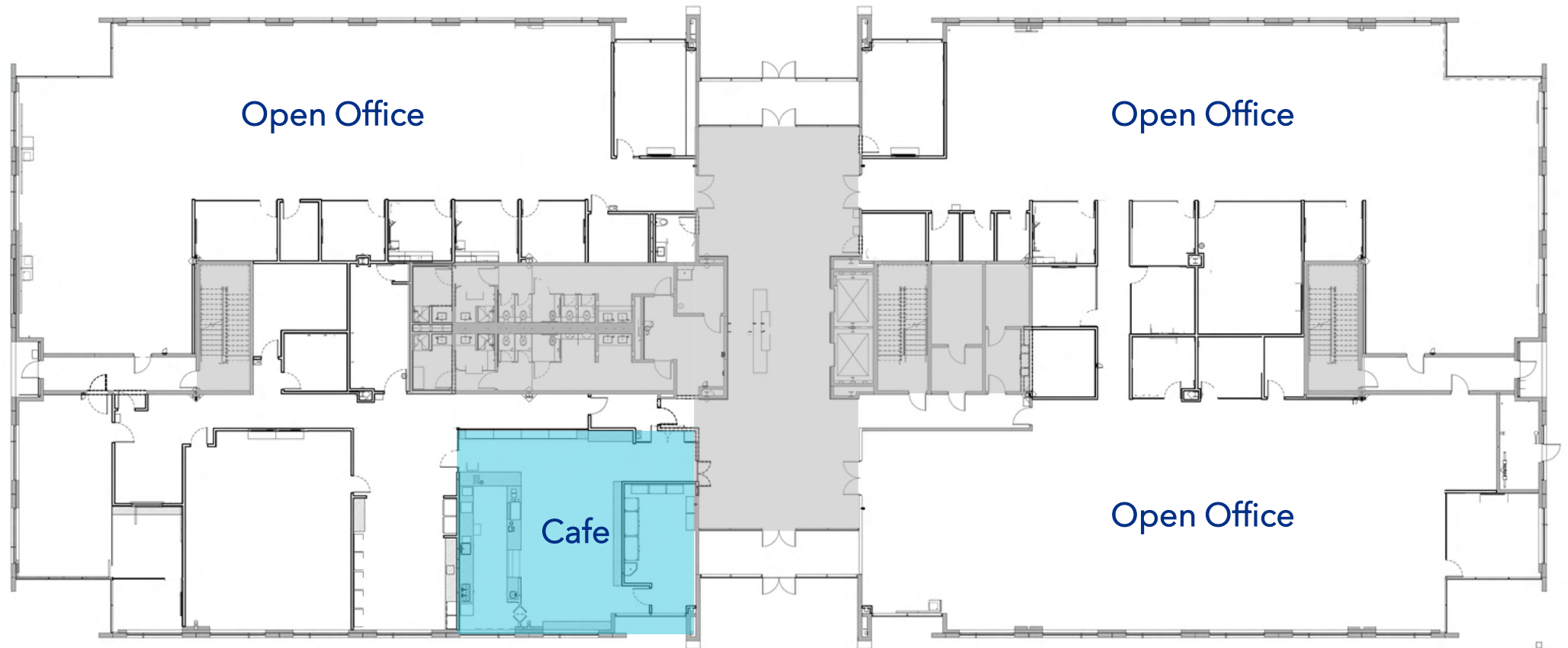
Open Office



# Parmer 3.4

## FIRST FLOOR PLAN

Average  
Floorplate  
30,000 SF

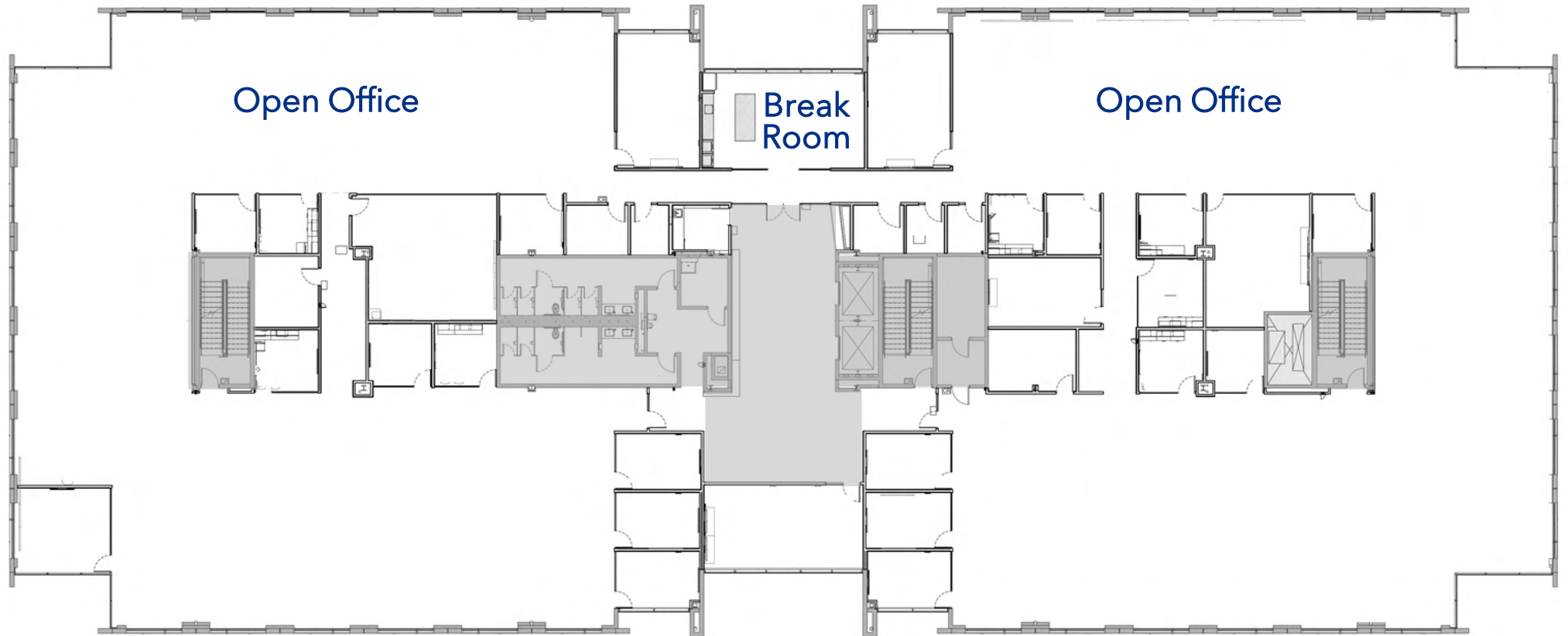




# Parmer 3.4

## SECOND FLOOR PLAN

Average  
Floorplate  
30,000 SF

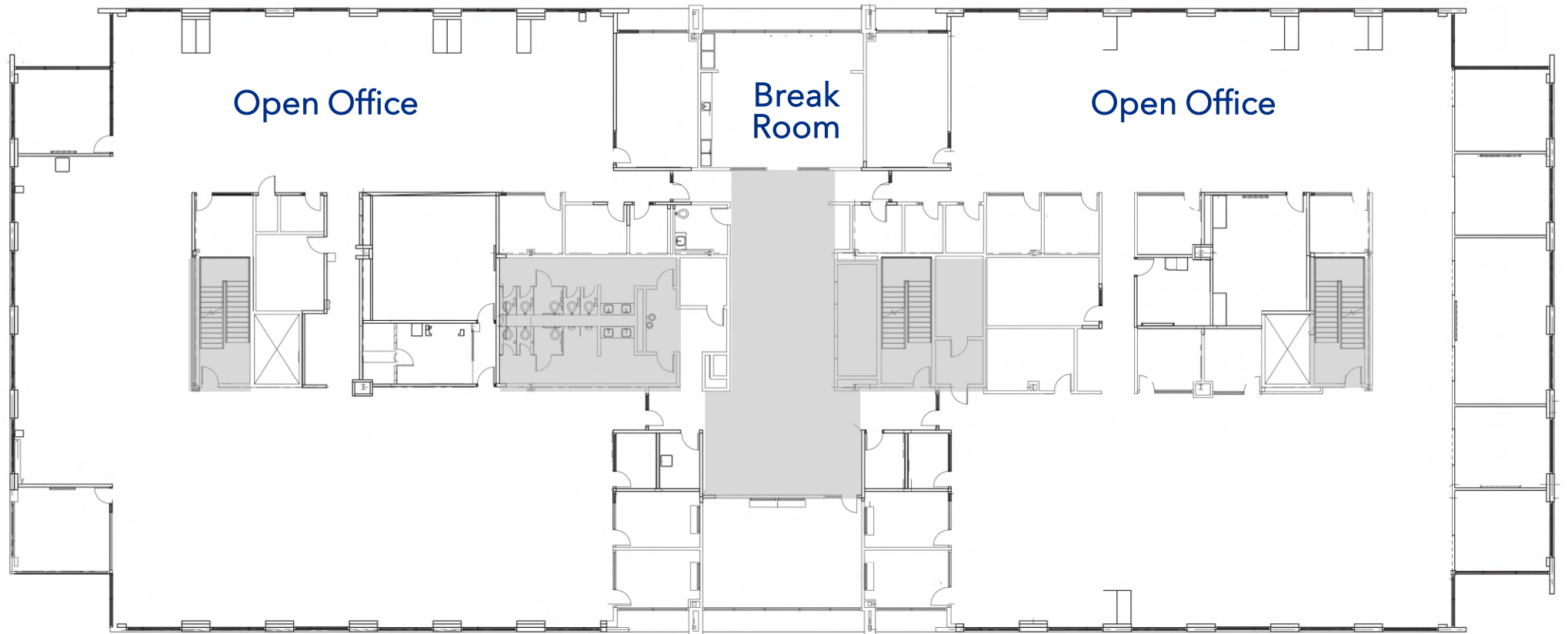




# Parmer 3.4

## THIRD FLOOR PLAN

Average  
Floorplate  
30,000 SF

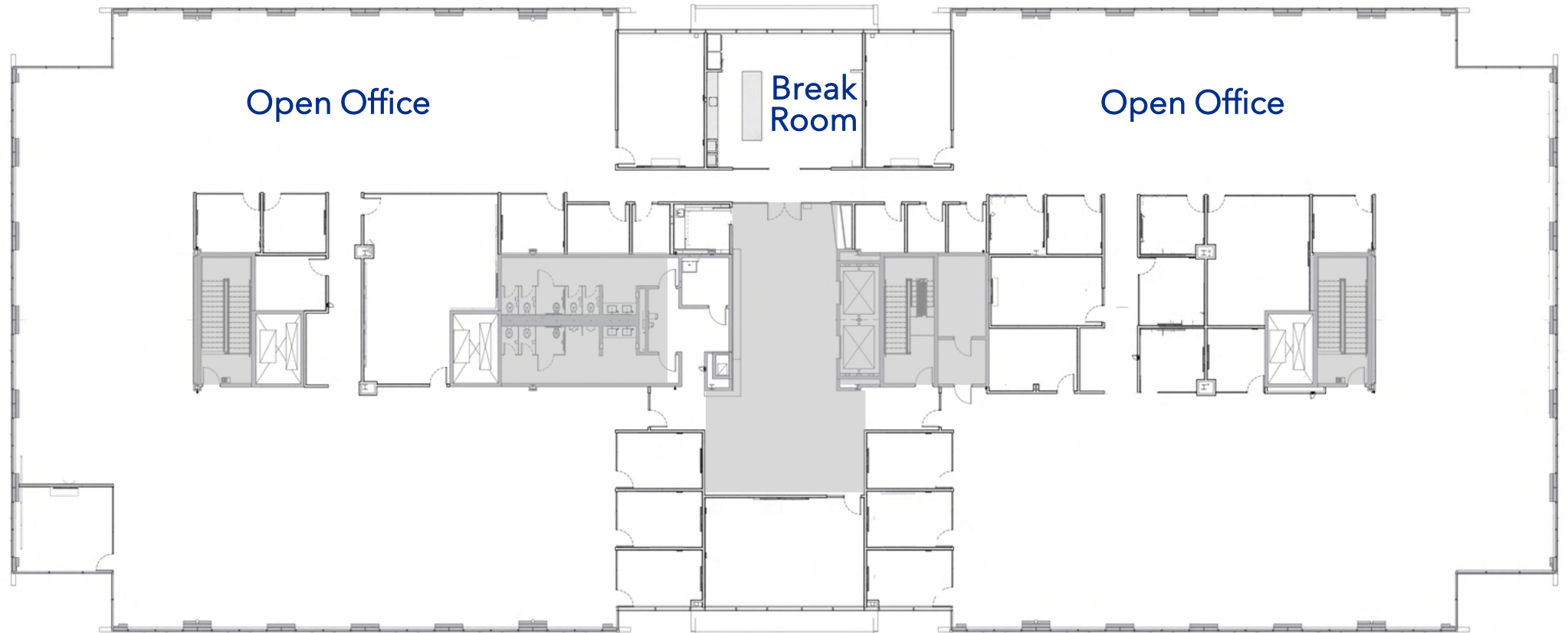




# Parmer 3.4

## FOURTH FLOOR PLAN

Average  
Floorplate  
30,000 SF





# Parmer 7.3

507 E HOWARD LN, BUILDING 3





# Parmer 7.3

Up to 76,973 RSF

- **Timing:** Immediate
- **Condition:** High-bay Office
- **Building Size:** 134,114 RSF
- **Floor to Floor:** 28'
- **Parking Ratio:** 4.0:1,000 RSF
- **Built:** 2019
- **Floors:** 1

## Features

- ▶ Flex, industrial, lab & data center capable
- ▶ 100% HVAC
- ▶ Existing dock high truck loading (8 door capacity)
- ▶ Slab-on-grade loading: 3500 (PSI)
- ▶ Power: 4000 amps (upgraded to 8000 amps by 1Q26)
- ▶ Column spacing: 40'
- ▶ Professionally managed in-house by Alexandria Real Estate Equities, Inc.

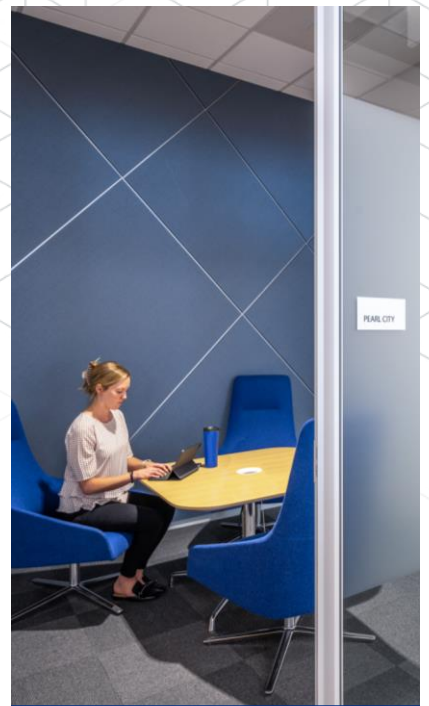




Collaboration



Outdoor Patio



Huddle Room



Main Lobby



Cafeteria



Open Office



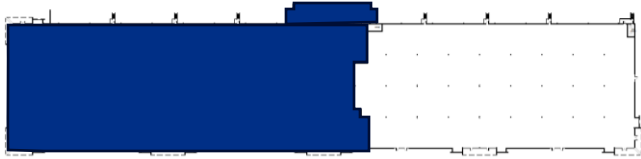
# Parmer 7.3

FLOOR PLAN

76,973 RSF

- Conference/Meeting/Huddle
- Private Office
- Amenity/Lobby/Break
- Utilities/IDF/Storage/Print

Key plan



# Parmer 4.2

13929 CENTER LAKE DRIVE





# Parmer 4.2

12,665 RSF - Suite 150

- **Timing:** Immediate
- **Condition:** Warm Shell
- **Building Size:** 112,820 RSF (4 stories)
- **Floor to Floor:** 15'
- **Parking Ratio:** 4.5:1,000 RSF
- **Built:** 2019
- **Floor:** 1

## Features

- ▶ Tenant Improvement Ready
- ▶ First floor space with prominent lobby exposure
- ▶ Outdoor amenity courtyard
- ▶ Professionally managed in-house by Alexandria Real Estate Equities, Inc.



# Parmer 4.2

## Representative Test Fit Option



68

Workstations



10

Huddle/Private  
Offices



4

Conference/  
Meeting Rooms



1

Print/  
Storage



1

Break  
Area



1

Dedicated  
Restroom

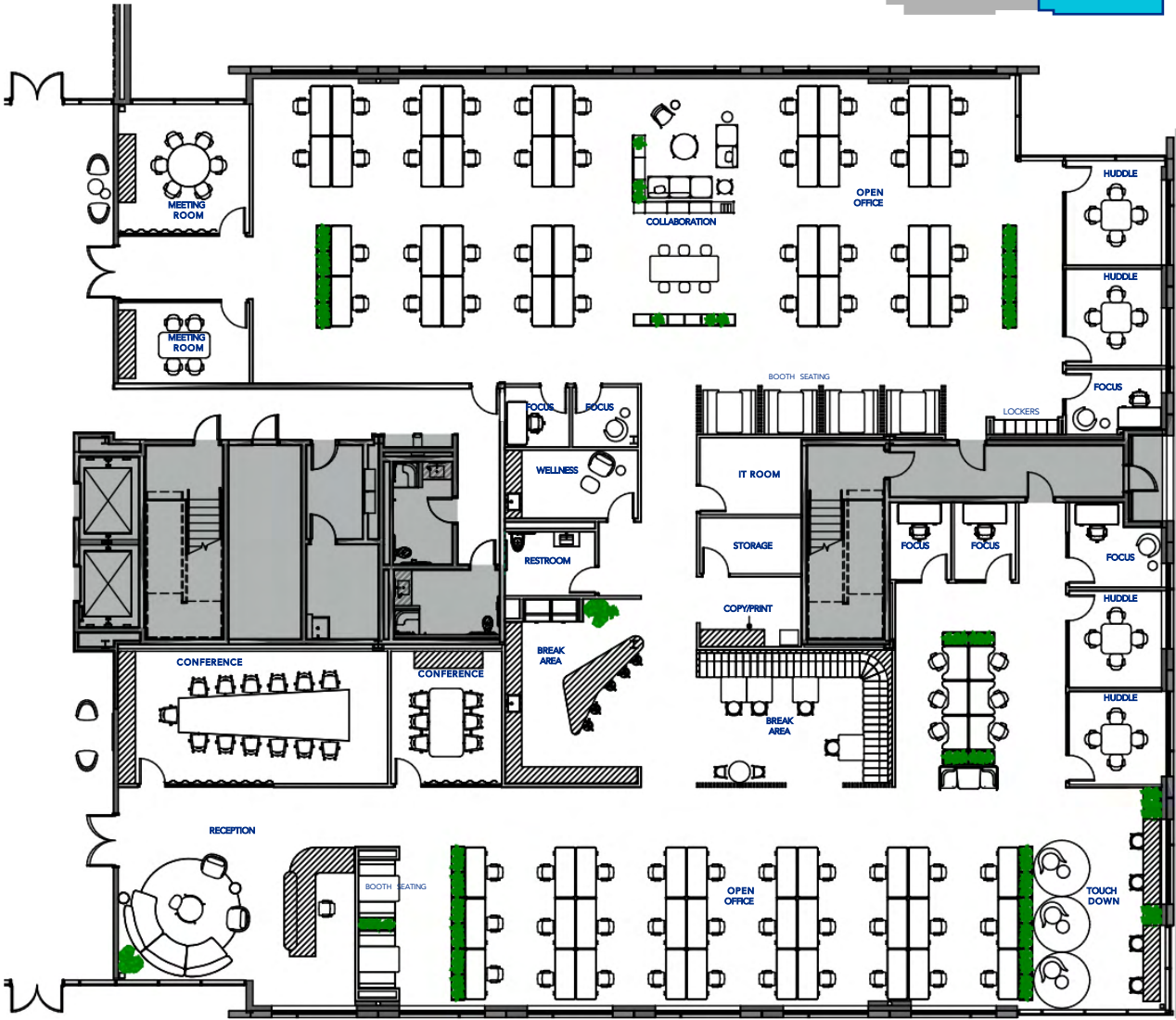
Floor  
1

Total Headcount  
91

Sq. Ft / Person  
124

Total RSF  
12,665 RSF

Key plan





# Location

PARMER offers unparalleled accessibility in Northeast Austin. Easy vehicular connectivity through multiple routes, including Parmer Lane, I-35, SH 130 and US 183.

Tenants will have the opportunity to experience the charm and allure of renowned bedroom communities, including Cedar Park, Round Rock, Pflugerville.

The property is also surrounded by top-tier school districts such as Round Rock ISD, Leander ISD, and Pflugerville ISD. PARMER tenants **can enjoy the perfect blend of convenience**, comfort, and a thriving tech community.

## Close to everything

**Domain:** 10 mins

## Round Rock: 11 mins

**Downtown:** 20 mins

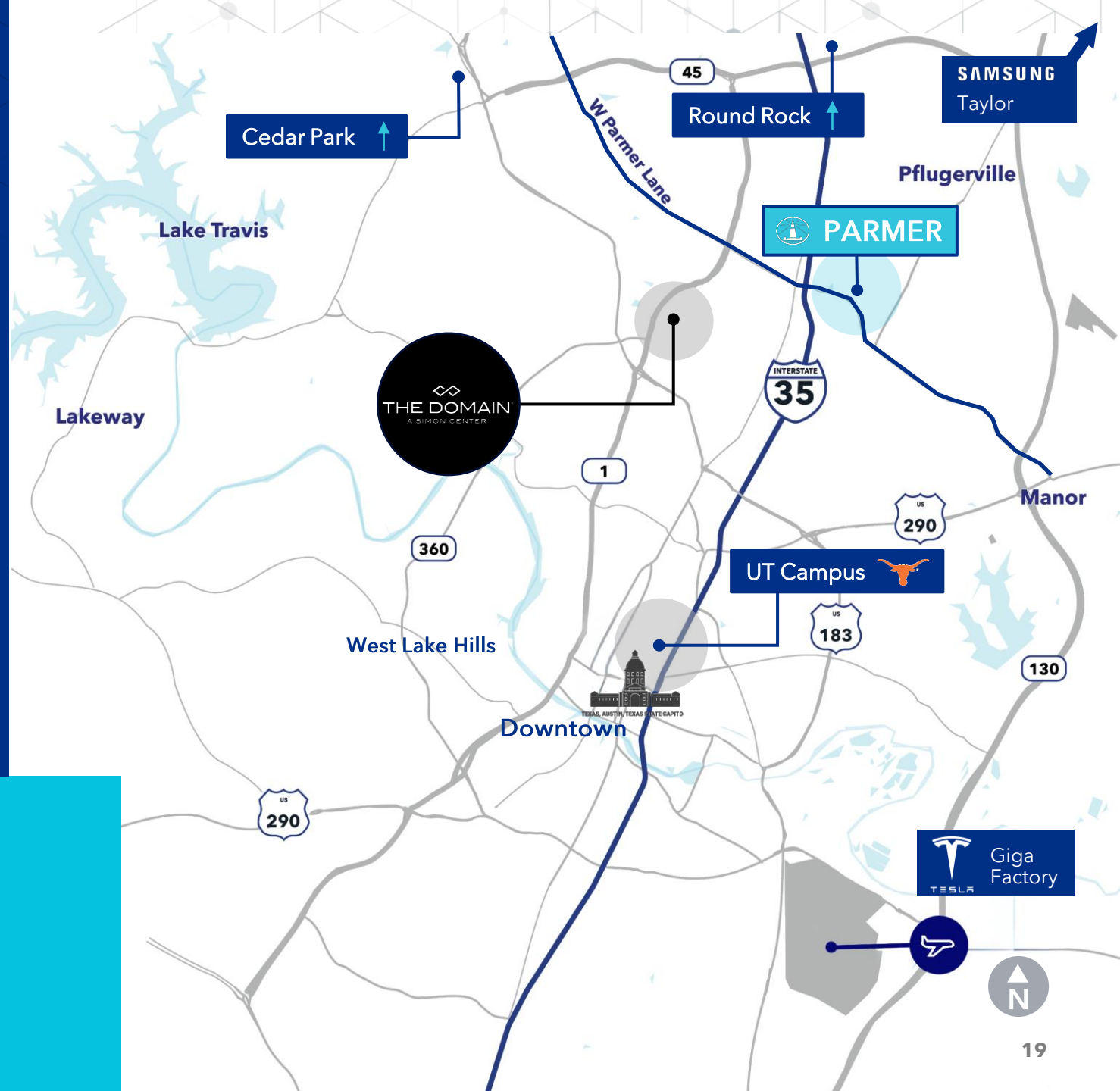
## Tesla Giga: 25 mins

**Pflugerville:** 10 mins

**Cedar Park:** 18 mins

**Airport:** 20 mins

**Samsung** (Taylor): 35 mins



# Local Retail Amenities

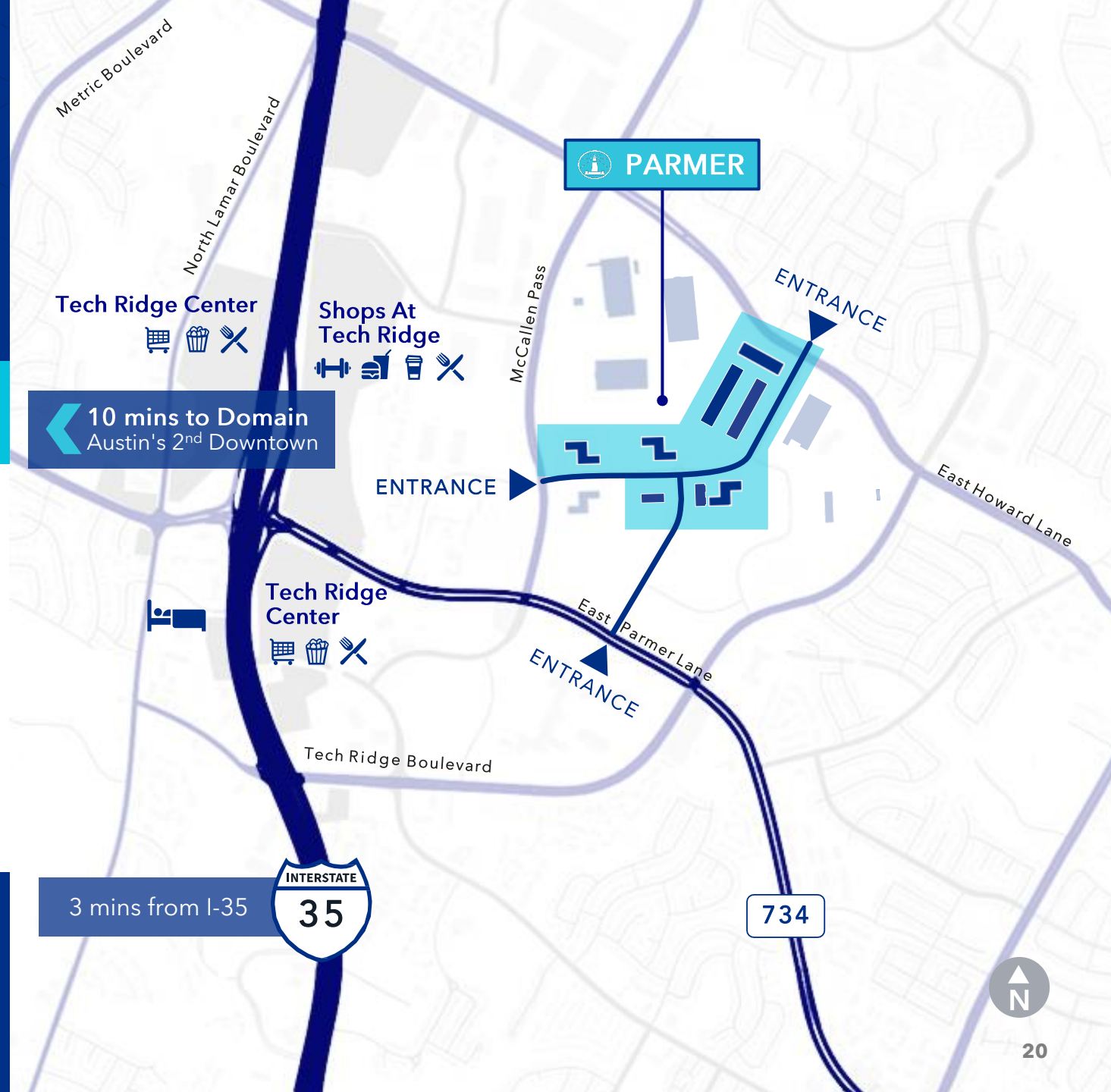
Within 5-minute drive

37	4	7	9
Restaurants	Entertainment	Fitness	Hotels



Located only 10 minutes from the Domain. The Domain is Austin's 2<sup>nd</sup> Downtown and features over 100 upscale and mainstream retail stores and restaurants in a walkable environment.

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# The Austin Advantage

## Business-Friendly Climate

- #1 Hub for HQ Relocations<sup>1</sup>
- 7 out of 7 of the “Magnificent Seven” tech companies have a presence

## Attractive Location for Talent

- 171,000 University Students<sup>3</sup>
- Major destination for key influencers and entertainers.

## Low Cost of Living

- Affordable compared to major technology centers including San Francisco, New York, Boston, San Diego and Seattle.
- Strong housing advantage compared to other major metros

## Low Tax Burden

- State and Local Tax Burden 18% lower than national average<sup>4</sup>
- No Personal State Income Tax

1. Source: CBRE Dec. 2023 Report. Analysis of nearly 500 HQ relocations over past 5 years.

2. Source: Opportunity Austin, “Why Austin”, 2023. Students from 20+ Area Colleges and Universities.

3. Source: Opportunity Austin, “Why Austin”, 2023.



# Austin

## Where Culture and Lifestyle Thrive!

Austin has transformed from a quiet state capital into one of the fastest-growing metros in the country. Universally regarded for its thriving economy, prosperous employment opportunities, and innovative ecosystem, Austin's quality of life is truly what sets it apart from other cities. Known as the "Live Music Capital of the World", people are drawn to the city's cultural vitality, outdoor spaces, and vibrant food and entertainment scene.



### Local Events

ACL Music Festival  
Formula 1™ Grand Prix Event  
Rodeo Austin  
SXSW® Music & Film Conference

### Abundant Recreation<sup>4</sup>

350 parks  
20,000 acres of green space  
269 miles of trails  
28 miles of lakes



# #1

BEST-PERFORMING  
CITY<sup>1</sup>

# #2

FASTEST GROWING  
METROS<sup>2</sup>

# 33%

OF POPULATION  
IS AGE 25-44<sup>3</sup>

# 30M

ANNUAL  
VISITORS<sup>3</sup>

1. Source: Milken Institute, 2024 Best Performing Cities in annual assessment of economic growth  
2. Source: U.S. Census Bureau, March 2024  
3. Source: Opportunity Austin  
4. Source: austintexas.gov, Annual Report FY2023





## Building the Future of Life-Changing Innovation®

Alexandria Real Estate Equities, Inc. (NYSE:ARE), an S&P 500® company, is a best-in-class, mission-driven life science REIT making a positive and lasting impact on the world. As the pioneer of the life science real estate niche with our founding in 1994, Alexandria is the longest-tenured owner, operator, and developer of collaborative life science and technology mega campuses in AAA innovation cluster locations across the nation. Alexandria has a longstanding and proven track record of providing its tenants with highly dynamic, collaborative, and healthy work environments that enhance our tenant's ability to recruit and retain talent, inspire productivity and foster innovation. For more information, please visit [www.are.com](http://www.are.com).

30+  
Years

39.8M SF  
Operating Properties

\$29.0 Billion  
Market Cap

BBB+ S&P 500 rating

\$5.7B Significant Liquidity

### Trusted Strategic Relationships with the world's most innovative companies:

Alphabet  
SINCE 1999

Bristol Myers Squibb  
SINCE 1998

GILEAD  
SINCE 2004

illumina  
SINCE 2011

Lilly  
SINCE 2008

MERCK  
SINCE 2000

MIT  
Massachusetts  
Institute of  
Technology  
SINCE 2006

NOVARTIS  
SINCE 1996

Pfizer  
SINCE 1998

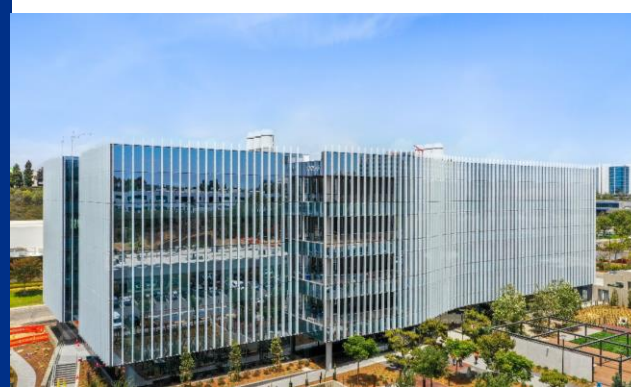
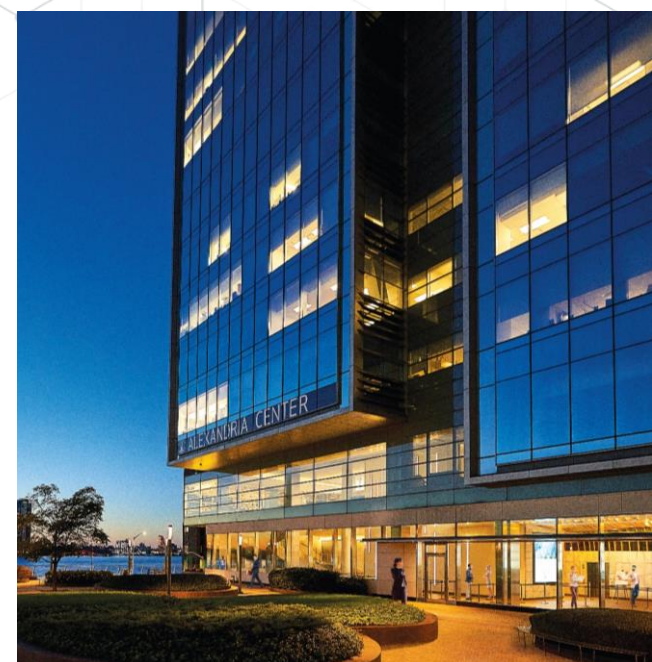
Roche  
SINCE 2005

sanofi  
SINCE 2008

Stanford  
University  
SINCE 1999

As of December 31, 2024

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THE FUTURE BEGINS NOW





## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

2-10-2025



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
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  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Bethany Perez	183794	bethany.perez@jll.com	+1 512 225 2700
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
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Date



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