



# PARMER 3.4

FULL BUILDING  
OPPORTUNITY

115,000 RSF





# Welcome to the Parmer Campus

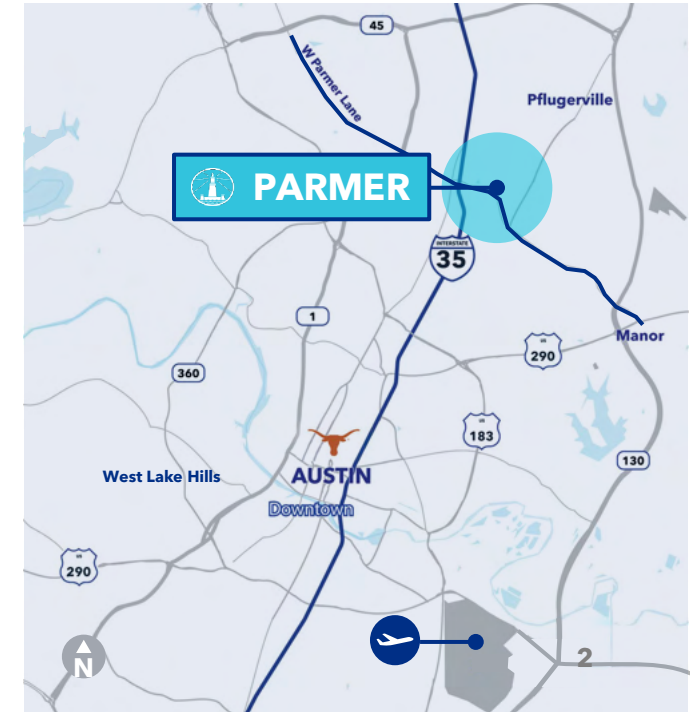
A flexible campus with opportunities to grow in a well-supported environment with a long-term owner and operator, Alexandria Real Estate Equities, Inc.

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

115,000 RSF  
Available  
Now

### Parmer 7.3

28,468 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



# PopStroke

**PopStroke combines an elevated mini-golf course experience with a full-service bar and restaurant. They bring a new spin to mini-golf where they swapped windmills and waterfalls with next-generation technology and custom-designed courses.**

**2019**

Opened First  
Location

**13**

Locations in  
the US

**7**

Additional venues  
Underway

- ▶ PopStroke opened to the public in September 2025 and will operate The Pitch.
- ▶ Two 18-hole putting courses with jumbotrons and TVs throughout and a full service restaurant, BarTenders Eatery.
- ▶ Co-owned by Tiger Woods, alongside Greg Bartoli and TaylorMade Golf Company





# Parmer 3.4

13813 CENTER LAKE DRIVE





# Parmer 3.4

29,000 - 115,000 RSF

- **Timing:** Immediate
- **Condition:** Tech Office
- **Building Size:** 115,000 RSF
- **Floor to Floor:** 14'-15'
- **Parking Ratio:** 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
- Some furniture available
- Building and monument signage opportunity
- Professionally managed in-house by Alexandria Real Estate Equities, Inc.

FULL BUILDING OPPORTUNITY



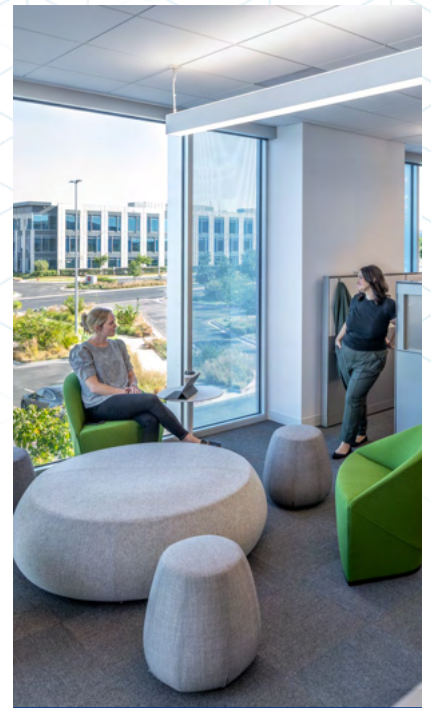




Café



Break Room



Collaboration



Vestibule



Main Lobby



Open Office



# Parmer 3.4

FIRST FLOOR PLAN

**26,300 RSF**

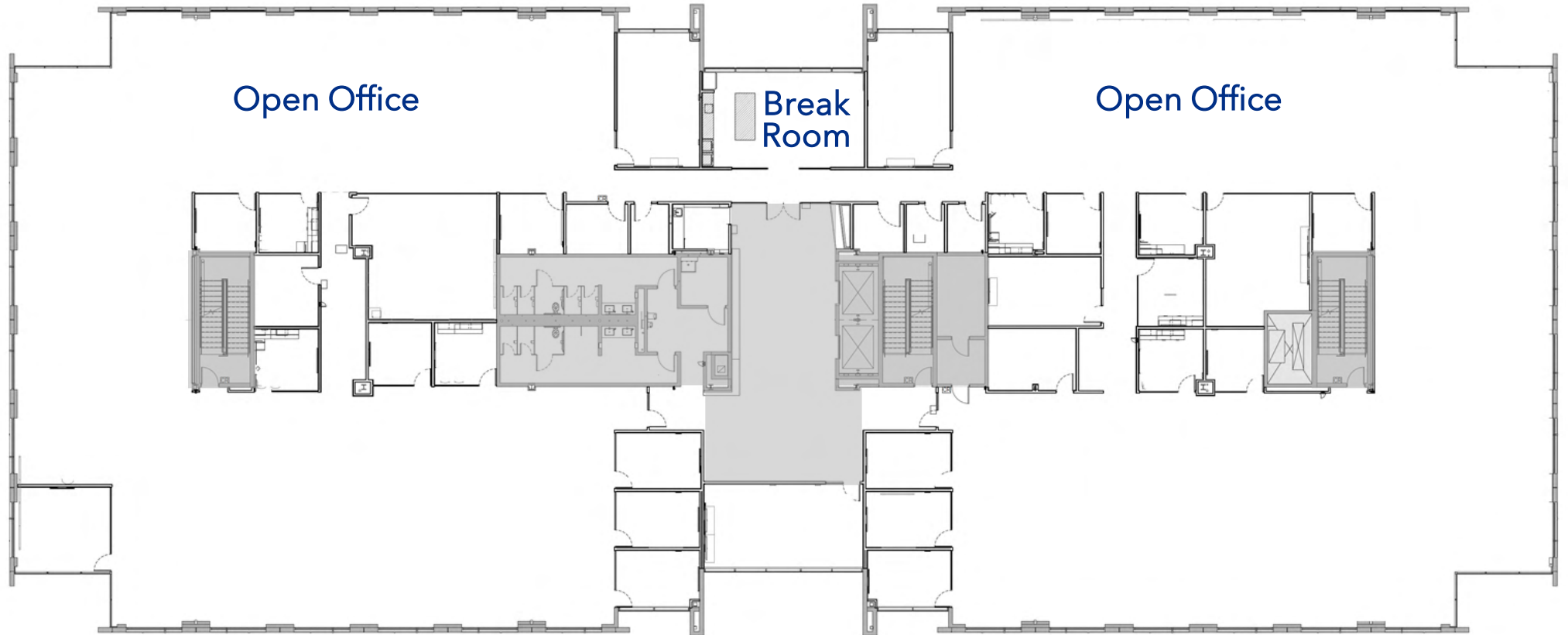




# Parmer 3.4

SECOND FLOOR PLAN

**29,950 RSF**

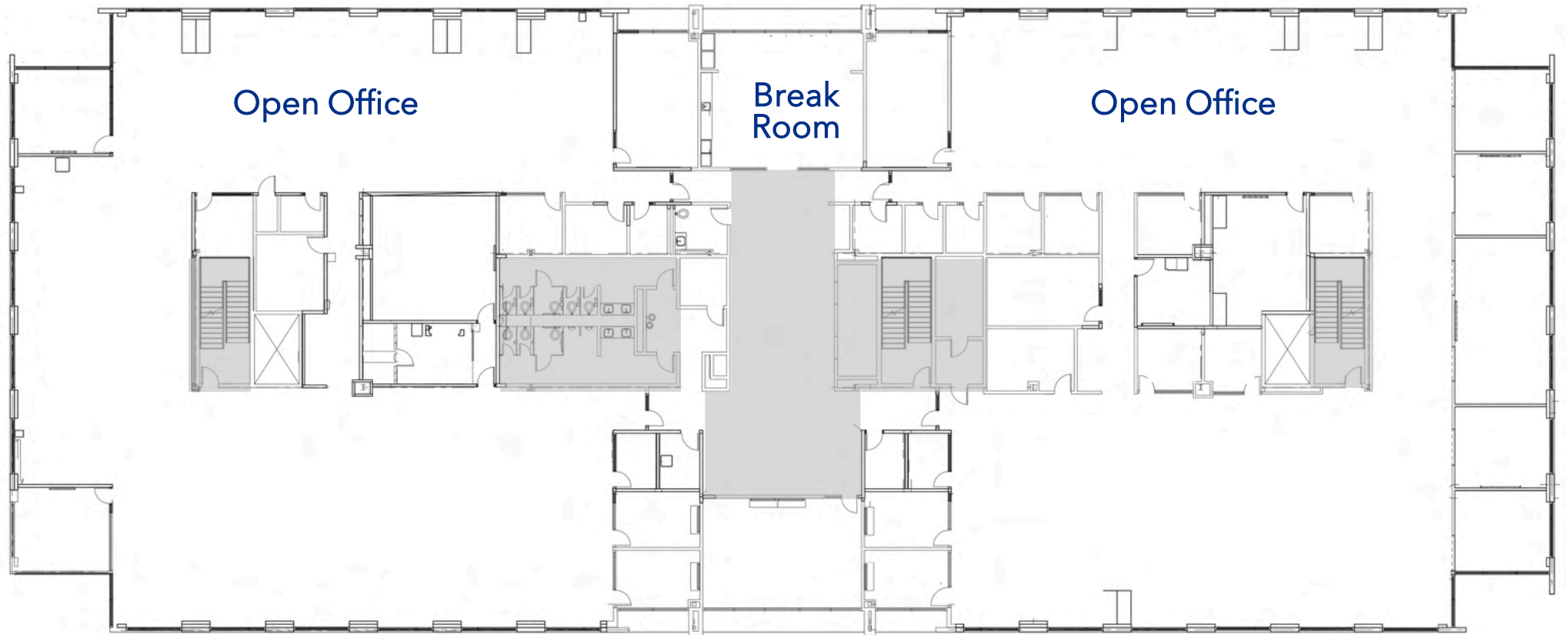




# Parmer 3.4

THIRD FLOOR PLAN

**30,300 RSF**

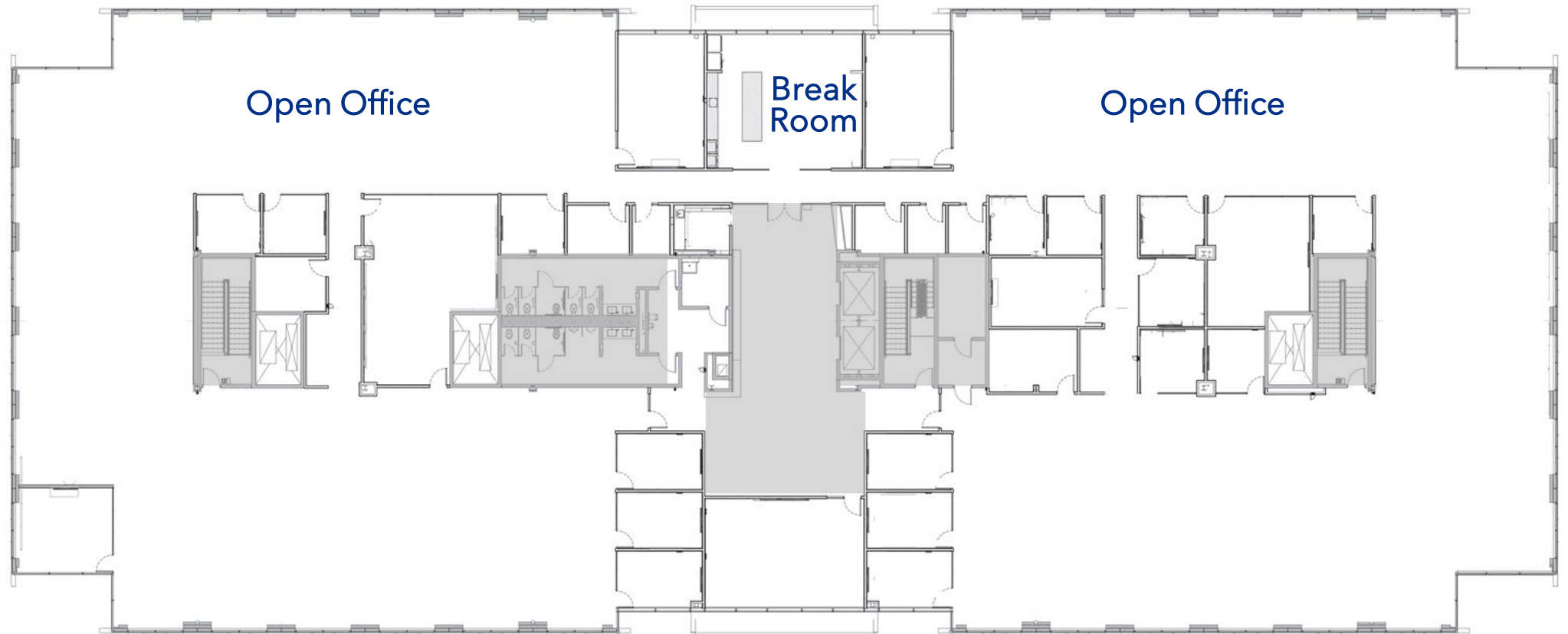




# Parmer 3.4

FOURTH FLOOR PLAN

**30,300 RSF**





# 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

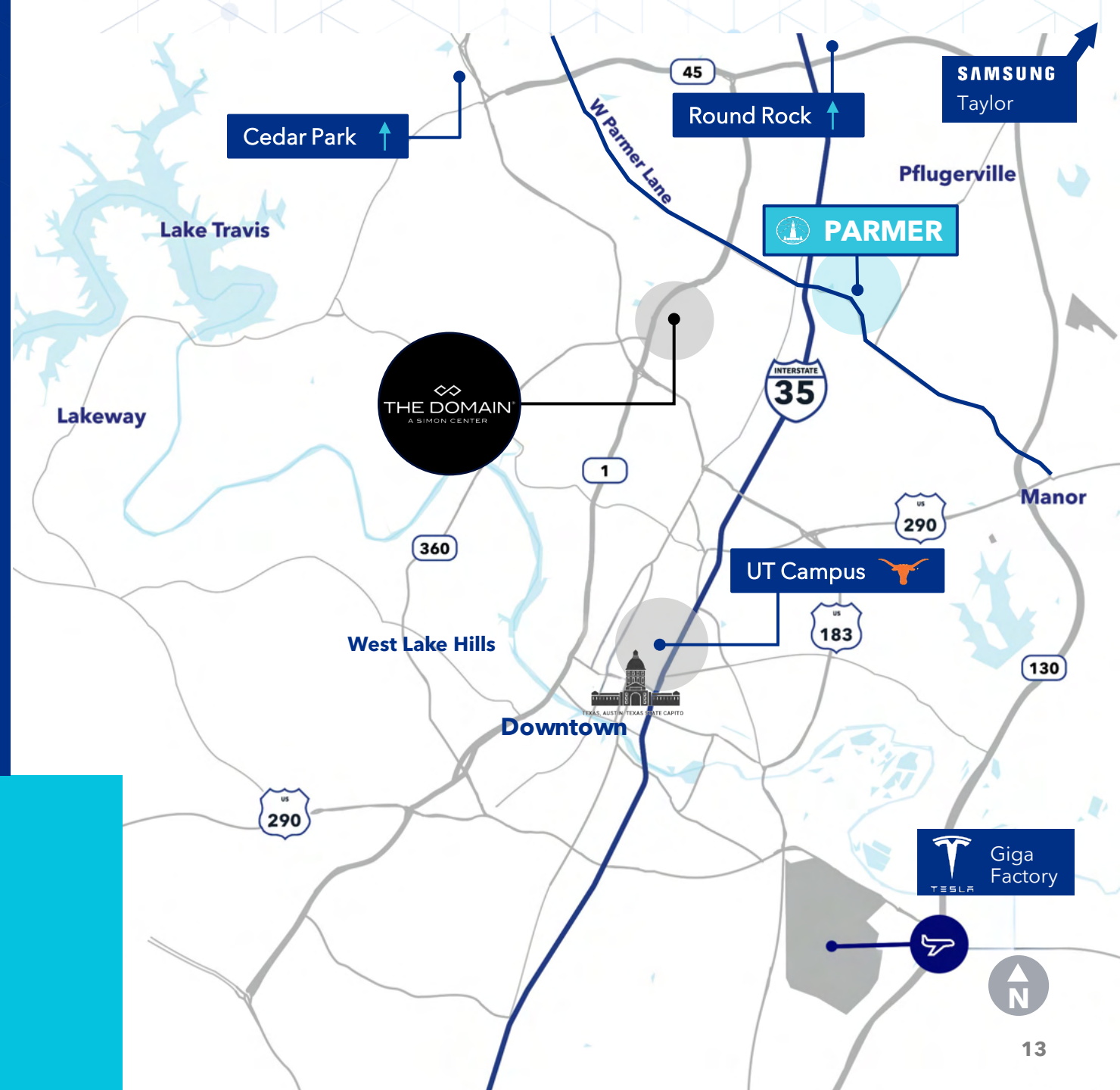
**Tesla Giga:** 25 mins

**Pflugerville:** 10 mins

**Cedar Park:** 18 mins

**Airport:** 20 mins

**Samsung (Taylor):** 35 mins





# Local Retail Amenities

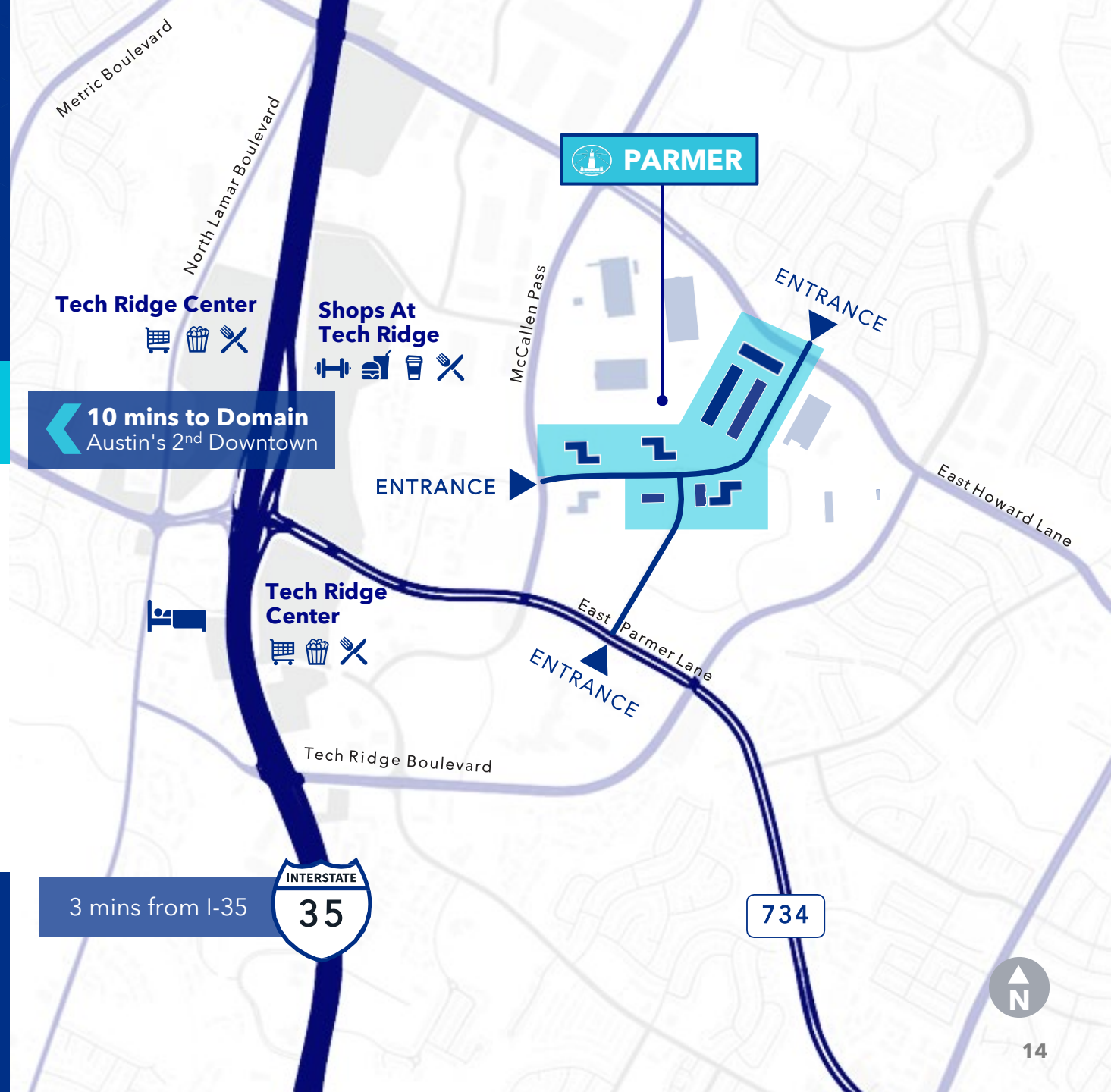
Within 5-minute drive

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

**39.7M SF**  
Operating Properties

**\$25.7 Billion**  
Market Cap

BBB+ S&P 500 rating

\$5.3B 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 June 30, 2025

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# PARMER

For more information, please contact

**BETHANY PEREZ**

+1 512.225.1731

bethany.perez@jll.com

**BRENT POWDRILL**

+1 512.225.1737

brent.powdrill@jll.com

**COLTON MCCASLAND**

+1 512.225.1738

colton.mccasland@jll.com

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THE FUTURE BEGINS NOW