



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.

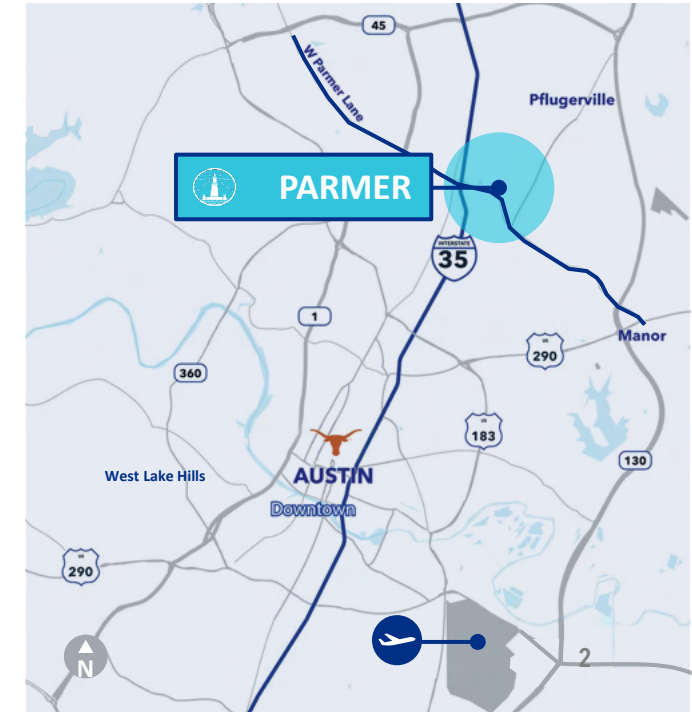


1.16M
RSF

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 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

FULL BUILDING OPPORTUNITY

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.

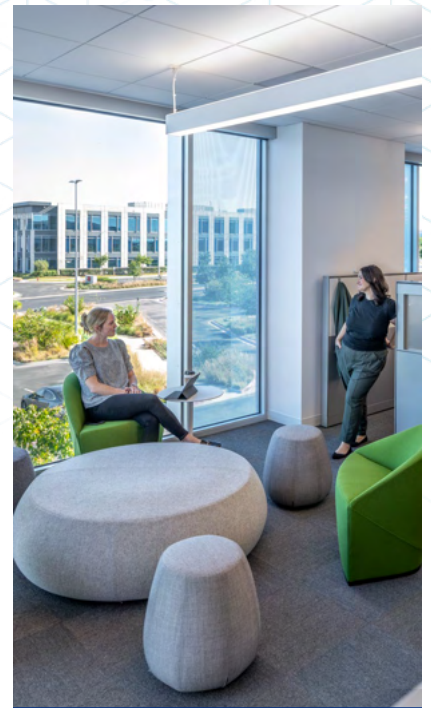




Café



Break Room



Collaboration



Vestibule



Main Lobby

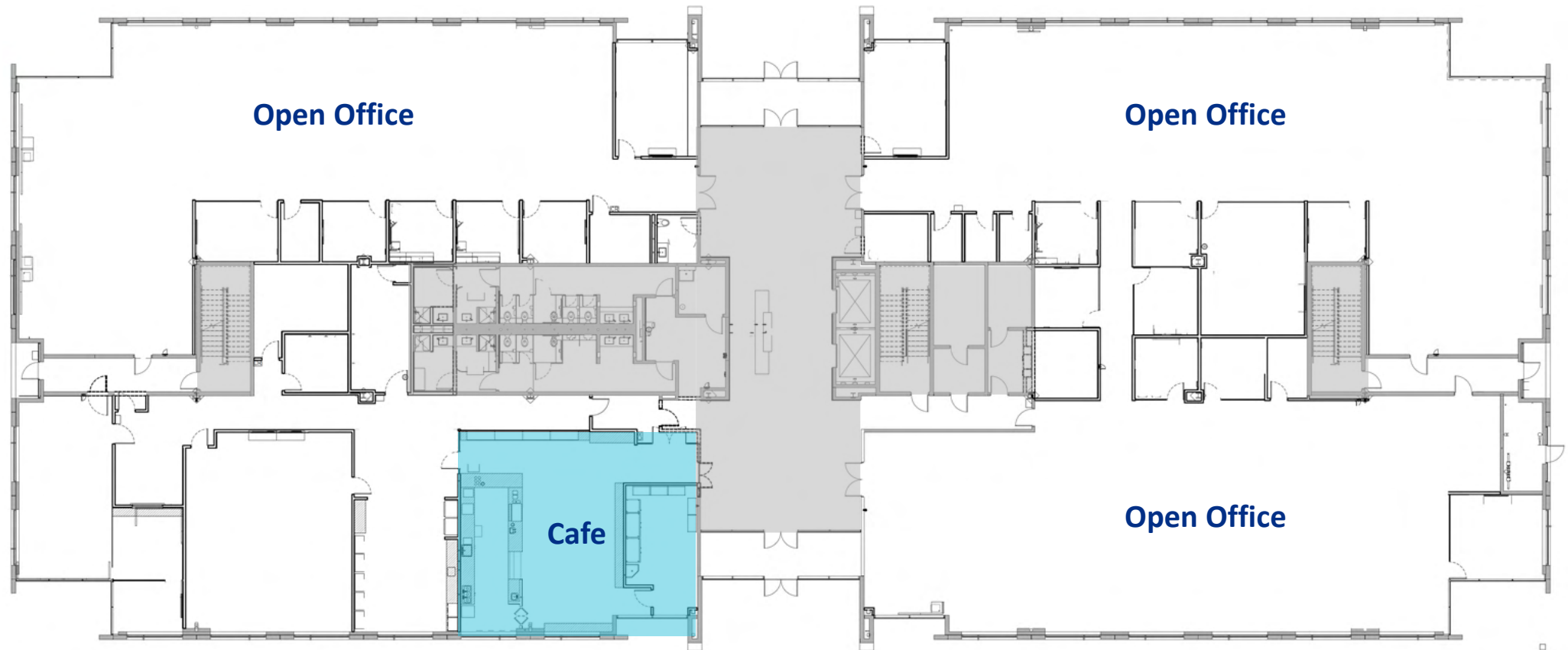


Open Office

Parmer 3.4

FIRST FLOOR PLAN

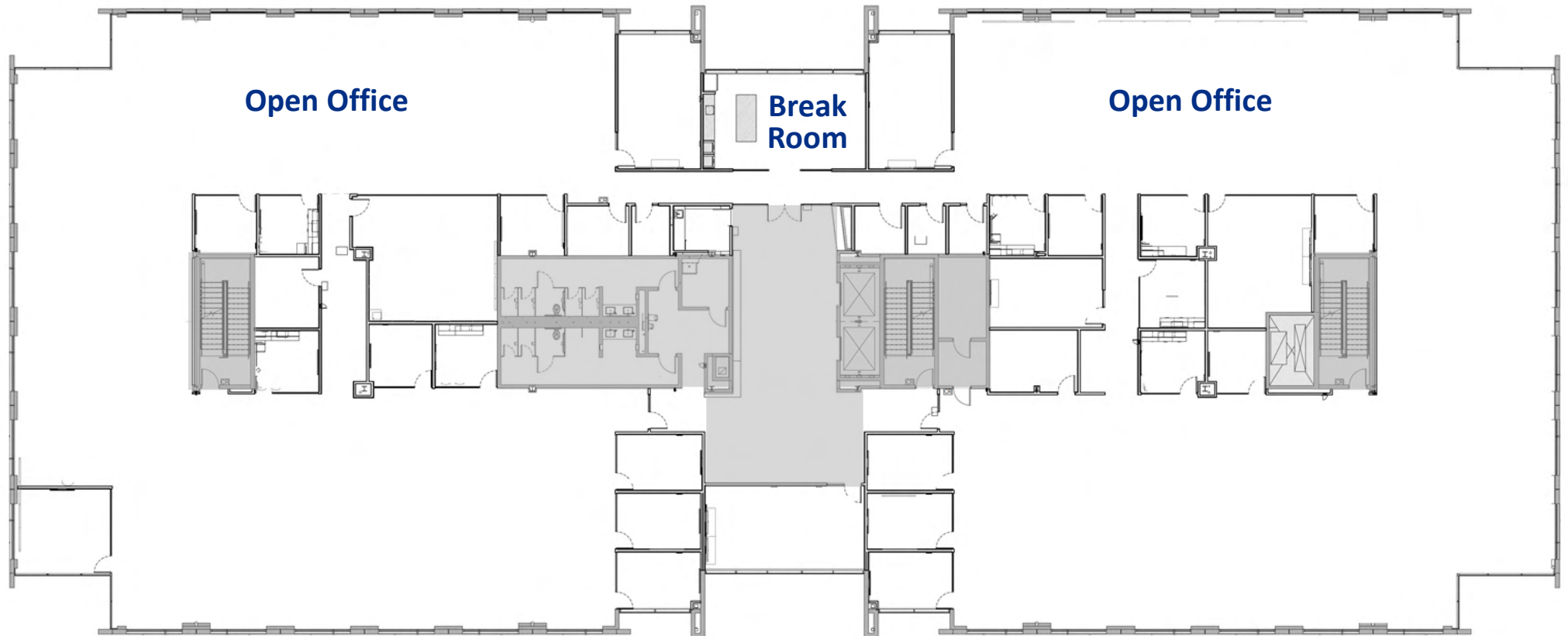
26,300 RSF



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SECOND FLOOR PLAN

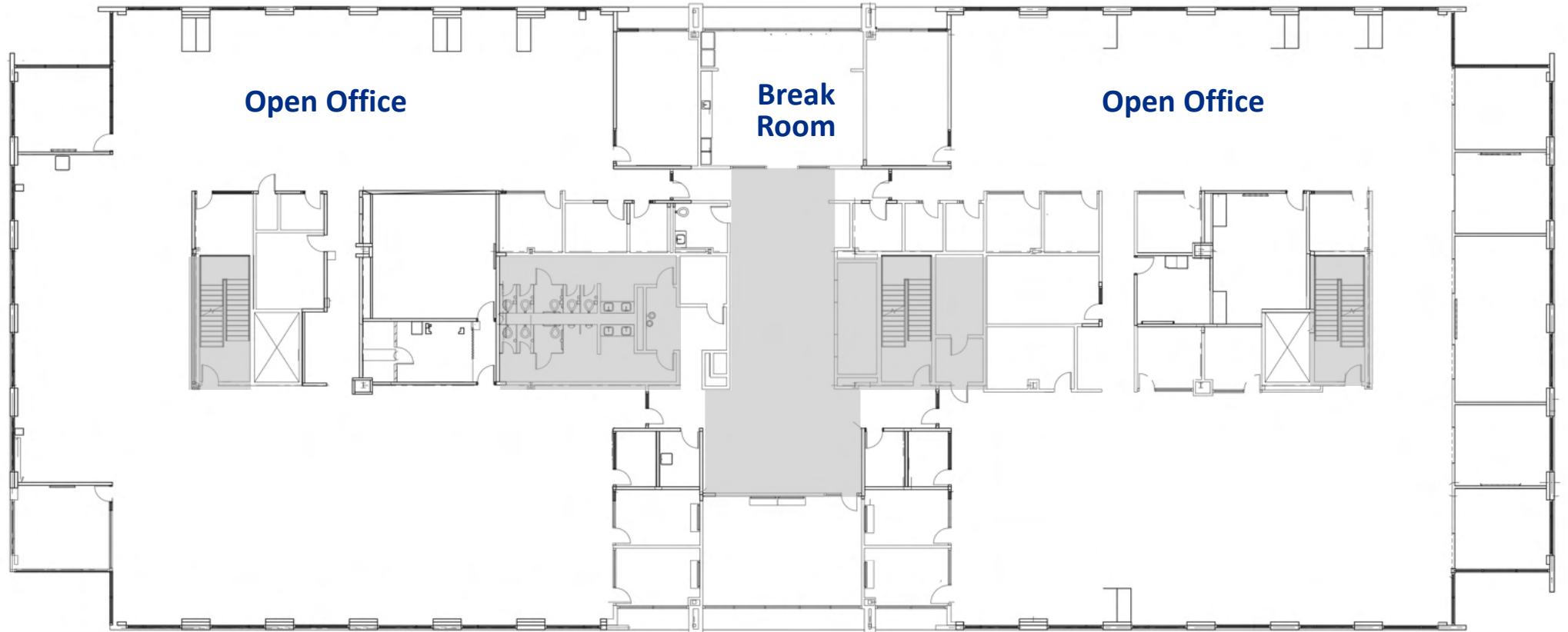
29,950 RSF



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THIRD FLOOR PLAN

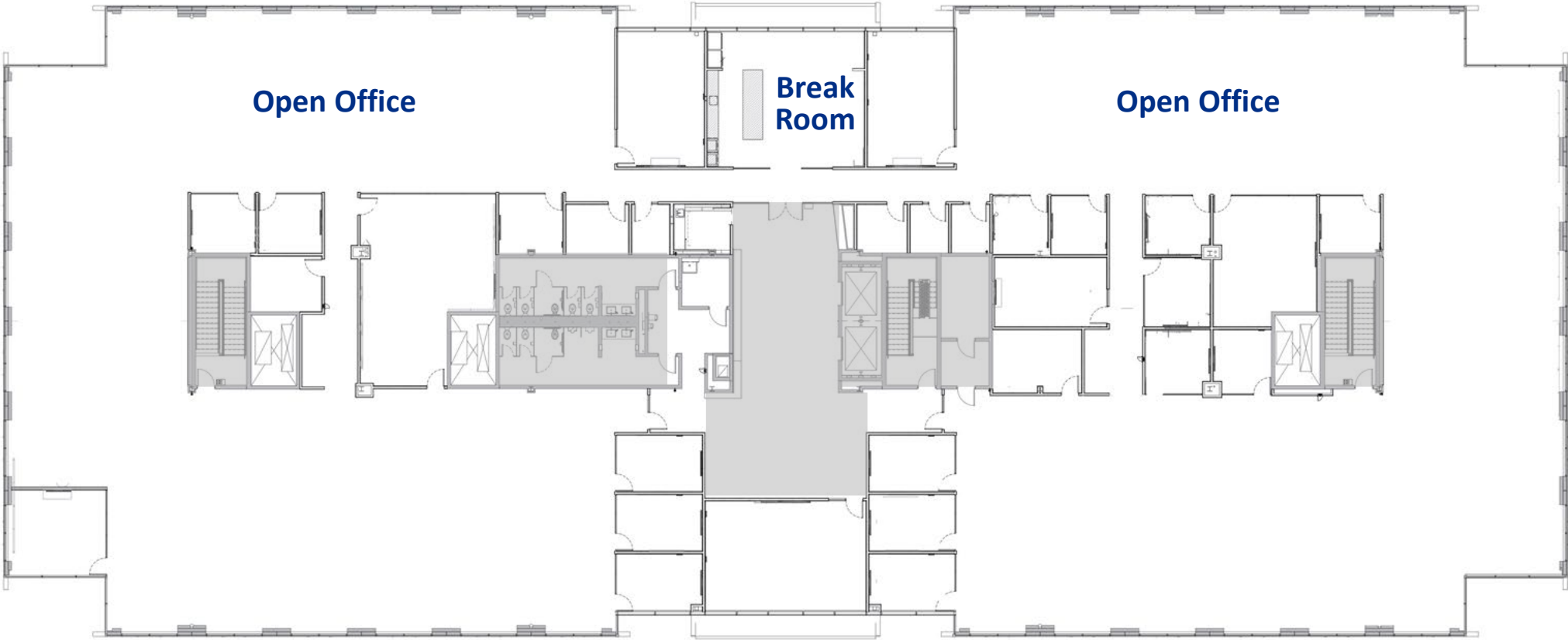
30,300 RSF



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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

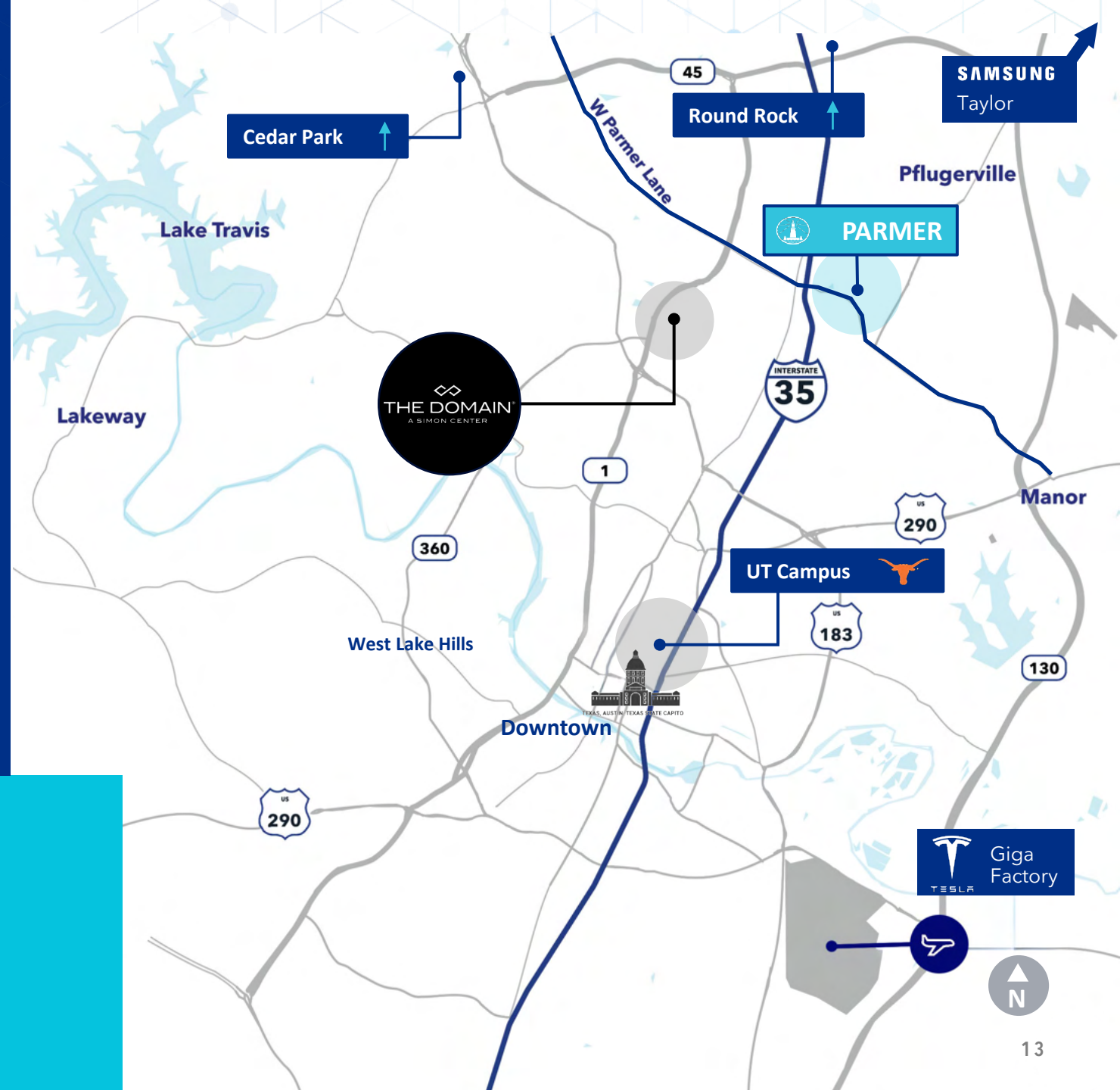
Tesla Giga: 25 mins

Pflugerville: 10 mins

Cedar Park: 18 mins

Airport: 20 mins

Samsung (Taylor): 35 mins



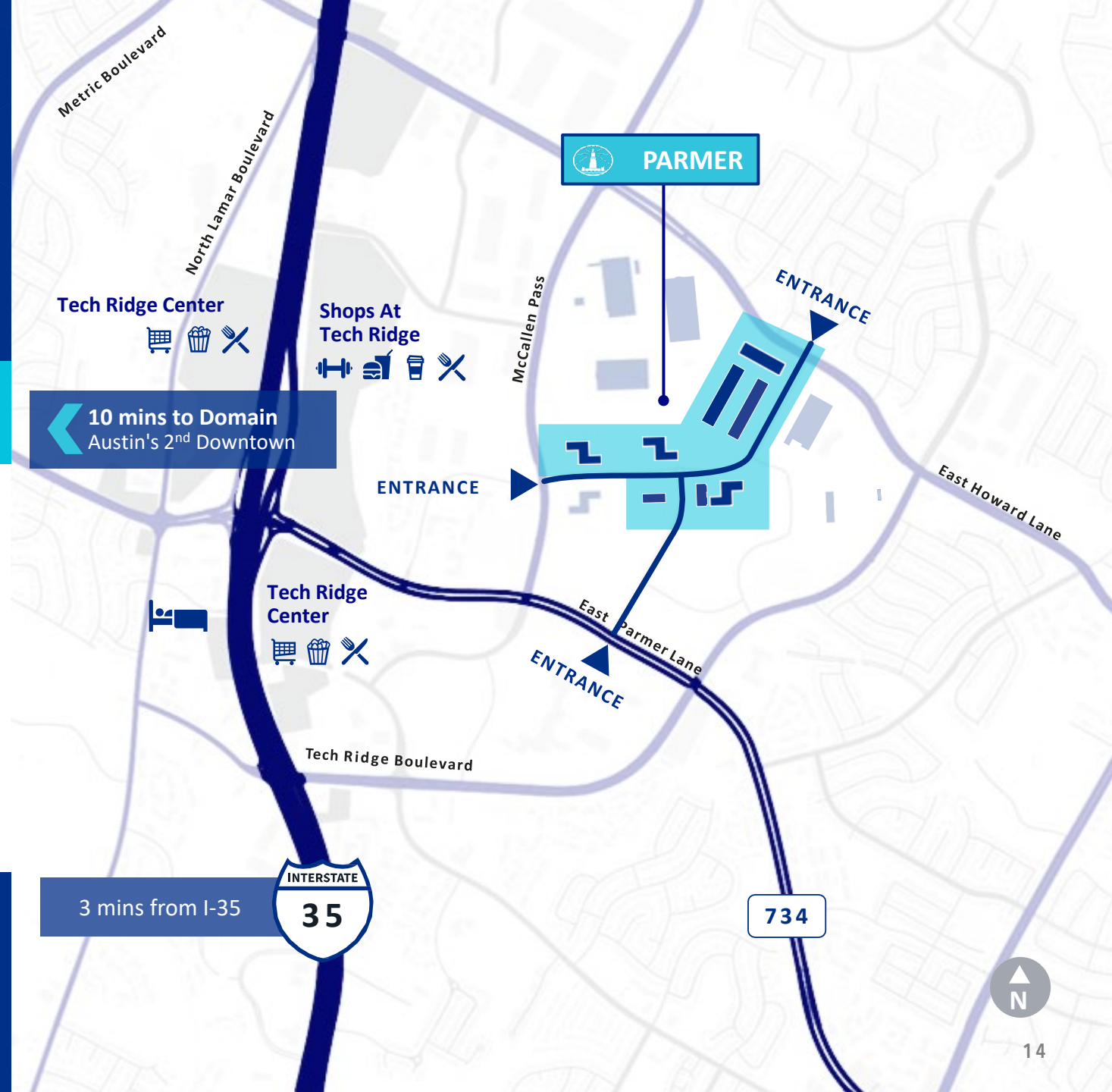
Local Retail Amenities

Within 5-minute drive

37	4	7	9
Restaurants	Entertainment	Fitness	Hotels



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





The Austin Advantage

Business-Friendly Climate

- #1 Hub for HQ Relocations¹
- 7 out of 7 of the “Magnificent Seven” tech companies have a presence

Attractive Location for Talent

- 171,000 University Students³
- 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 average⁴
- No Personal State Income Tax

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 Recreation⁴

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



#1

BEST-PERFORMING
CITY¹

#2

FASTEST GROWING
METROS²

33%

OF POPULATION
IS AGE 25-44³

30M

ANNUAL
VISITORS³

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.

30+
Years

39.1M SF
Operating Properties

\$27.8 Billion
Market Cap

BBB+ S&P 500 rating

\$4.2B 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

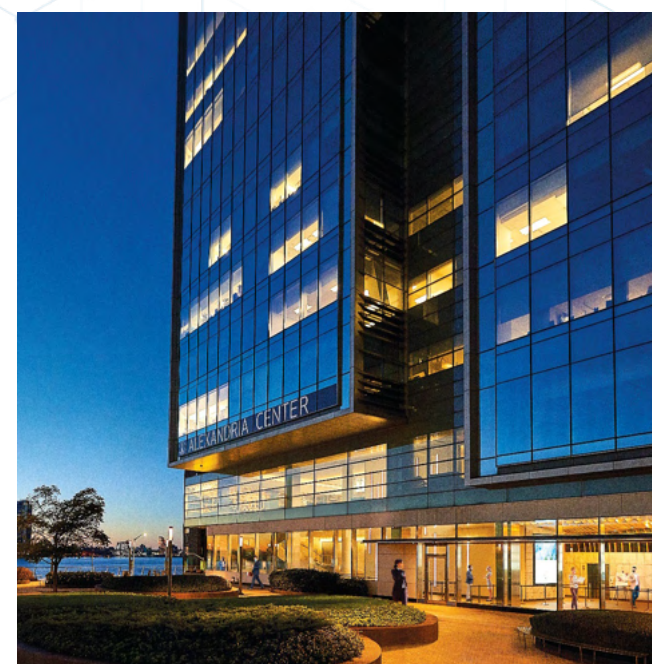
SINCE 2008

Stanford
University

SINCE 1999

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PARMER

For more information, please contact

BETHANY PEREZ

+1 512.225.1731

bethany.perez@jll.com

COLTON MCCASLAND

+1 512.225.1738

colton.mccasland@jll.com

BRENT POWDRILL

+1 512.225.1737

brent.powdrill@jll.com

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THE FUTURE BEGINS NOW