



**PARMER**

717 E PARMER LN • AUSTIN, TEXAS 78753

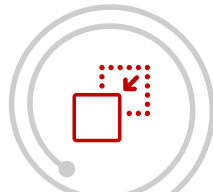


# BUILDING OVERVIEW



**717**  
**PARMER**

**320,000 RSF / 4 stories total**



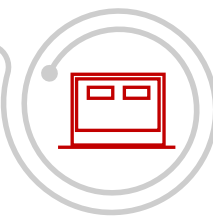
**Spaces available**  
from **6,898 - 246,775 RSF**



**High Parking Ratio: 5.8 / 1,000**



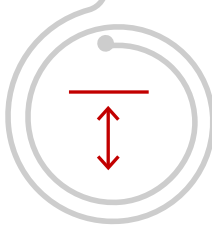
**New Fitness facility with showers, lockers, bike storage and tenant lounge**



**Loading area with 2 dock high doors and a freight elevator**



**Zoned: Office & Life Science / Lab Uses**



**18" raised flooring** for flexible seat configuration

# CORPORATE NEIGHBORS

717 Parmer is ideally located across the street from Parmer Innovation District, the 300 acre office and technology park that is home to leading Fortune 500 companies.



Parmer Innovation District

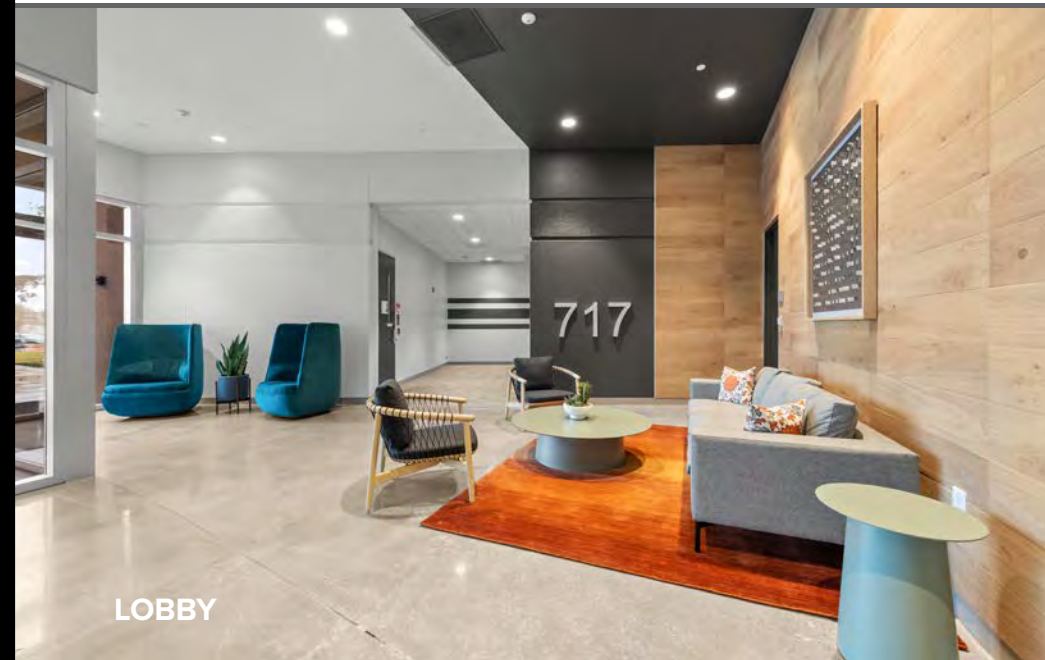
717  
PARMER

Parmer Pond

Parmer Ridge Dr

E Parmer Ln

# INTERIOR IMPROVEMENTS



LOBBY



LOBBY



TENANT LOUNGE



FITNESS CENTER

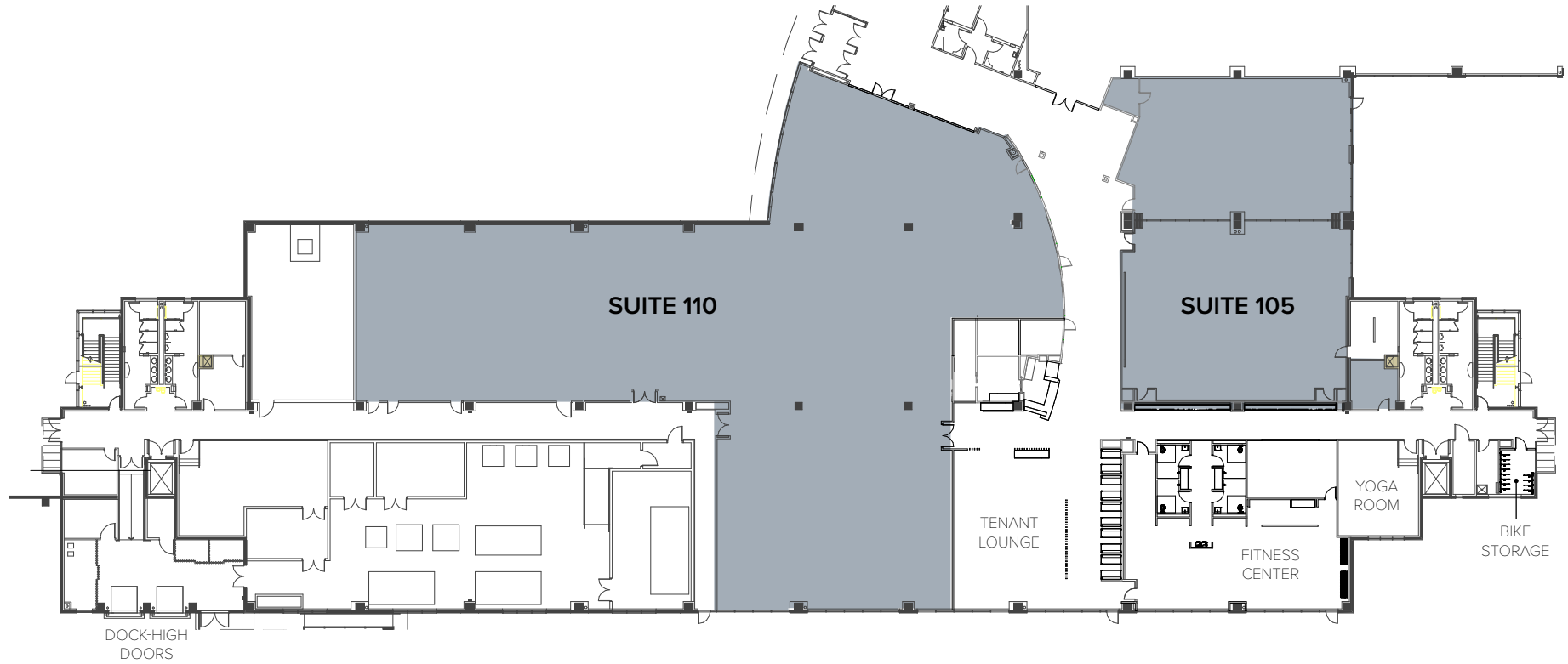
# OUTDOOR AMENITY AREA



# FIRST FLOOR 6,898 - 17,688 RSF

SUITE 105 - 6,898 RSF | AVAILABLE 1/1/2027

SUITE 110 - 17,688 RSF | AVAILABLE NOW



## SUITE 110 PHOTOS

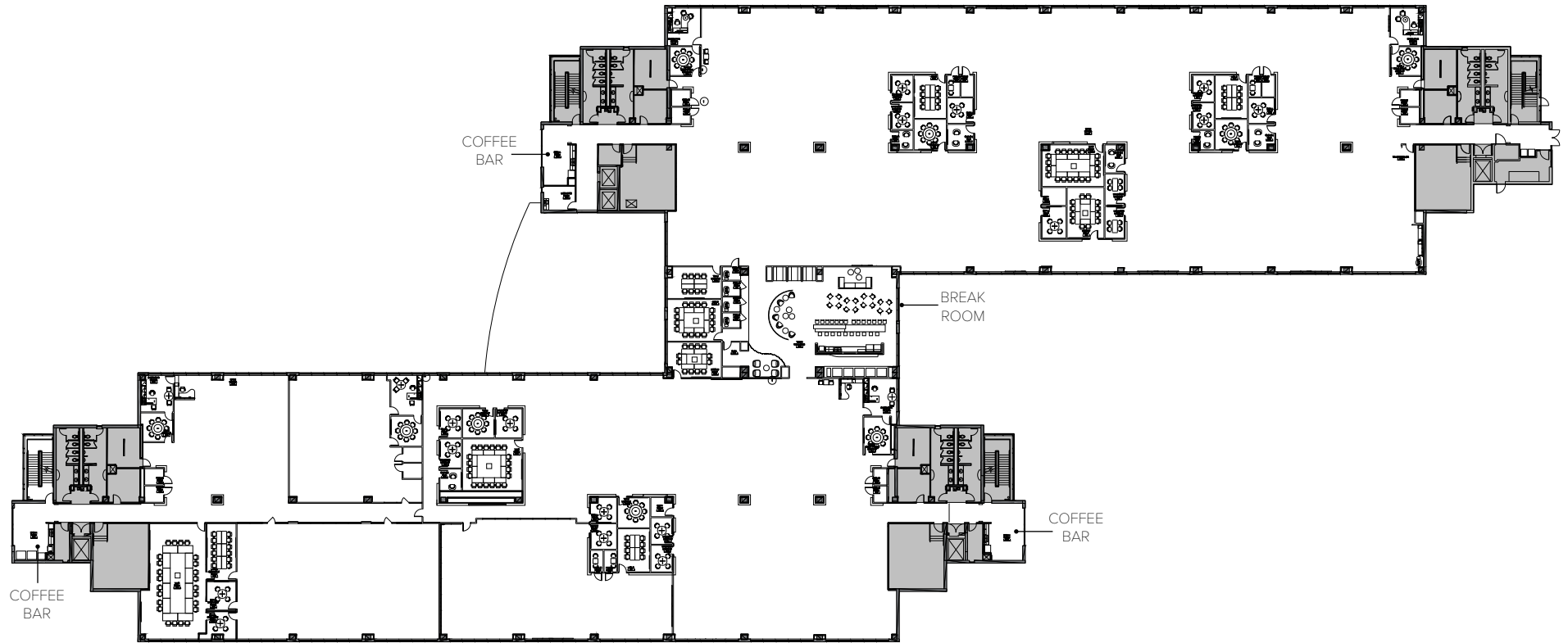


# SECOND FLOOR APPROX. 82,251 RSF

SUITE 200



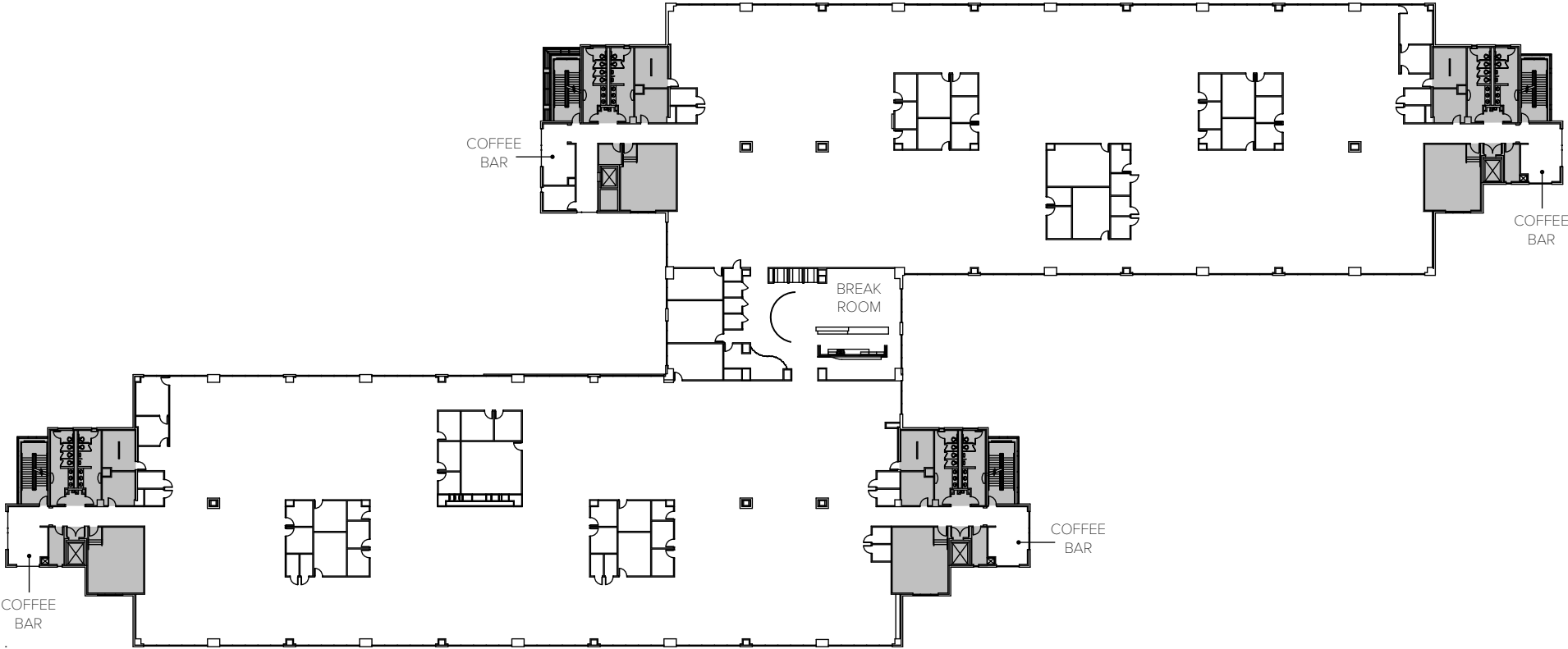
**SECOND FLOOR IS DIVISIBLE  
TO APPROXIMATELY 41,000 SF**



# THIRD FLOOR

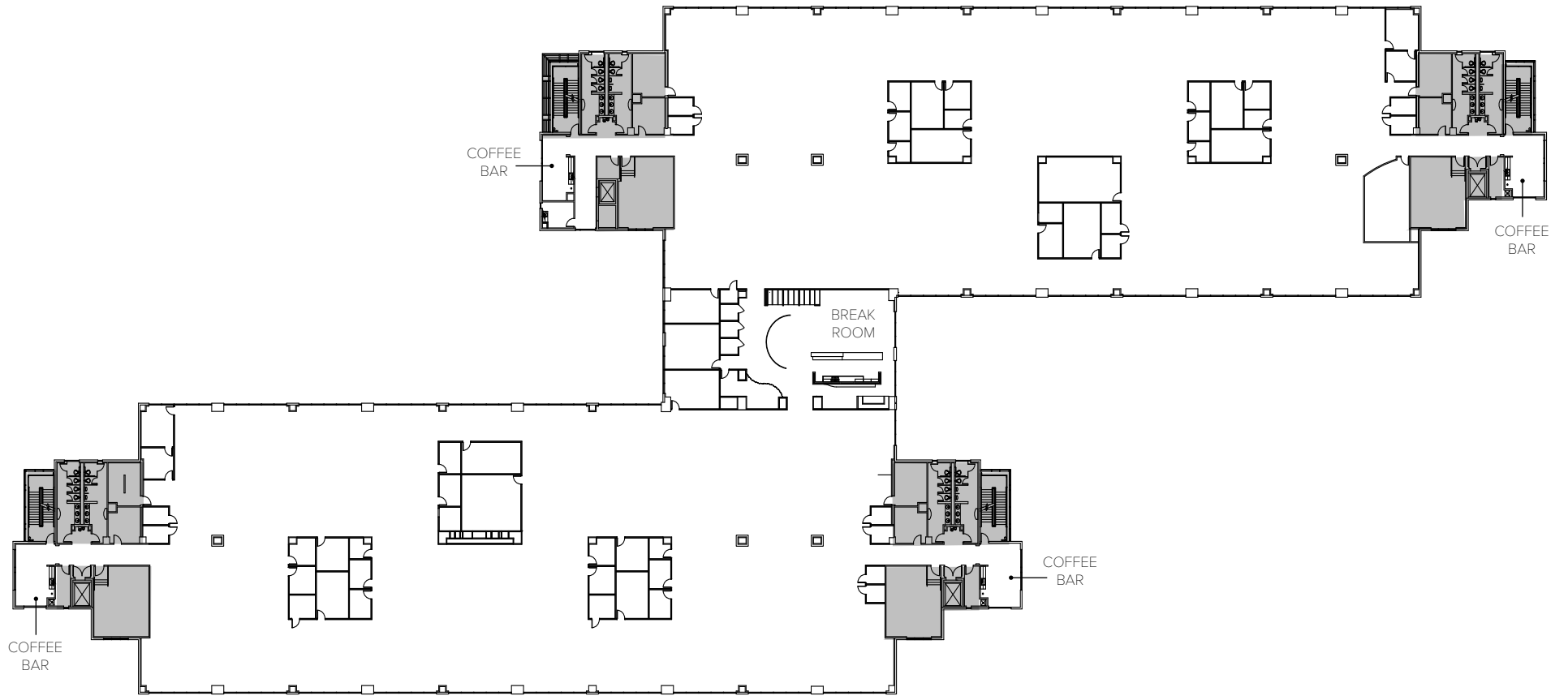
APPROX. 82,262 RSF

SUITE 300 | AVAILABLE 1/1/2027

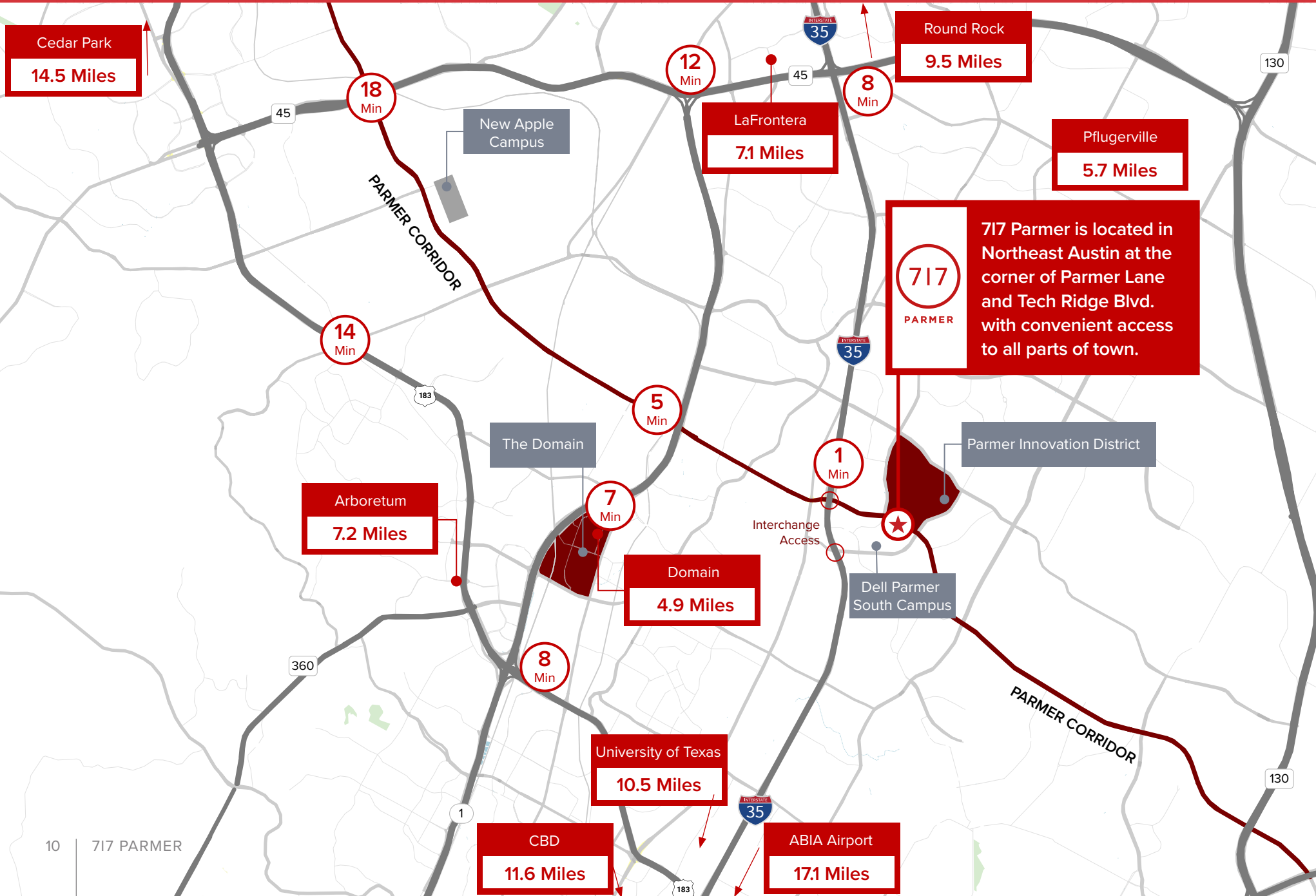


# FOURTH FLOOR APPROX. 82,262 RSF

SUITE 400 | AVAILABLE 1/1/2027



# CONNECTIVITY



# NEARBY AMENITIES



**400+**  
Restaurants



**60+**  
Hotels



**30+**  
Fitness




- ### SHOPS AT TECH RIDGE
- Fitness Connection
  - AMC DINE-IN Tech Ridge 10
  - Kublai Khan Crazy Mongolian Stir Fry & Sushi Bar
  - Jersey Mike's Subs
  - Chick-fil-A
  - PetSmart
  - P. Terry's Burger Stand #19
  - Bep Saigon
  - Johnny Carino's
  - Chili's Grill & Bar
  - Wayback Burgers
  - Dollar Tree
  - Avis Car Rental
  - Freebirds World Burrito
  - Masala Wok

- ### PARMER POINT
- Half Price Books
  - Harbor Freight Tools
  - Taco Cabana
  - Planet Fitness
  - ThunderCloud
  - Garbo's
  - FedEx Office Print & Ship Center

- ### PARMER SQUARE
- Biryani Pot
  - H-E-B
  - GNC
  - O'daku Sushi
  - Panda Express
  - Poke Bowl 2
  - Happy Lemon
  - Starbucks
  - Chick-fil-A
  - Wendy's
  - Carabao Express
  - P. Terry's Burger Stand #7

## Parmer Innovation District

- ### THE PITCH
- Smoke Show Sandwiches
  - Dos Tacos
  - Ga Roti
  - Ranger Burger
  - Coffee club
  - Corner Kick Bar
  - Pickleball
- 

- ### TECH RIDGE CENTER
- Tech Ridge Center
  - H-E-B
  - PINSTACK
  - Schlotzsky's
  - In-N-Out Burger
  - MOD Pizza
  - Subway
  - Panda Express
  - Asadas Grill
  - Bank of America (with Drive-thru ATM)

- ### THE DOMAIN
- Topgolf
  - Velvet Taco
  - DICK'S Sporting Goods
  - Taquero Mucho
  - The Westin Austin at The Domain
  - Fairfield Inn & Suites by Marriott Austin Northwest /The Domain Area
  - Nordstrom
  - Blue Sushi Sake Grill
  - Yard House
  - Neiman Marcus
  - Whole Foods Market
  - Lululemon
  - Fleming's Prime Steakhouse & Wine Bar
  - Flower Child
  - Culinary Dropout
  - JuiceLand
  - JINYA Ramen Bar - Austin
  - Shake Shack Austin, Domain
  - California Pizza Kitchen at The Domain

- ### S. I-35 FRONTAGE SHOPPING CENTER
- French Quarter Grille
  - Buffalo Wild Wings
  - Red Robin Gourmet Burgers and Brews
  - Denny's
  - Market Street Pizza
  - Bombay Express
  - Cyclo Vietnamese & Chinese
  - Ho Ho Chinese B.B.Q.
  - Discount Tire
  - Staybridge Suites Austin North - Parmer Lane, an IHG Hotel
  - Walmart Supercenter
  - Panera Bread
  - Lowe's Home Improvement
  - Burger King



PARMER

# INNOVATION HAPPENS HERE.



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# 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.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date