



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 3.4

113,780 RSF
Available
Now

Parmer 4.2

12,665 RSF
Available
Now

Parmer 7.1

26,160 RSF
Flexible
Timing

Neighboring Tenants



Campus Amenities



Ability to scale and grow



24/7 security monitoring



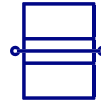
Onsite in-house asset management team



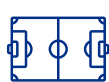
Open Preserve
5-mile walk/bike trail



20-person conference room



Sand Volleyball/
Pickleball Courts



Soccer Fields

Parmer 7.1

507 E HOWARD LN, BUILDING 1



Parmer 7.1

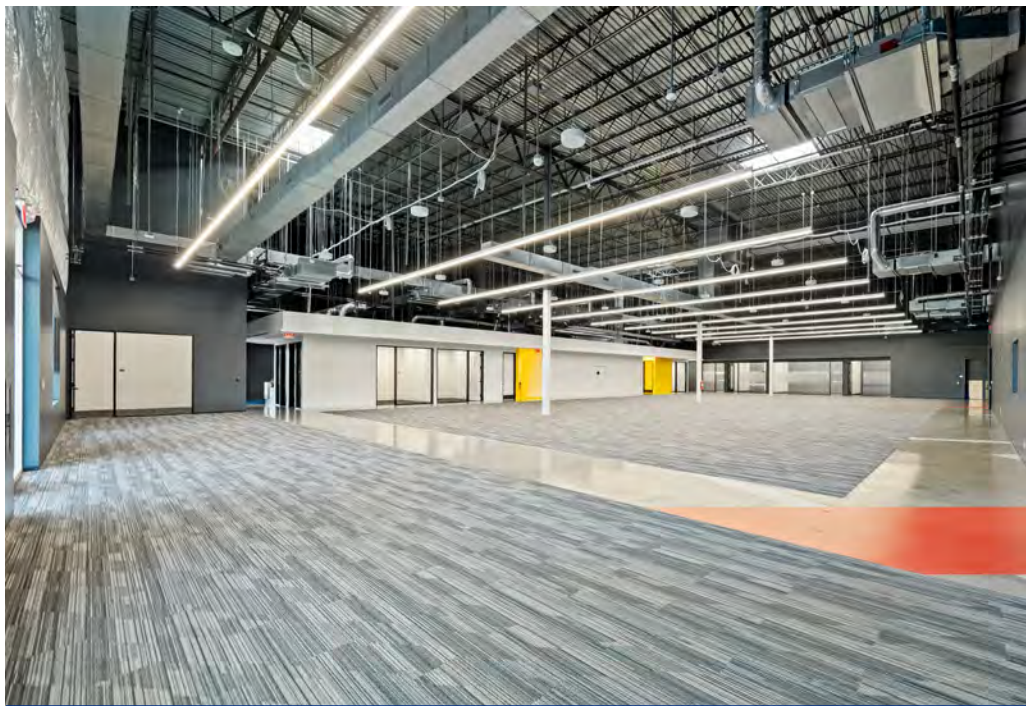
26,160 RSF

- **Timing:** December 2027 (Flexible)
- **Condition:** Flex Office
- **Building Size:** 91,800 RSF
- **Floor to Floor:** 28'
- **Parking Ratio:** 4.5:1,000 RSF
- **Built:** 2018
- **Floors:** 1

Features

- ▶ Existing high-quality buildout
- ▶ Loading dock with ability to add additional dock high doors
- ▶ Power: 700 amps
- ▶ Ability to add additional power
- ▶ Roof capacity for added infrastructure
- ▶ Building signage opportunity
- ▶ Professionally managed in-house by Alexandria Real Estate Equities, Inc.





Open Office



Main Entry



Private Office



Break Room



Cafeteria



Loading

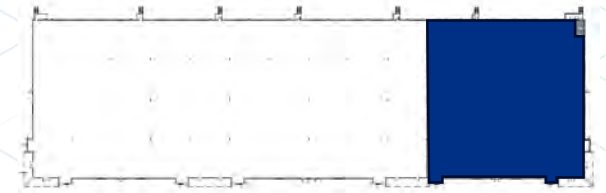
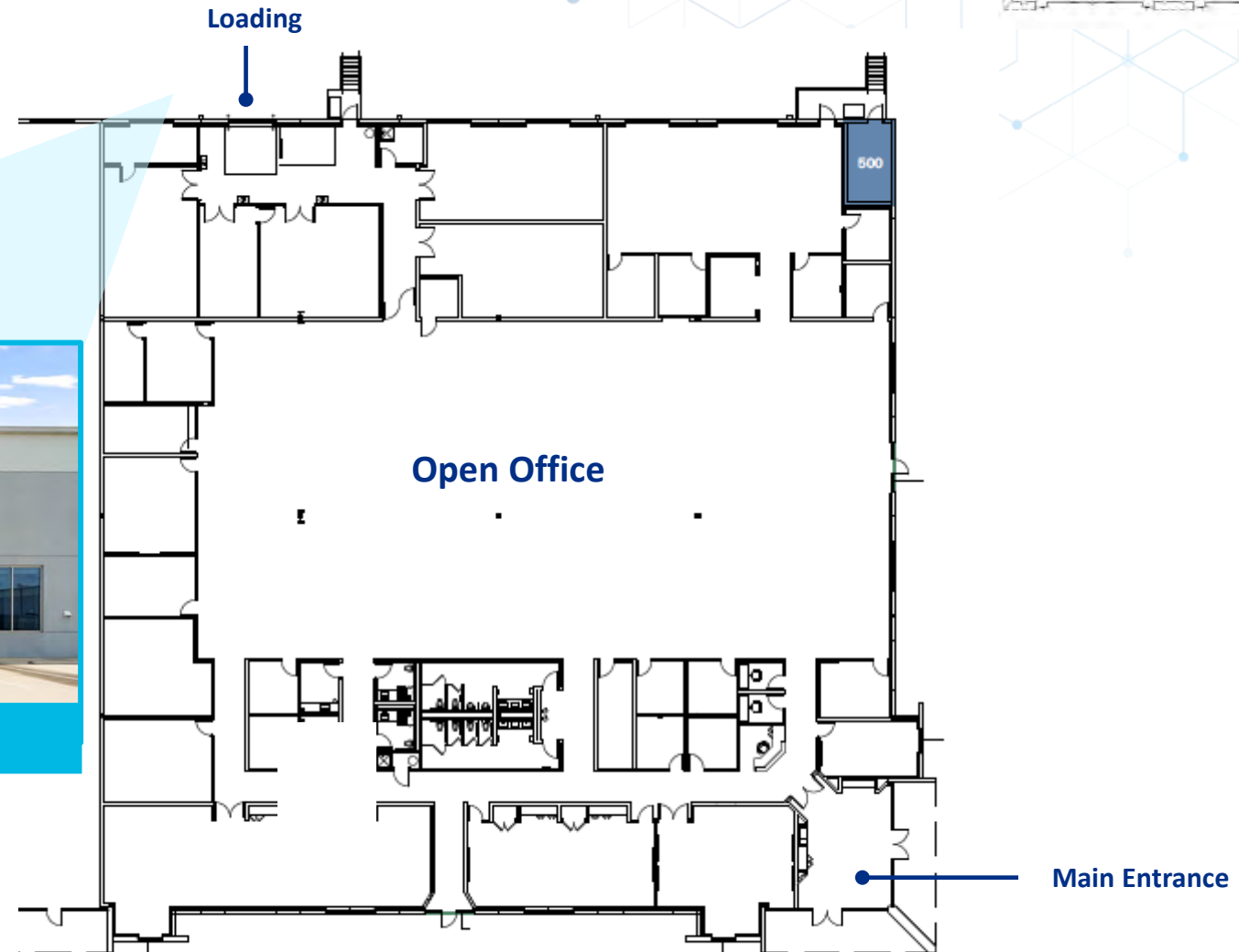
Parmer 7.1

FLOOR PLAN

26,160 SF



Existing Loading



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

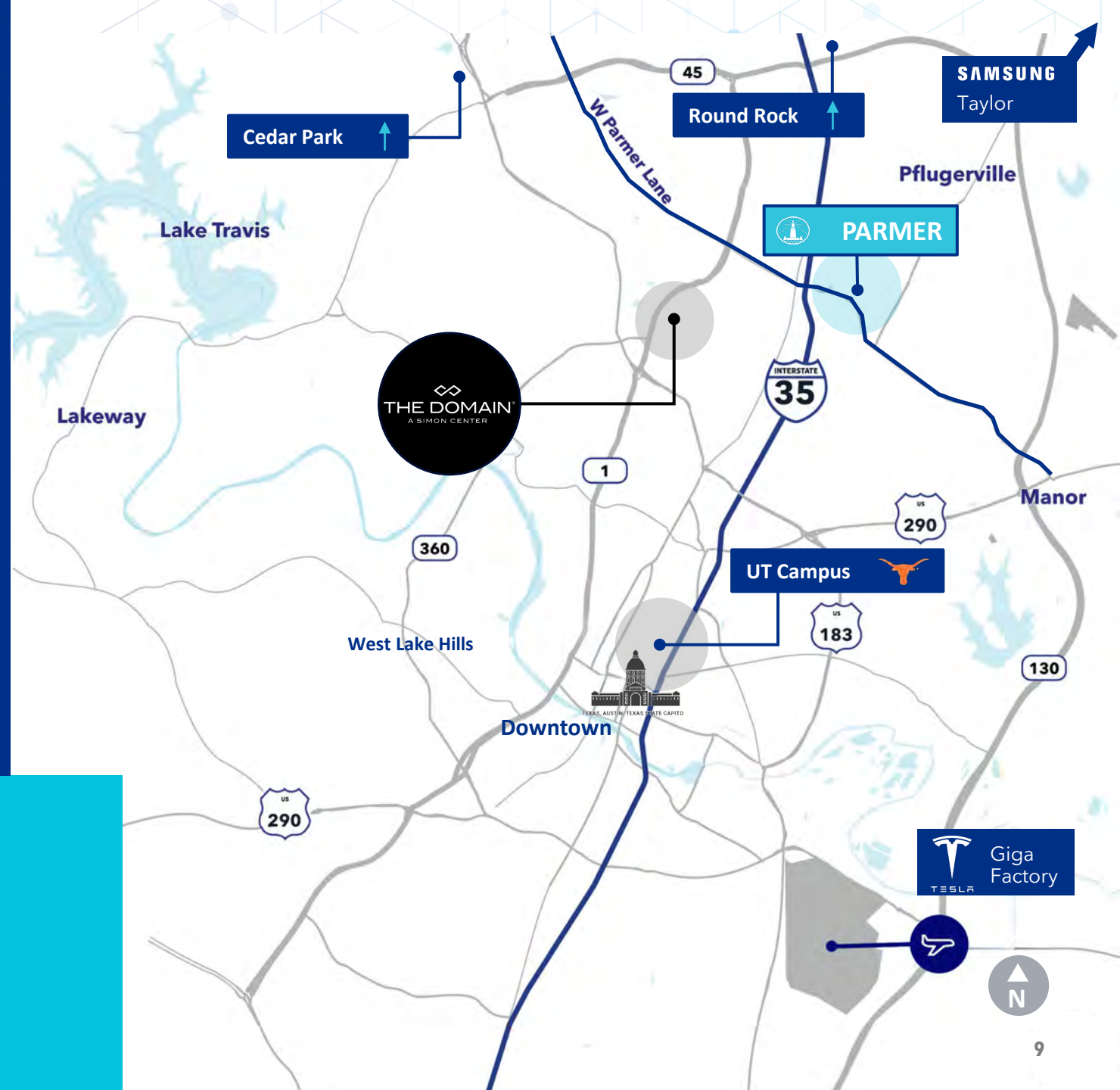
Tesla Giga: 25 mins

Pflugerville: 10 mins

Cedar Park: 18 mins

Airport: 20 mins

Samsung (Taylor): 35 mins



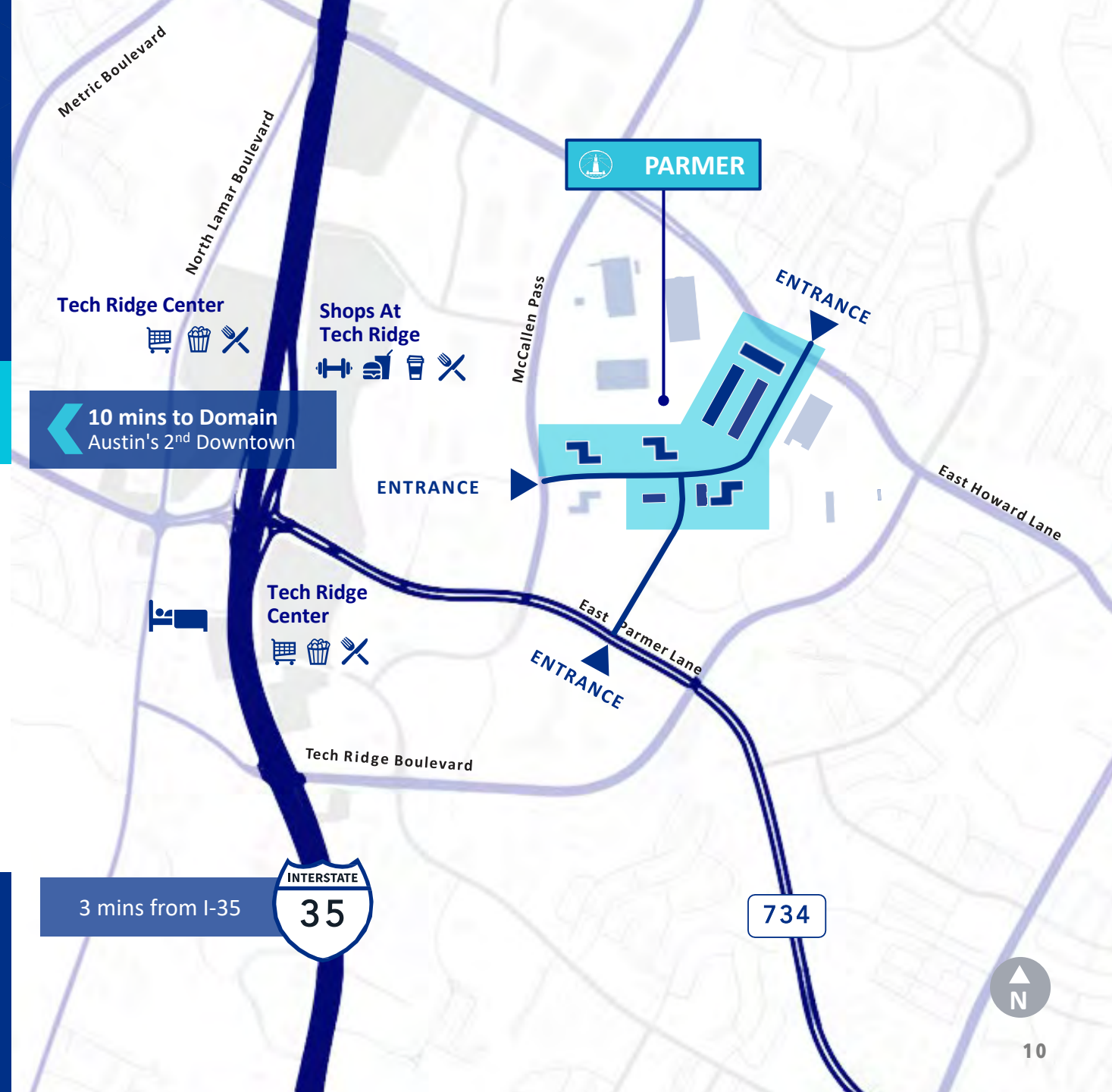
Local Retail Amenities

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

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 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

36.0M SF
Operating Properties

\$21.84 Billion
Market Cap

BBB+ S&P 500 rating

\$3.6B 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

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

BRENT POWDRILL

+1 512.225.1737

brent.powdrill@jll.com

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THE FUTURE BEGINS NOW