ALEXANDRIA | JLL

PARMER CAMPUS

BY ALEXANDRIA

Class A Tech Office & Flex

AVAILABLE NOW



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NORTHEAST AUSTIN'S PREMIER TECHNOLOGY & INNOVATION CAMPUS



1.16M RSF

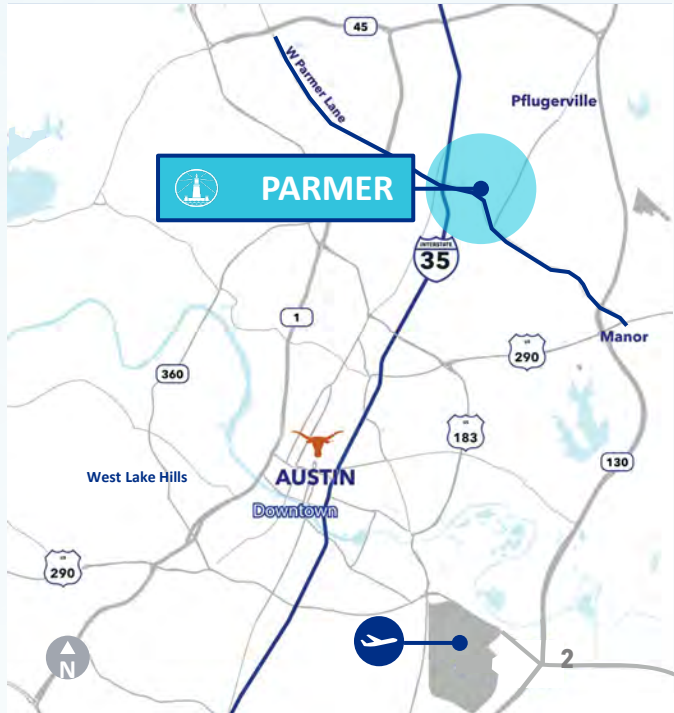
8 BUILDINGS

20 mins TO DOWNTOWN

CLASS A, MULTI-TENANT CAMPUS PURPOSE-BUILT FOR TECHNOLOGY, FLEX, AND INDUSTRIAL USES

With immediate connectivity to Austin's key arterials and owned & operated in house by the most trusted and largest dedicated R&D landlord in the county, the Parmer Campus delivers the infrastructure and flexibility to power your next phase of growth.





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PARMER CAMPUS
SITE PLAN

Availability

Parmer 3.4
113,780 RSF
Available Now

Parmer 7.1
26,160 RSF
Available Now

Neighboring Tenants

3M · BAE SYSTEMS · Cognizant · DELL Technologies · GM · IBM · Infosys · natera · Qualcomm · TATA · SAMSUNG · TEXAS Impact Labs · wipro



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SCALE & FLEXIBILITY

IN A DENSE INNOVATION NEIGHBORHOOD

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FEATURES

Accommodate multiple programs

- Tech Office
- R&D
- Advanced Manufacturing
- Flex



Parmer 7.1

507 E HOWARE LANE, BLDG. 1
AUSTIN, TX 78753

26,160 RSF

CLASS A FLEX OFFICE

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Parmer 7.1

BUILDING SPECS



28’
CLEAR HEIGHT

ROBUST
LOADING
(Ability to add more)

~700 AMPS
POWER
(Ability to add 2500 amps)

5/1000 RSF
SURFACE PARKING

IN SUITE
SHOWERS

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Parmer 7.1



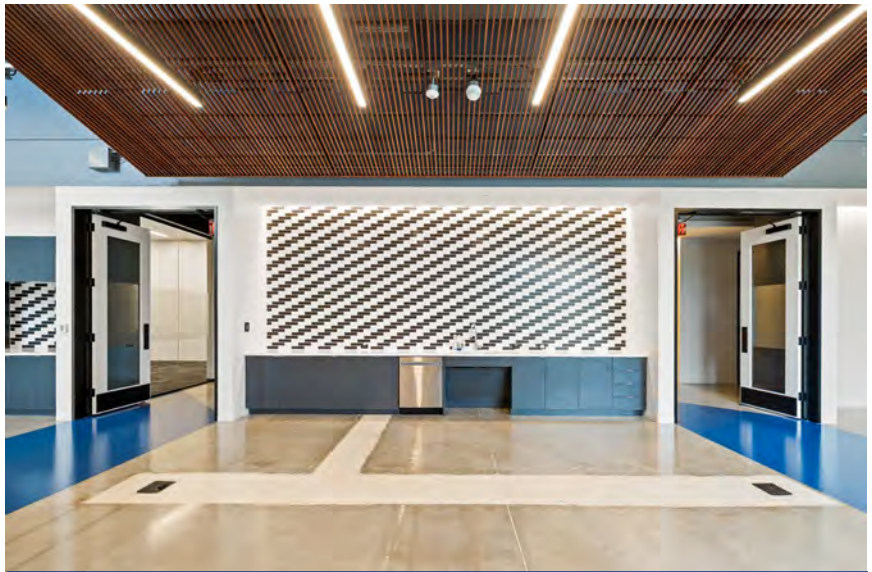
Open Office



Main Entry



Private Office



Break Room



Cafeteria



Loading

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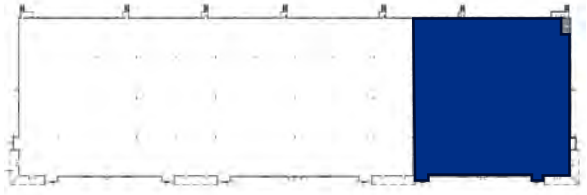
Parmer 7.1

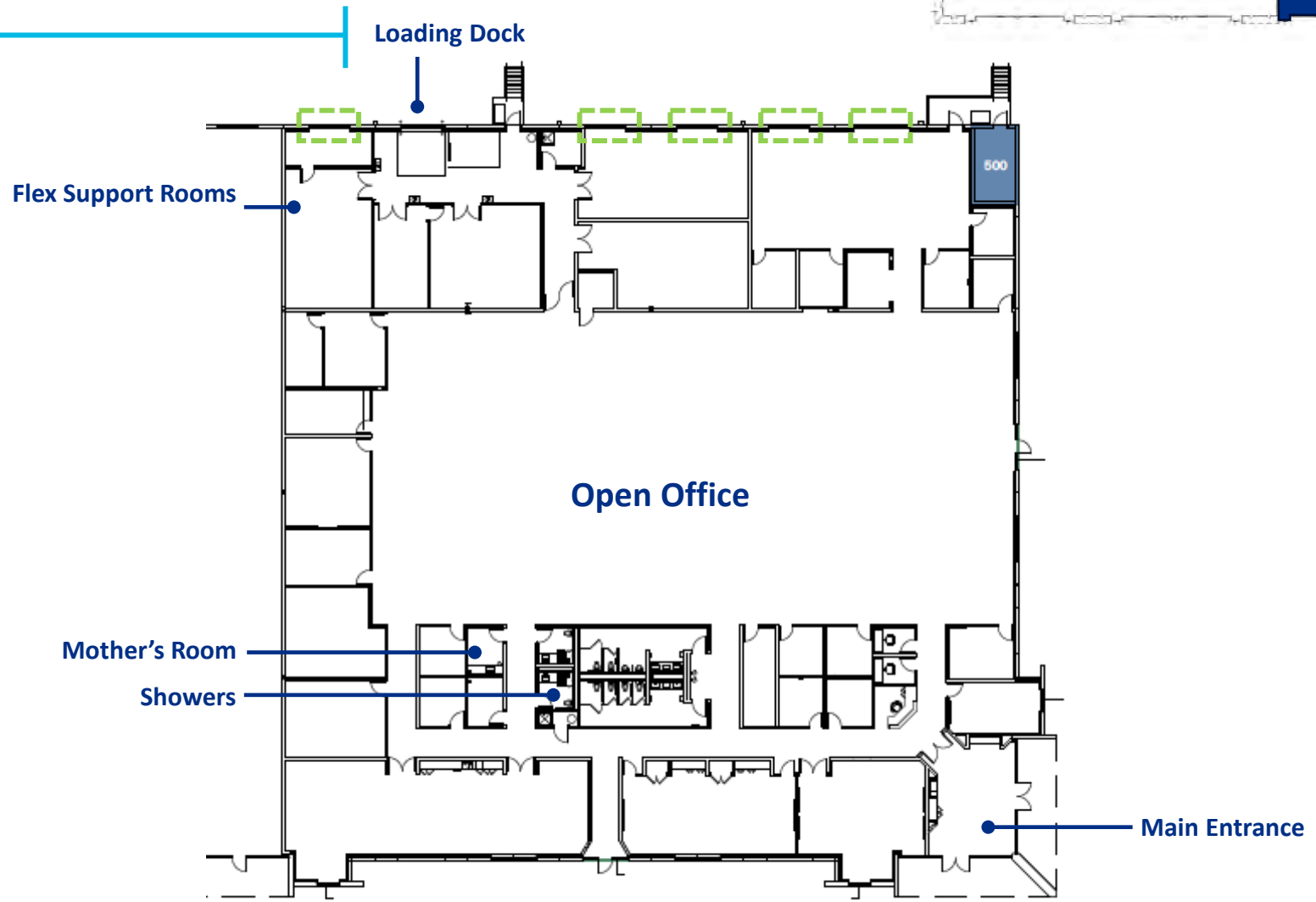
FLOOR PLAN

26,160 RSF



Existing Loading





Additional Loading Options

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AMENITIES THAT FOSTER COLLABORATION

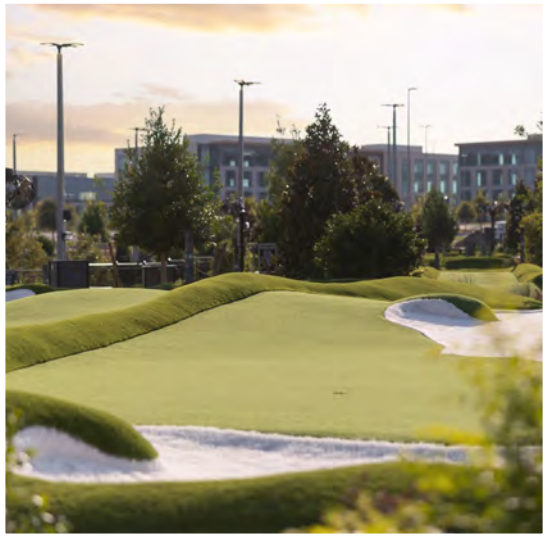
CURRENT AMENITIES

- PopStroke
- 5-mile walking trail
- 24/7 Security Monitoring
- Showers
- Outdoor courtyard
- Sand volleyball/ Pickleball courts

FUTURE AMENITIES

- Fitness Center
- Locker Rooms
- F&B







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

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IN THE HEART OF THE NORTH AUSTIN TECH CORRIDOR

The Parmer Campus offers unparalleled accessibility in Northeast Austin.

Easy vehicular connectivity through multiple routes, including Parmer Lane, I-35, SH 130 and US 183.

Proximity to growing workforces and employee bedroom communities, including Cedar Park, Round Rock and Pflugerville.



CLOSE TO EVERYTHING

Downtown: 20 mins
Domain: 10 mins
Airport: 20 mins
Pflugerville: 10 mins
Round Rock: 11 min
Cedar Park: 18 min

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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.



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ALEXANDRIA'S OPERATION EXCELLENCE

As a pioneering brand and trusted partner to innovative industry leaders and transformative companies, Alexandria is proud to deliver the highest level of operational excellence. On-site management teams provide personalized, proactive support, reinforcing our unwavering commitment to tenant success.

S&P 500® investment-grade REIT — top 10% credit rating ranking among all publicly traded U.S. REITs.

A sector-leading client base — approximately 700 diverse tenants.

Strong and flexible balance sheet — significant liquidity of $3.6B

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

As of September 30, 2026



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ALEXANDRIA
Building the Future of Life-Changing Innovation®

JLL

PARMER

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