

FOR SUBLEASE  
**PALOMA RIDGE**  
**BUILDING C, 13620 RANCH RD 620**  
AUSTIN, TEXAS 78717



# PLUG & PLAY FULL FLOOR AVAILABLE

53,539 RSF - FULL THIRD FLOOR

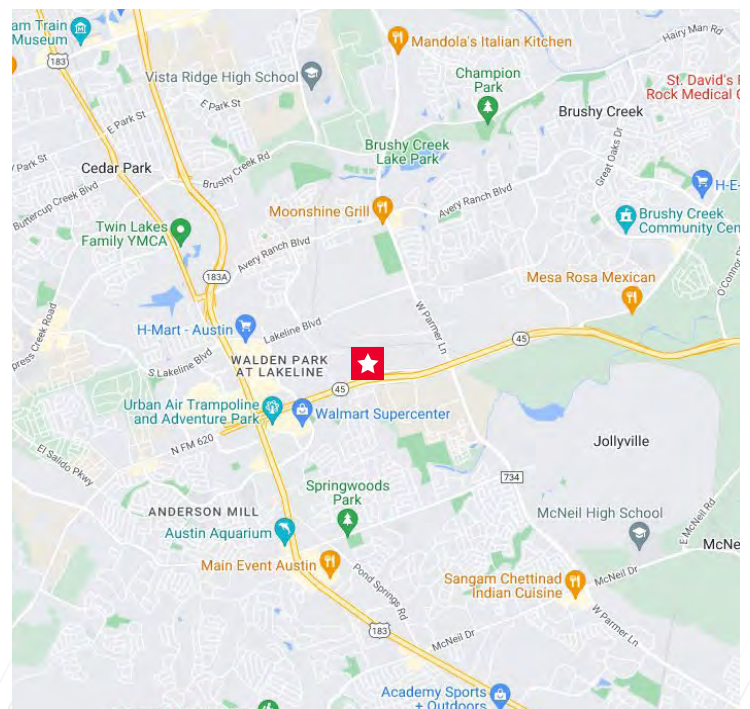
<b>SUBLEASE RATE</b>	Contact Brokers
<b>DATE AVAILABLE</b>	Now
<b>SUBLEASE LED</b>	November 2028
<b>FURNITURE</b>	Negotiable
<b>PARKING</b>	6/1,000 surface parking

## OFFICE HIGHLIGHTS

- Open area workstations
- Large balcony to host events
- Efficient floorplan and layout
- Ample natural light

## PROPERTY HIGHLIGHTS

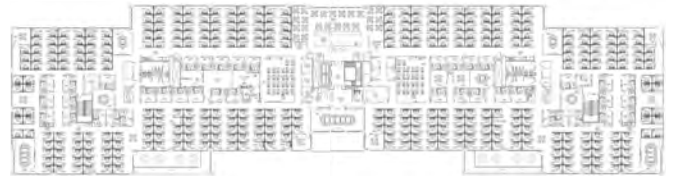
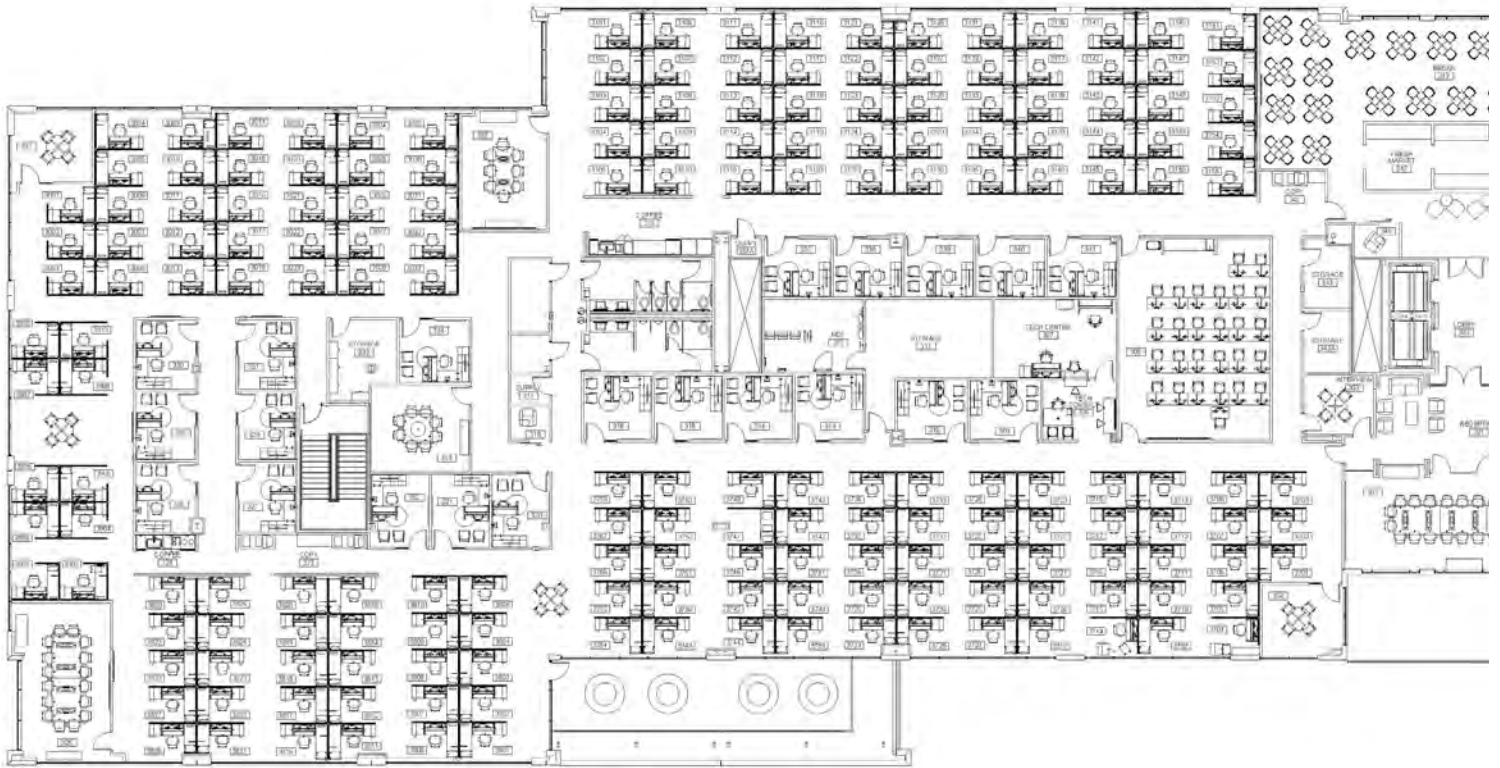
- Easy access to State Hwy 45, FM 620 & Hwy 183
- Fitness Center access with yoga studio/locker rooms
- Located in Austin's fast-growing NW submarket.
- 3 min to Lakeline Metro (Commuter Rail)



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## FLOOR PLAN WEST SIDE



For more information, please contact:

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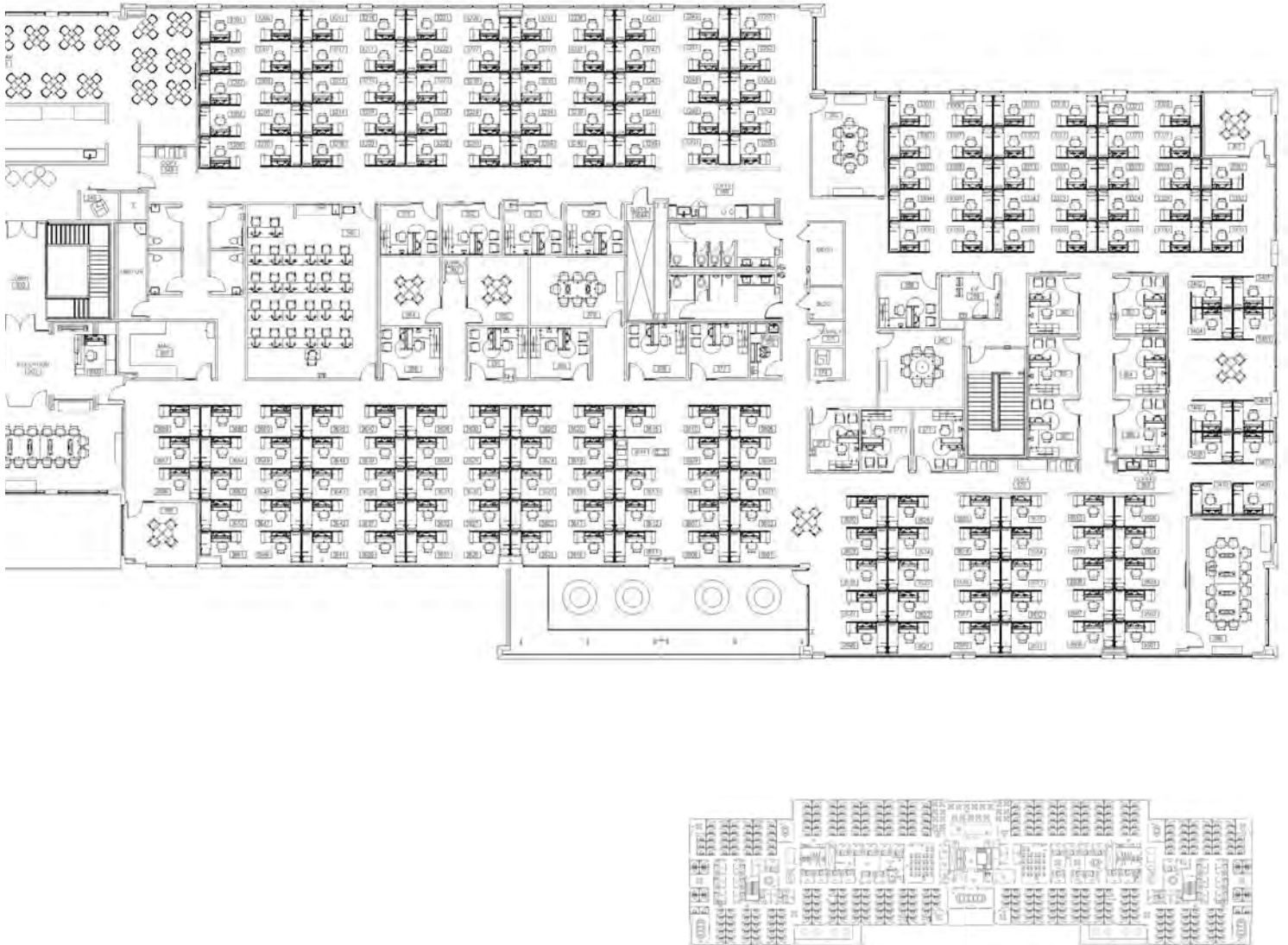
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**FLOOR PLAN**  
EAST SIDE



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**EXTERIOR**



**BUILDING MAIN LOBBY**



**THIRD FLOOR PRIVATE BALCONY**

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**OPEN AREA WORKSTATIONS**



**OPEN AREA WORKSTATIONS**



**FULLY EQUIPPED KITCHEN**



**FULLY EQUIPPED KITCHEN**

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**PHONE ROOM**



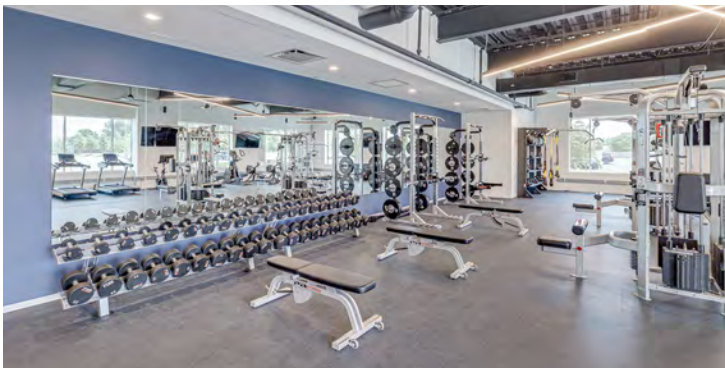
**BREAK AREA ADJACENT TO KITCHEN**



**PRIVATE CONFERENCE ROOMS**



**CLASSROOM**



**COMMON AREA GYM**



**COMMUNAL OUTDOOR SEATING**

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