

FOR SUBLEASE

# Paloma Ridge C

13620 Ranch Road 620, Austin, TX 78717



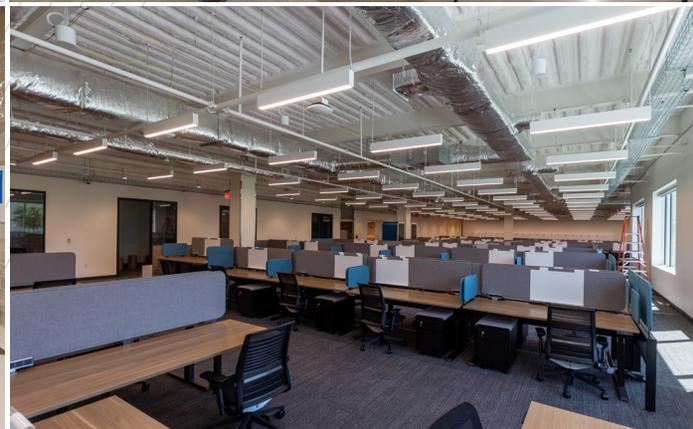
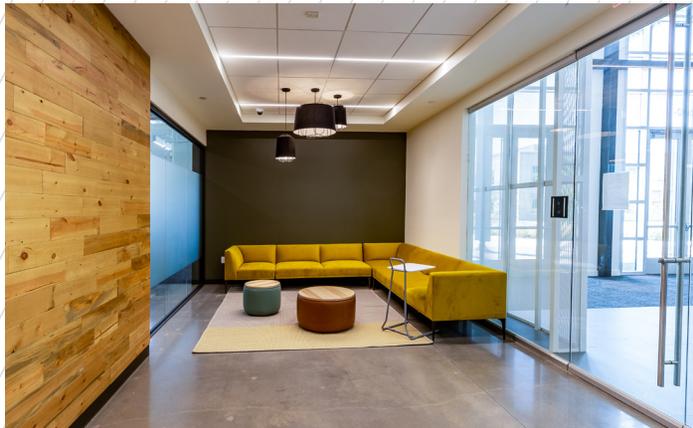
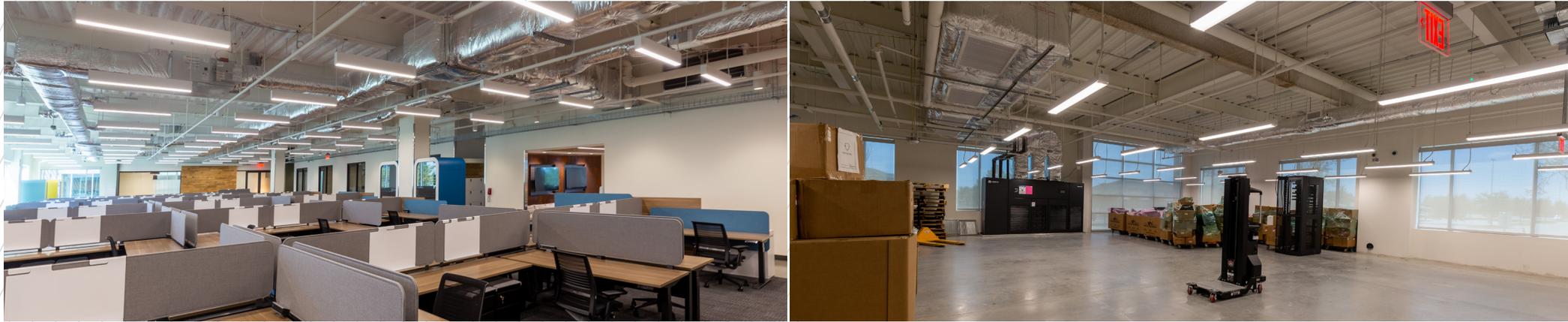
## SUITE 150 | 20,963 RSF

- ~7,300 RSF LAB  
~13,700 RSF OFFICE
- \$10/RSF NNN +  
\$15.22/RSF OPEX
- AVAILABLE  
IMMEDIATELY
- LED  
8/31/2025

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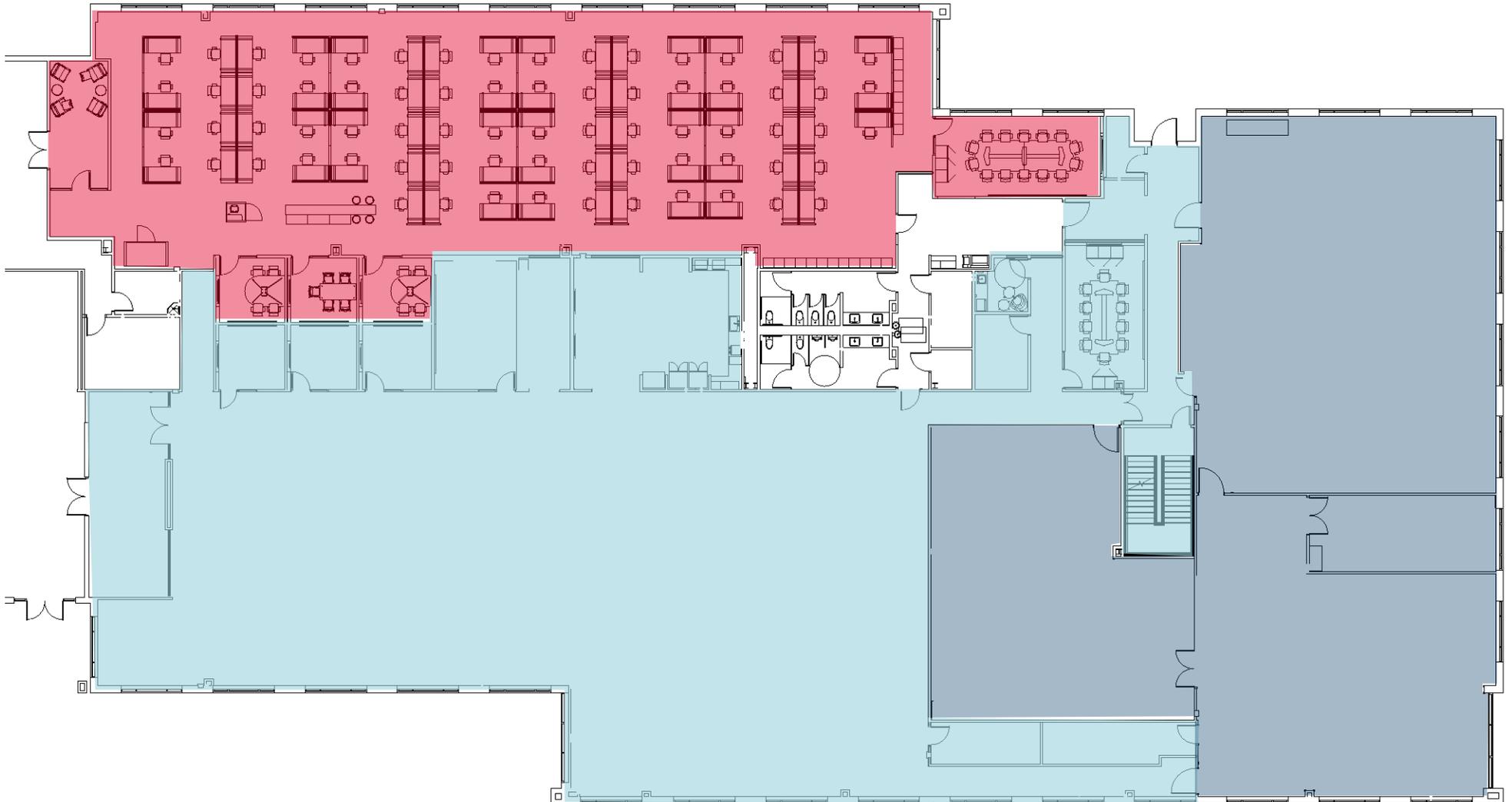
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## FLOOR PLAN

## SUITE 150

Office Lab Subleased



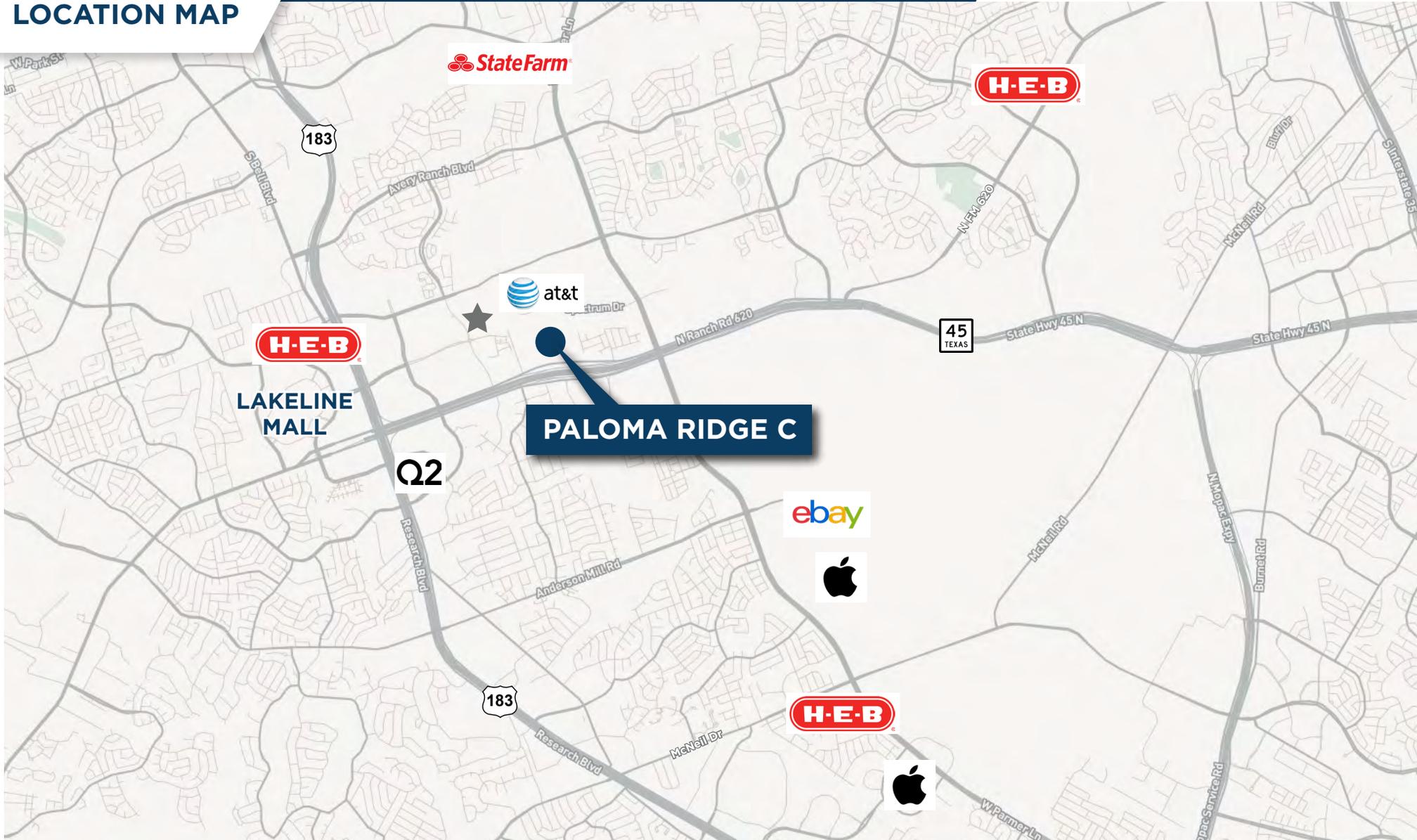
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## LOCATION MAP



★ Lakeline MetroRail Station

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AERIAL



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