



7700 PARMER

AUSTIN TX

A CAMPUS BUILT FOR WHAT'S NEXT



FOUR BUILDINGS ONE EXPERIENCE



LOCATED IN THE HEART OF AUSTIN'S SILICON HILLS,

7700 Parmer offers a 129-acre Class A campus purpose-built for large, forward-thinking companies who thrive beyond the lines of convention. With expansive office opportunities and a dynamic mix of indoor and outdoor amenities, 7700 Parmer delivers a destination designed to fuel growth, spark connection and inspire innovation.



PROPERTY HIGHLIGHTS

FOUR BUILDING, 129-ACRE MIXED-USE CAMPUS

353,008 SF AVAILABLE

- MIN. DIVISIBLE: 13,448 SF
- MAX CONTIGUOUS: 327,924 SF

SPACIOUS FLOORPLATES FLOODED WITH NATURAL LIGHT

EXPANSIVE WINDOWS WITH SERENE GREEN VIEWS

INDOOR AMENITIES: PARMER CAFÉ, COFFEE BAR, CONFERENCE FACILITY AND FITNESS CENTER

OUTDOOR AMENITIES: BASKETBALL COURT, BEACH VOLLEYBALL COURT, BASEBALL AND SOCCER FIELDS, RUNNING TRAILS, PATIO AND GATHERING AREAS

ON-SITE SCHOOL AND DAYCARE

CAMPUS SITE PLAN

LEGEND

-  BUILDING A
-  BUILDING B
-  BUILDING C
-  BUILDING D
-  CAFETERIA & COFFEE BAR
-  FITNESS CENTER
-  CONFERENCE FACILITY
-  BASKETBALL COURT
-  BEACH VOLLEYBALL COURT
-  SOCCER FIELD
-  BASEBALL FIELD
-  DAYCARE/SCHOOL
-  RUNNING TRAILS



A CAMPUS THAT HAS IT ALL



SPACE TO PLAY

Running trails, fitness gym, outdoor volleyball
& basketball courts

SPACE TO CONNECT

540-seat café, coffee bar & patio

SPACE TO GROW

125-seat conference center
Big block availability
Room for future expansion



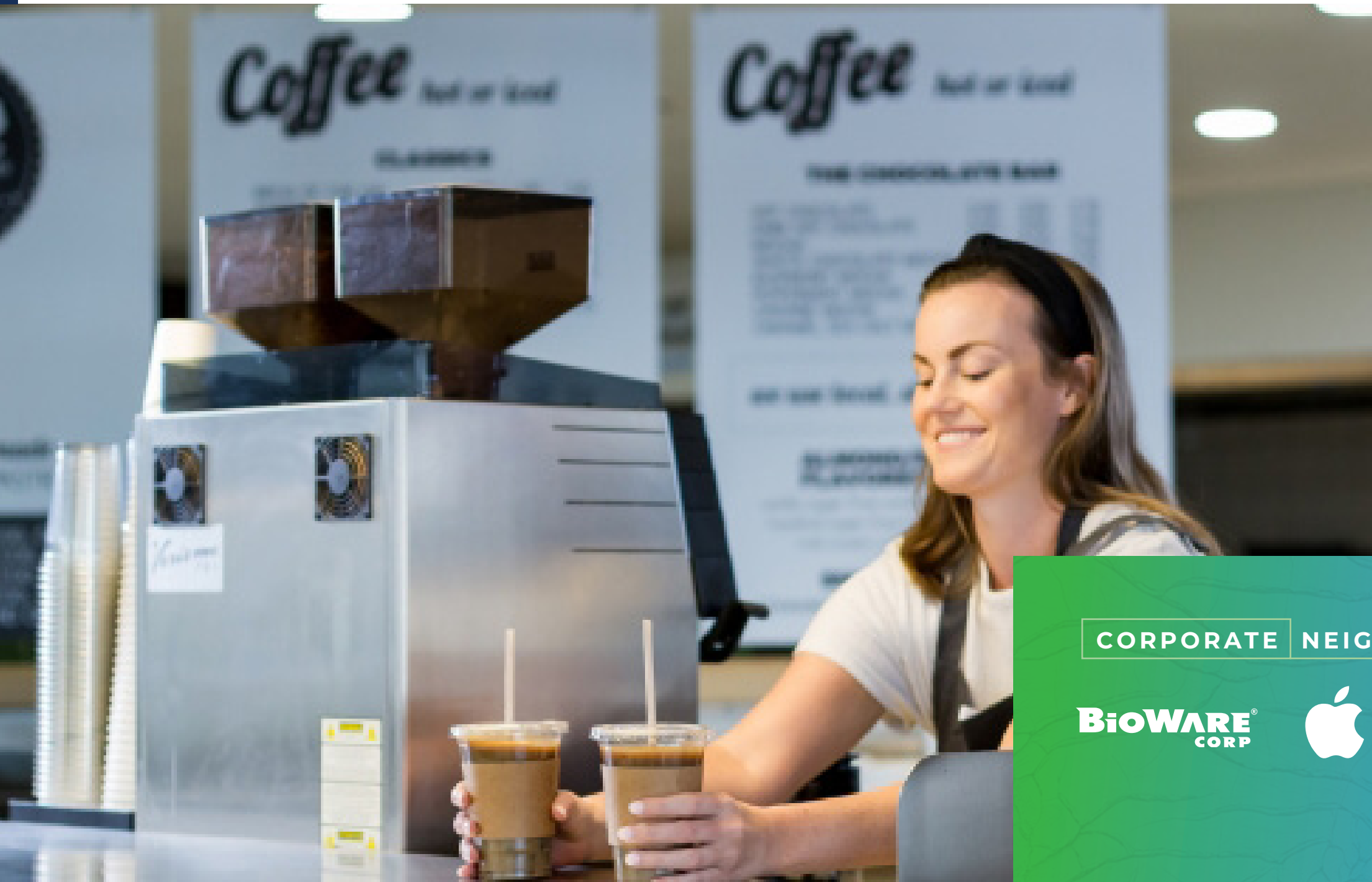
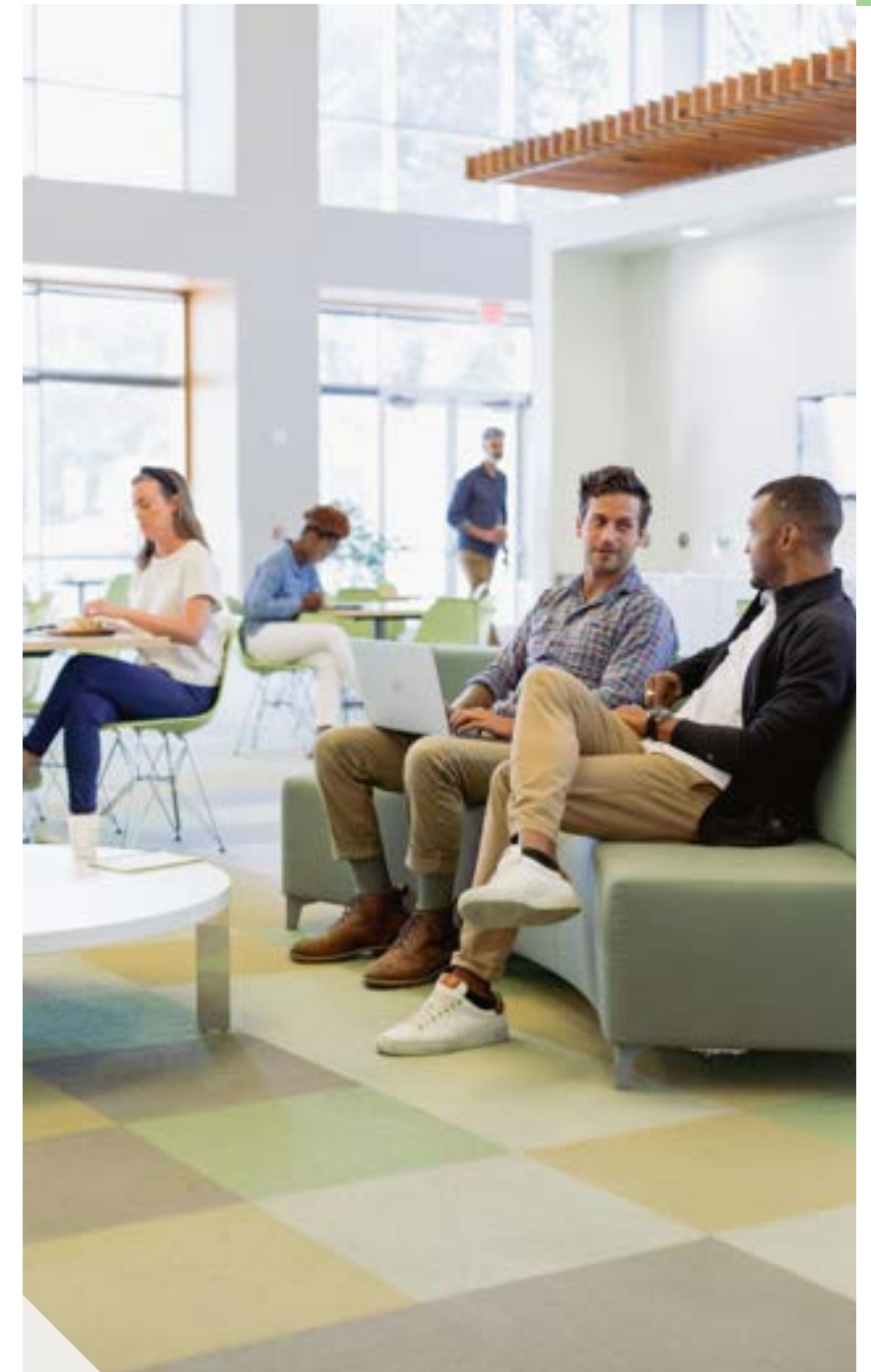
WITH EXPANSIVE OFFICE OPPORTUNITIES,

a tech-centric location and an impressive mix of indoor and outdoor amenities, 7700 Parmer delivers one of Northwest Austin's more dynamic live-work-play environments.

SILICON HILLS:

A THRIVING TECH ECOSYSTEM

Nicknamed “Silicon Hills” for its booming tech scene, Northwest Austin has evolved into a global hub for tech giants and high-growth startups. With access to world-class talent from top-tier universities and a vibrant cultural landscape, the region has become home to one of the most dynamic innovation ecosystems in the nation.



CORPORATE NEIGHBORS

BiOWARE
CORP



amazon



ebay



QUICK CONNECTIONS

Located minutes from MoPac Expressway and I35, 7700 Parmer offers seamless access to Downtown Austin, The Domain and Northwest Austin's most desirable neighborhoods.

US-183 4 MIN	MOPAC EXPRESSWAY 10 MIN
THE DOMAIN 11 MIN	CEDARPARK 13 MIN
ROUND ROCK 14 MIN	LEANDER 16 MIN
PFLUGERVILLE 20 MIN	DOWNTOWN 28 MIN
GEORGETOWN 30 MIN	I-35 20 MIN

9

ENTERTAINMENT

28

FAST FOOD

RESTAURANTS

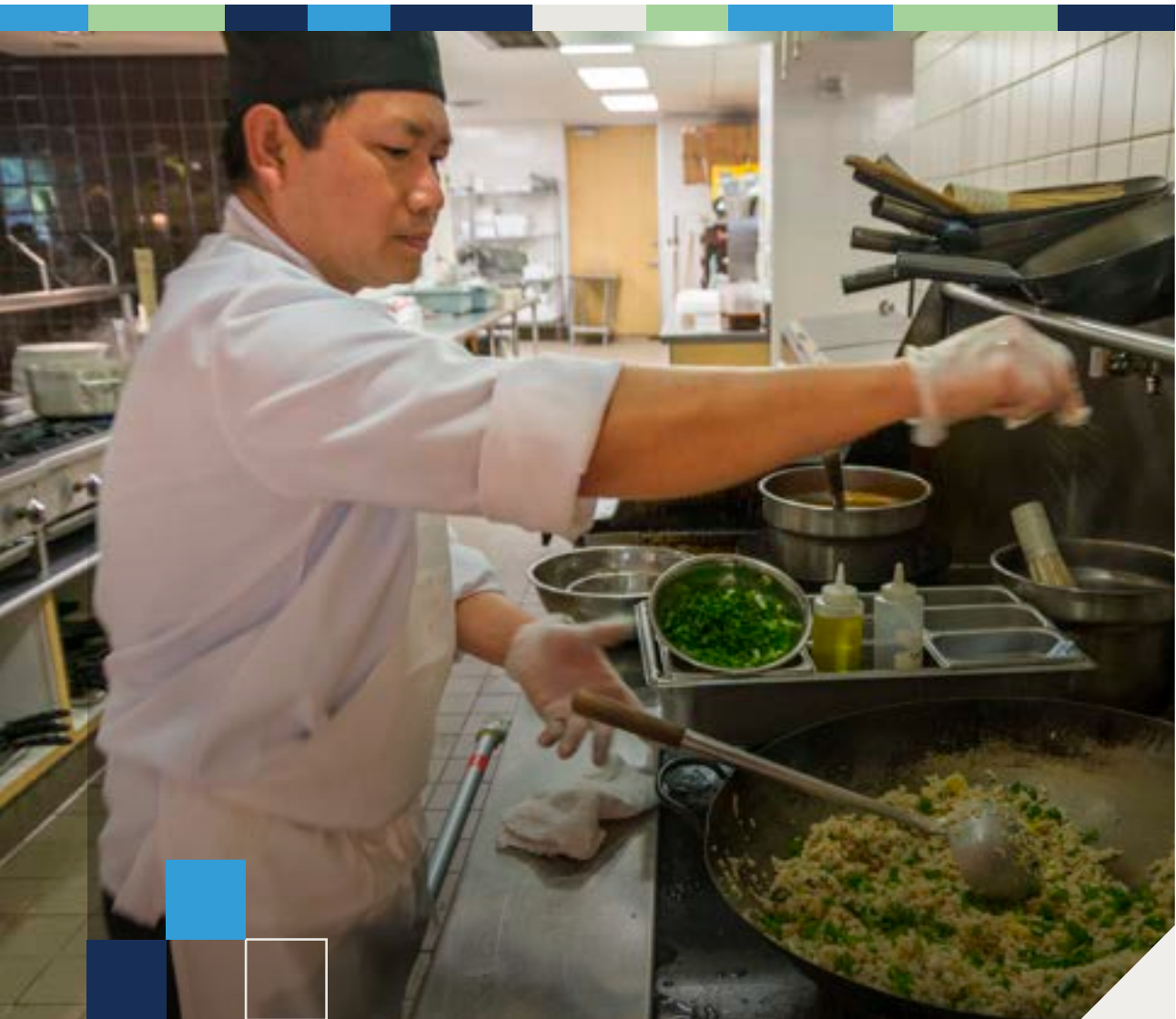
30

20

7

5





BUILDING A

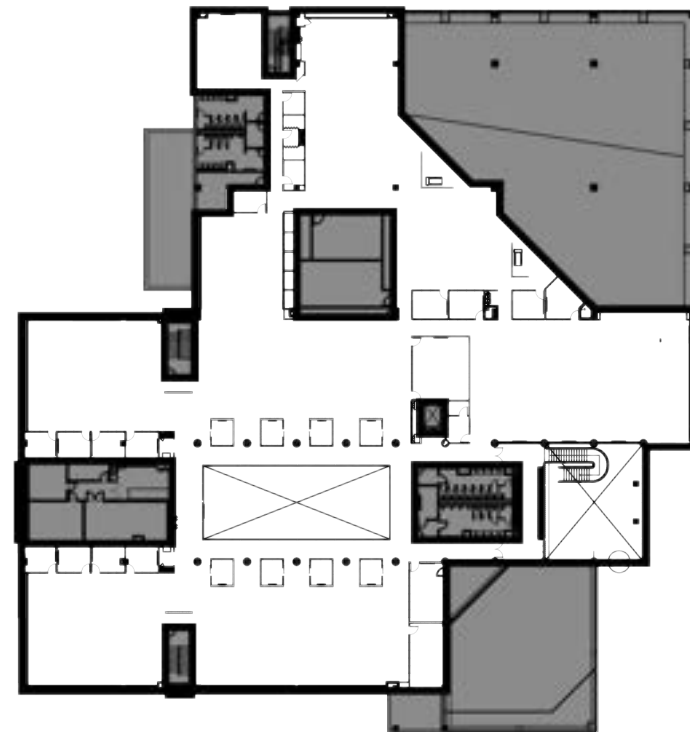
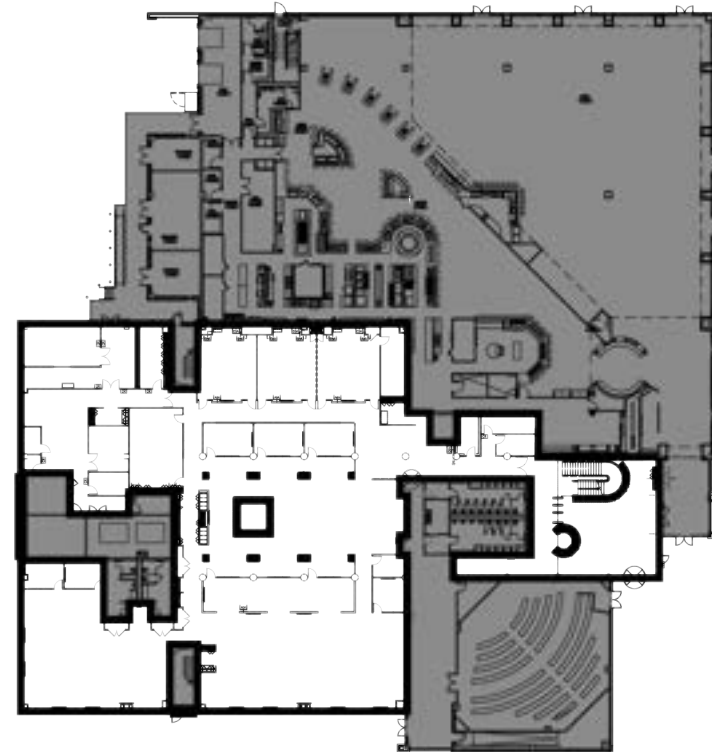
LEVELS 1+2

61,471 RSF

Raise Floor: Approx. 9" height

Generator: Life safety/emergency 500 KW, shared with B & C Building A office has 500 KW/ 800 A service

LEVEL 1



LEVEL 2

BUILDING B

SUITES B-100 + B-150

Can be contiguous with floors 2 & 3 for a total of 327,924 SF

SUITE B-100+150: 80,558 RSF

SUITE 150 - 24,224 SF

Raise Floor: Approx. 9" height

Generator: Life safety/emergency 500 KW



SUITE B-100 - 56,334 SF



CURRENT AVAILABILITY

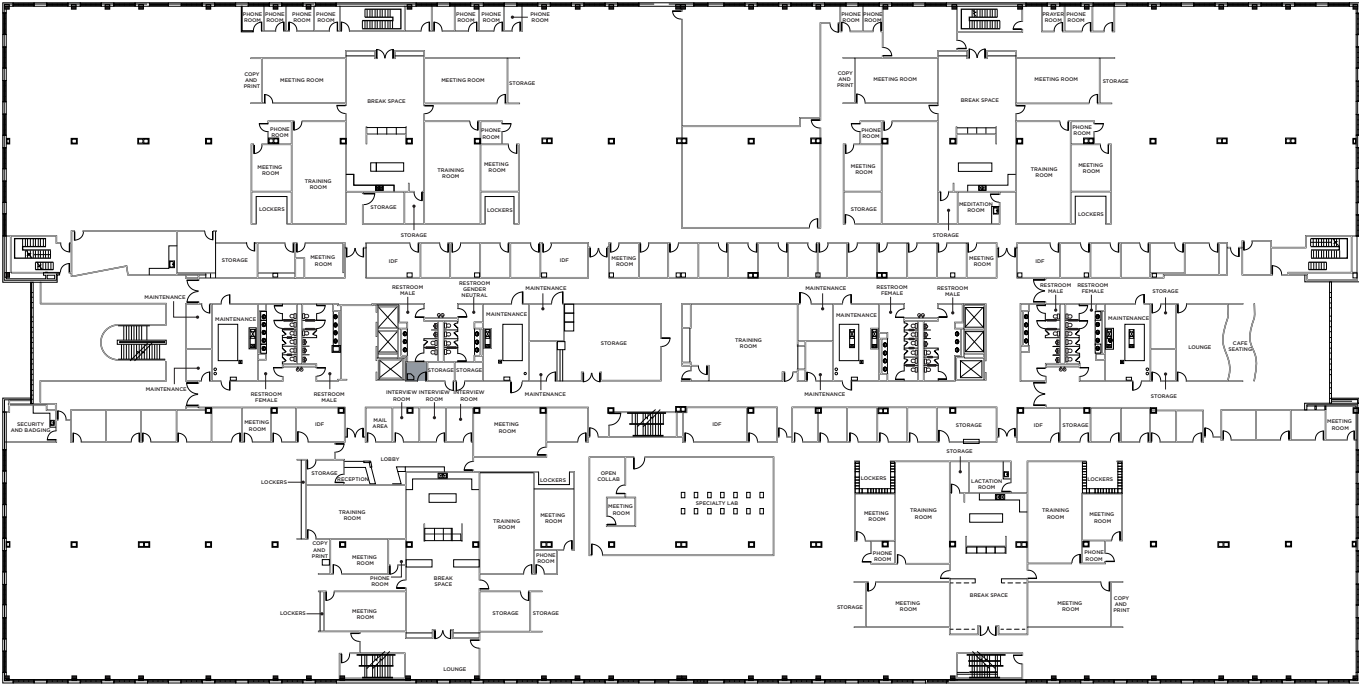
7700 PARMER AUSTIN, TX

BUILDING B

LEVEL 2

Can be contiguous with floor 1 and 3 for a total of 327,924 SF
123,799 RSF

Available: 9/1/26



CURRENT AVAILABILITY

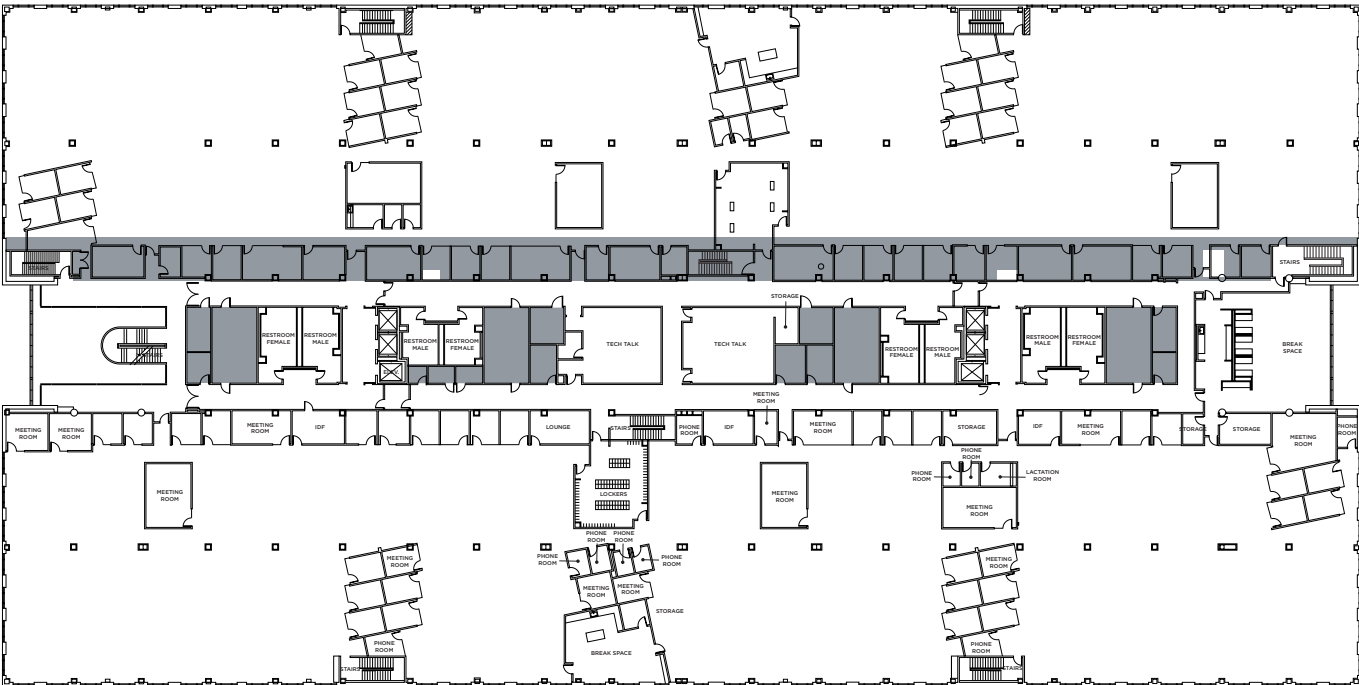
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BUILDING B

LEVEL 3

Can be contiguous with floor 1 and 2 for a total of 327,924 SF
123,567 RSF

Available: 9/1/26



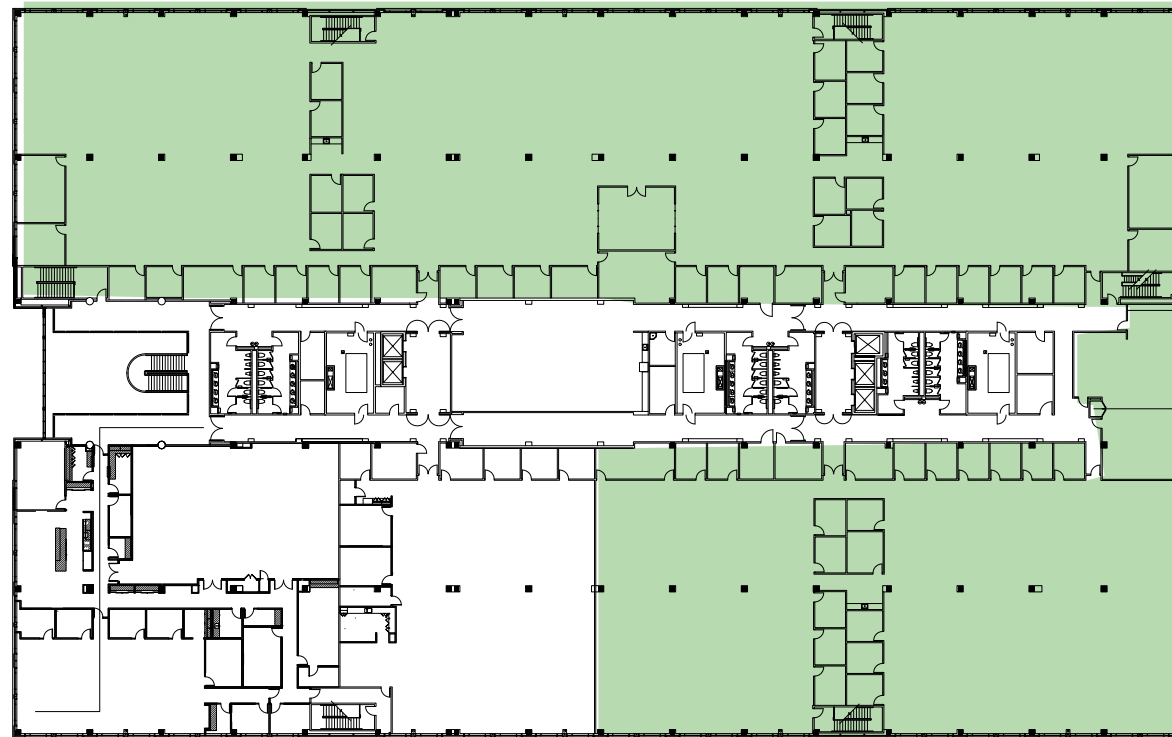
BUILDING C

SUITE 300

76,255 RSF

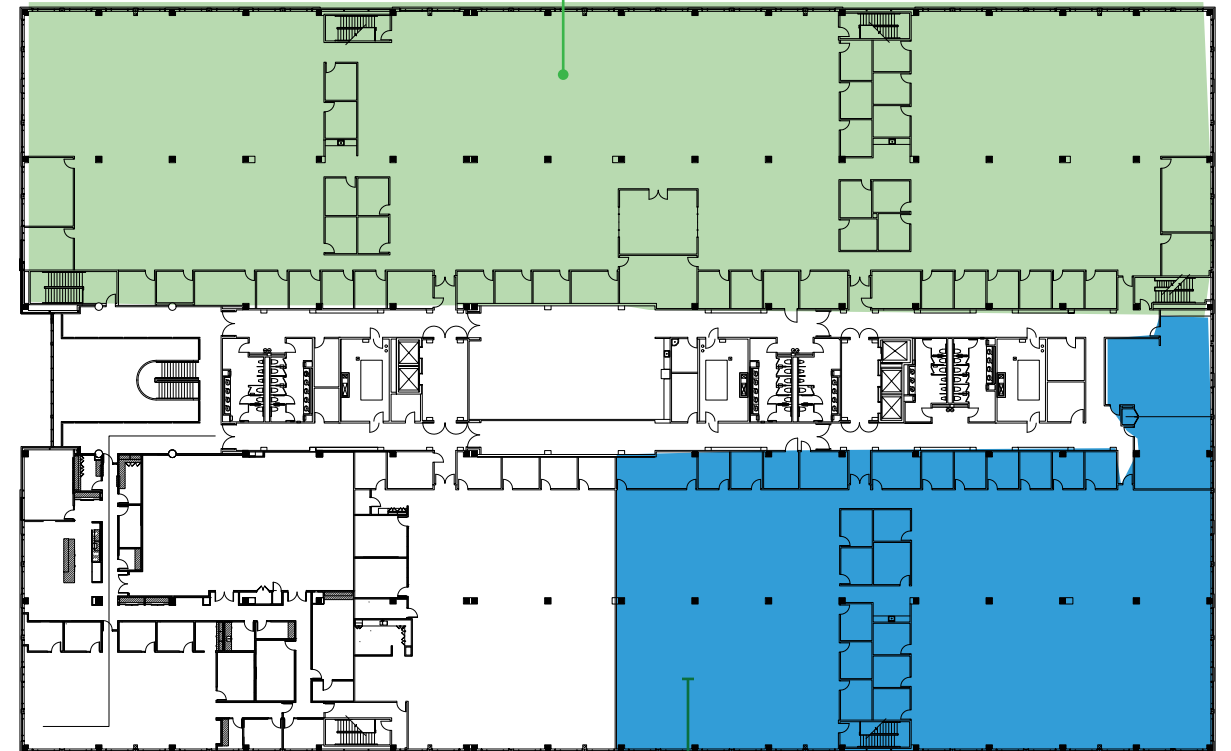
Divisible by 25,238 RSF

Available Now



BUILDING C

SUITE 300 - 47,857 SF



SUITE 350 - 25,238 SF

CURRENT

AVAILABILITY

7700 PARMER AUSTIN, TX

BUILDING C

SUITE C-375

13,448 RSF

Raise Floor: C1: 14" height | C2 & C3: 9" height

Generator: Life safety/emergency 500 KW, shared with B & C Building A office has 500 KW/ 800 A service



CURRENT

AVAILABILITY

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BUILDING D

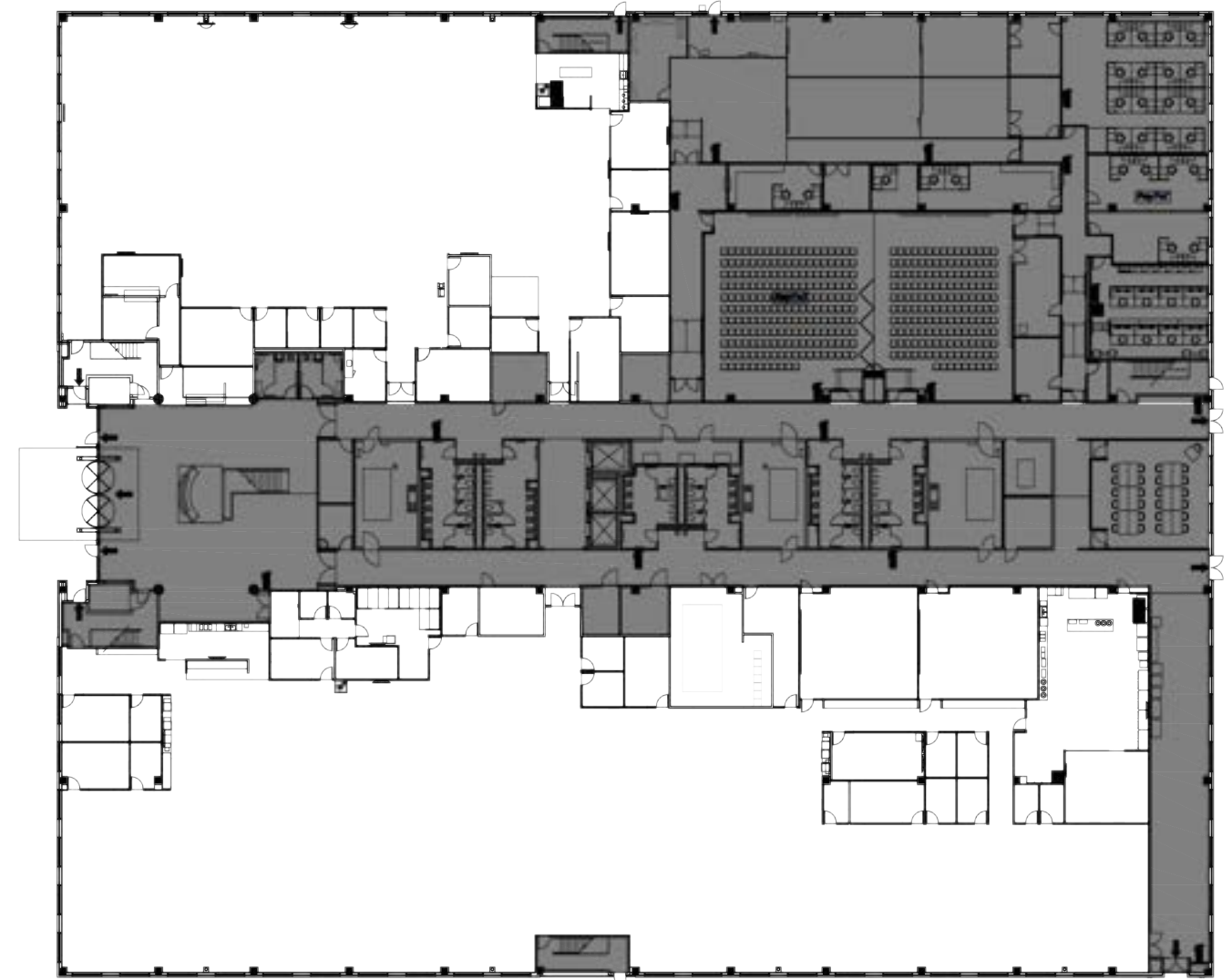
SUITE D-100

16,799 – 49,215 RSF

Raise Floor: 12" raised floor in floor in +/-3000 sf first floor data center

Generator: Life safety/emergency 500 KW. Building has capacity to accommodate additional generator supplied by Tenant

16,799 SF



32,416 SF

CURRENT

AVAILABILITY

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BUILDING D

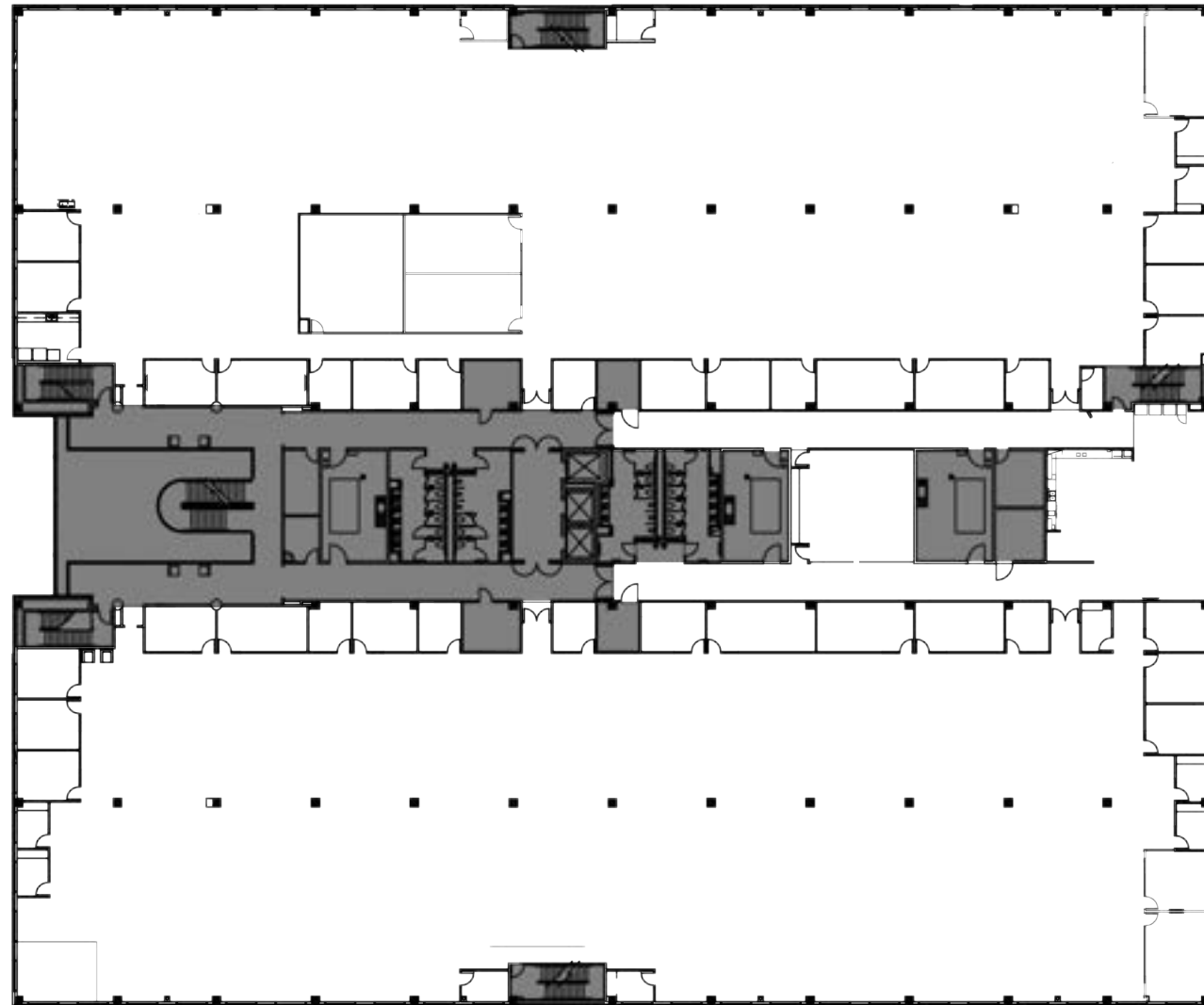
SUITE D-300

(FULL FLOOR)

75,222 RSF

Raise Floor: 12" raised floor in floor in +/-3000 sf first floor data center

Generator: Life safety/emergency 500 KW. Building has capacity to accommodate additional generator supplied by Tenant



CURRENT

AVAILABILITY

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BUILDING D

SUITE D-300

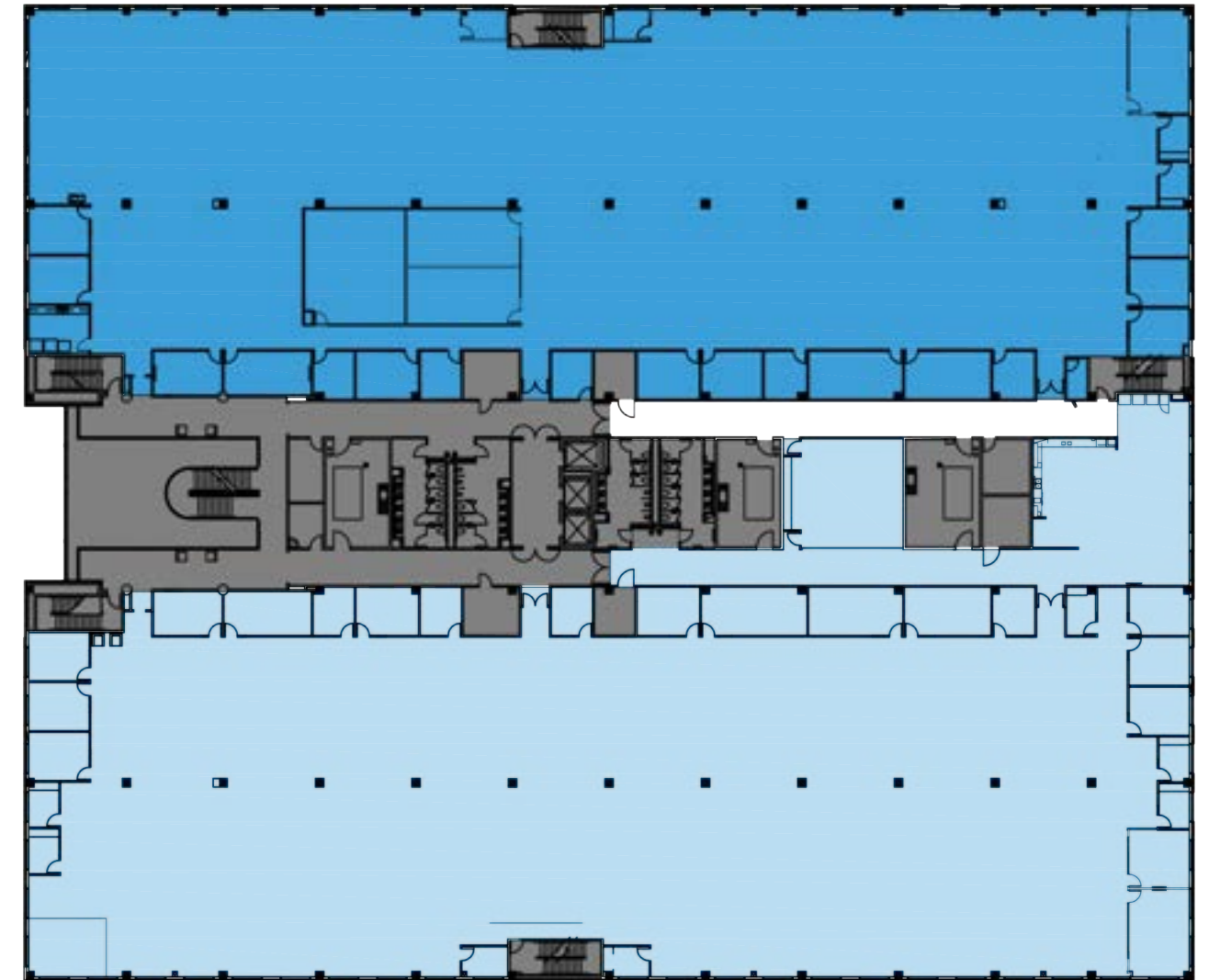
(MULTI-TENANT)

35,140 – 75,222 RSF

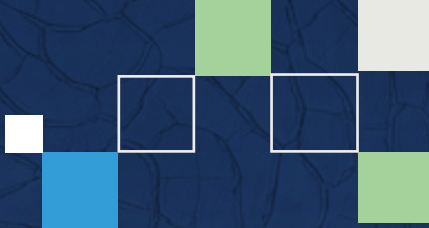
Raise Floor: 12" raised floor in floor in +/-3000 sf first floor data center

Generator: Life safety/emergency 500 KW. Building has capacity to accommodate additional generator supplied by Tenant

35,140 SF



40,082 SF



7700 PARMER

FOR MORE INFORMATION, PLEASE CONTACT

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