



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

603,087 SF AVAILABLE

- MIN. DIVISIBLE: 13,448 SF
- MAX CONTIGUOUS: 298,383 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



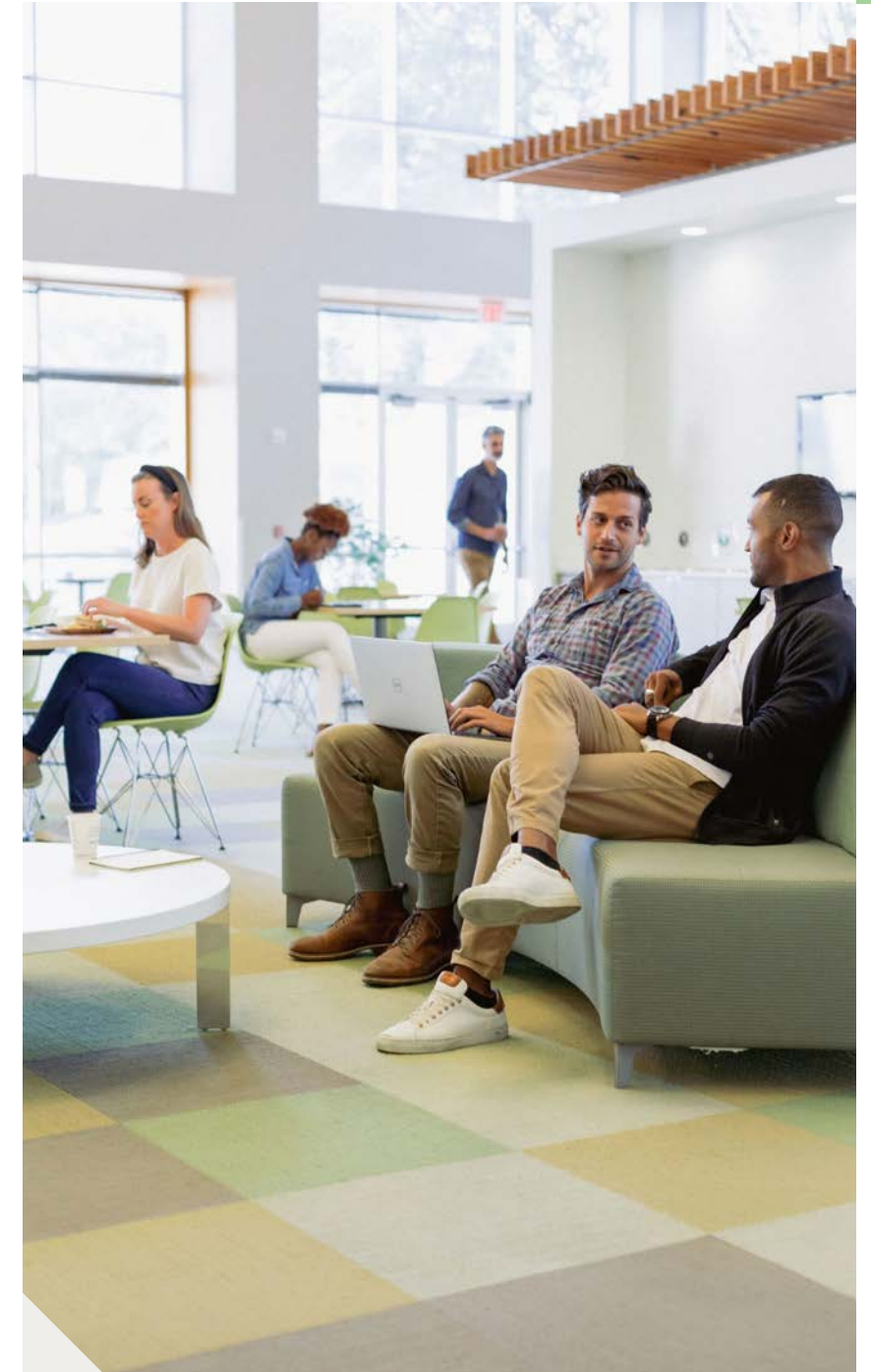
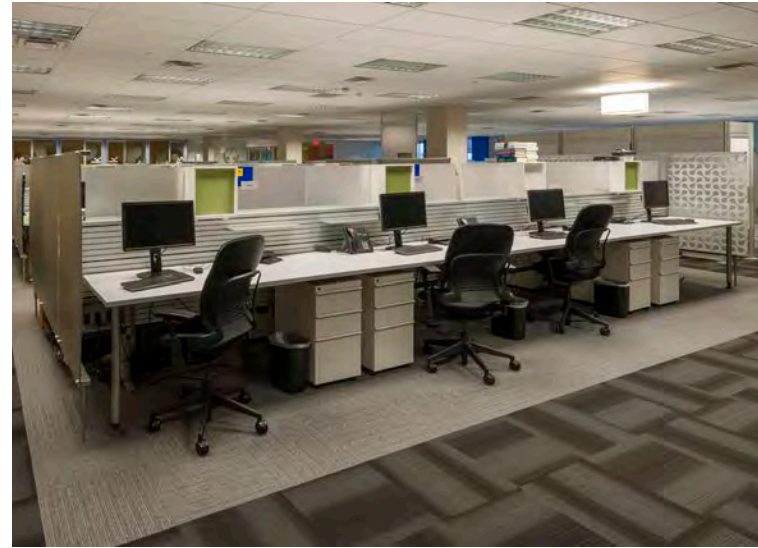
WITH EXPANSIVE OFFICE OPPORTUNITIES,

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

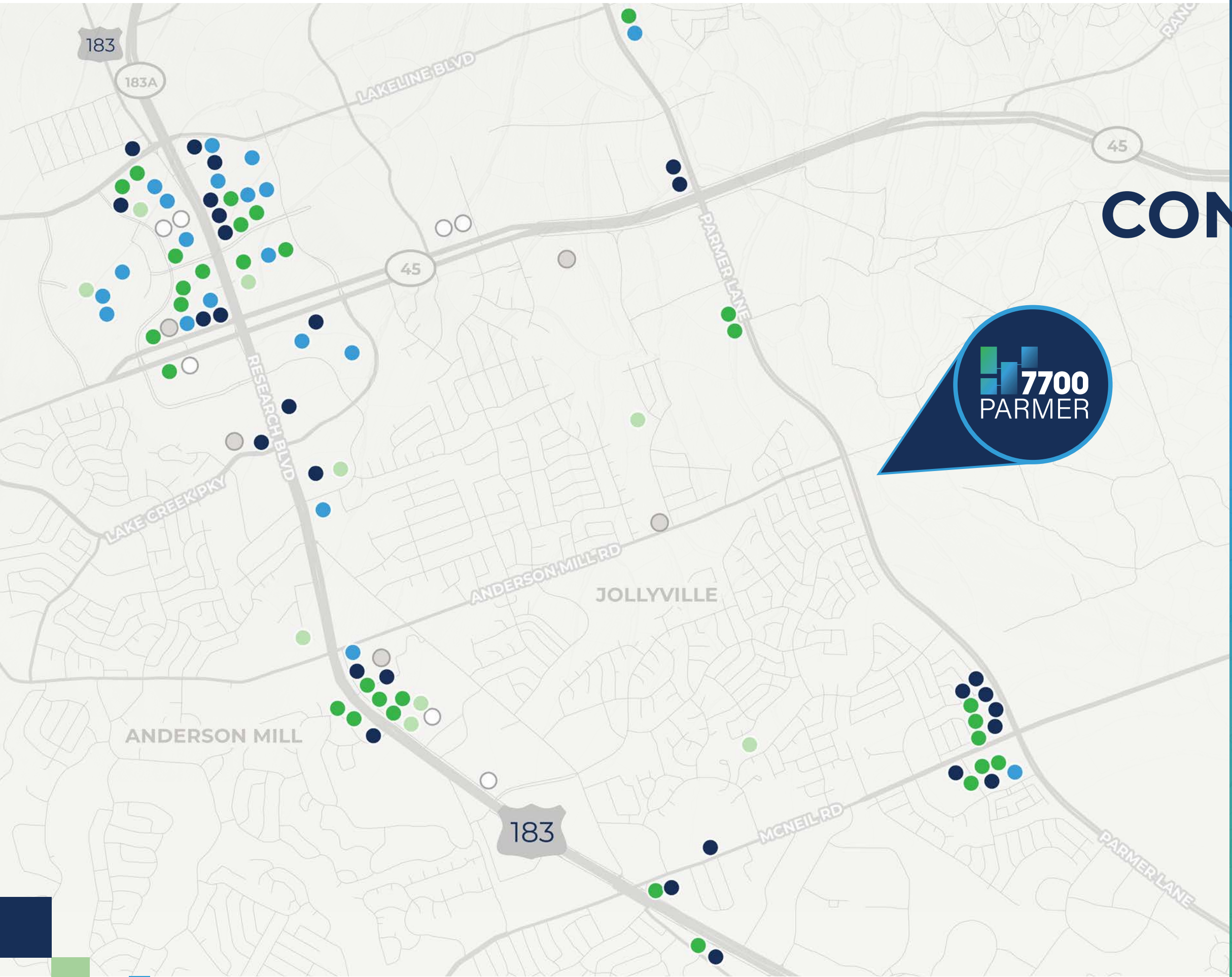
BiOWARE
CORP



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

7

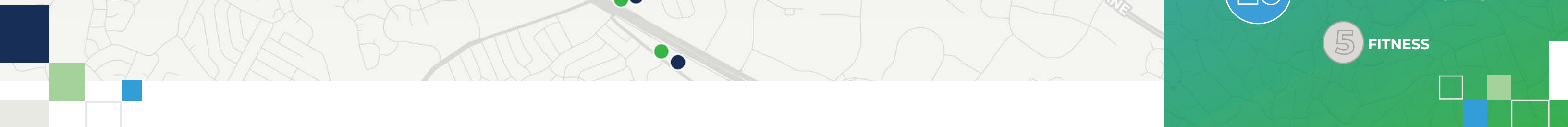
HOTELS

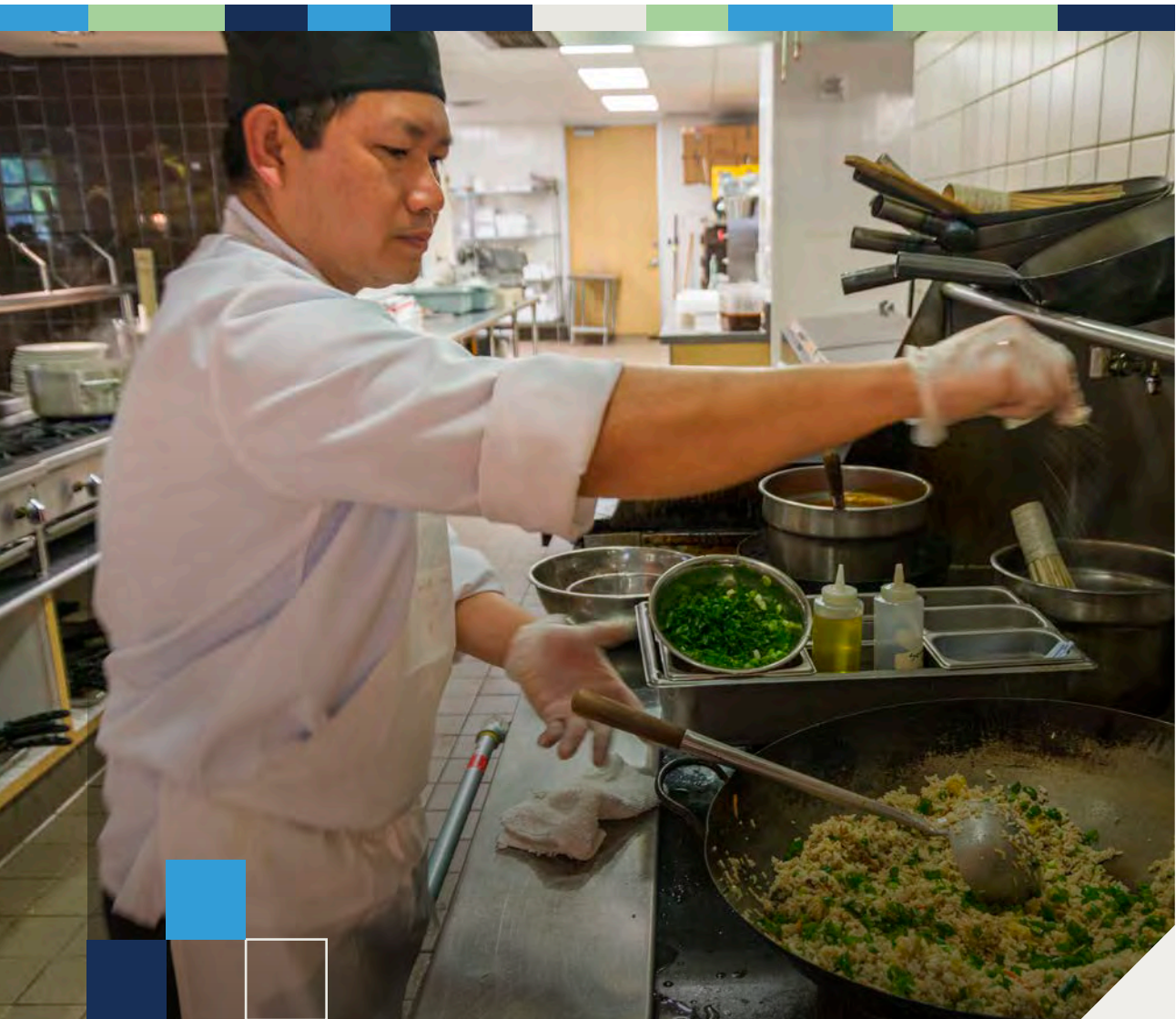
20

SHOPPING

5

FITNESS





CURRENT AVAILABILITY

7700 PARMER AUSTIN, TX

BUILDING A

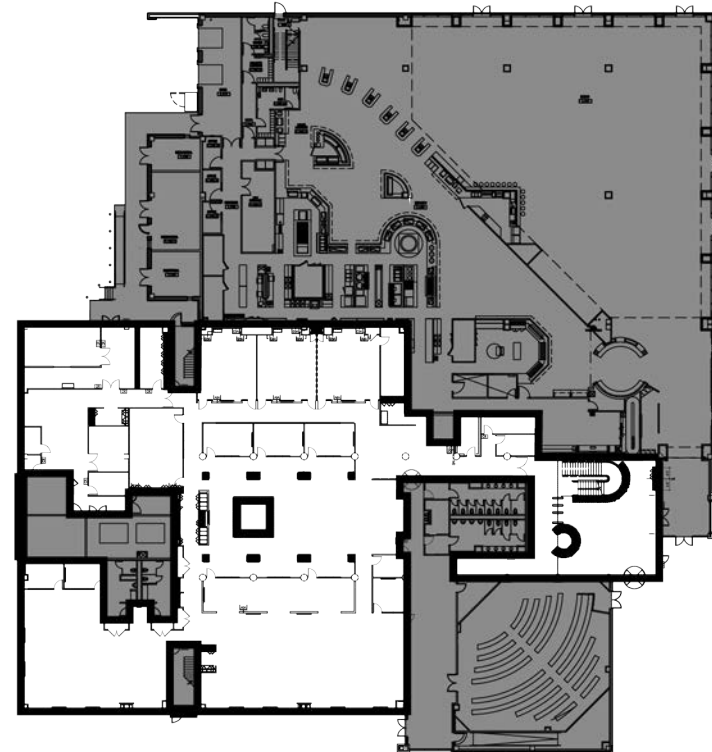
LEVELS 1+2

61,471 RSF

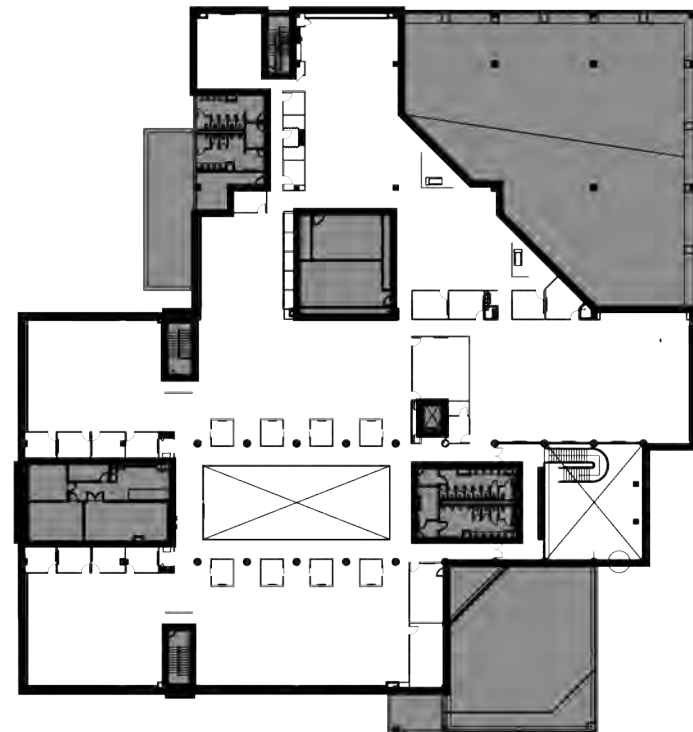
Raise Floor: Approx. 9" height

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

LEVEL 1



LEVEL 2



CURRENT AVAILABILITY

7700 PARMER AUSTIN, TX

BUILDING B

SUITES B-100, B-125 + B-150

Can be contiguous with floors 2 & 3 for a total of 298,383 SF

80,558 RSF

Raise Floor: Approx. 9" height

Generator: Life safety/emergency 500 KW

SUITE B-150 - 24,224 SF



SUITE B-100 - 28,988 SF

SUITE B-125 - 27,346 SF



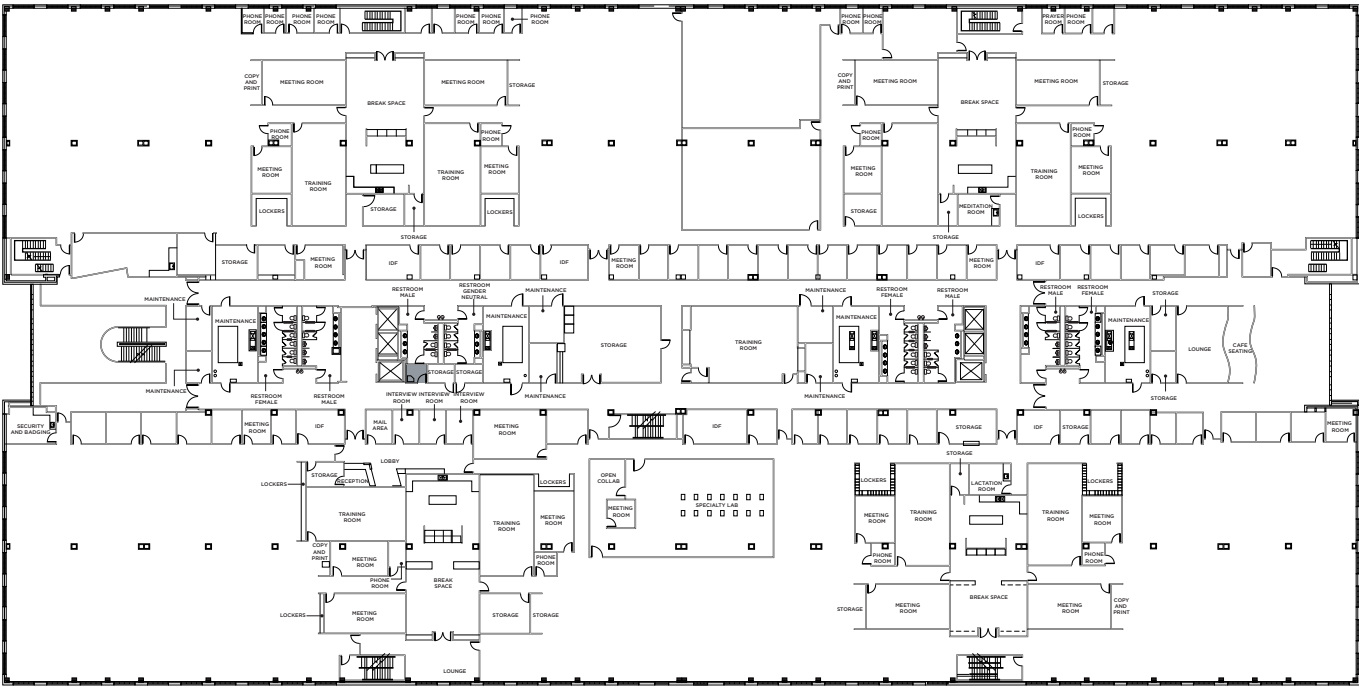
CURRENT AVAILABILITY

7700 PARMER AUSTIN, TX

BUILDING B

LEVEL 2

Can be contiguous with floor 1 and 3 for a total of 298,383 SF
123,799 RSF



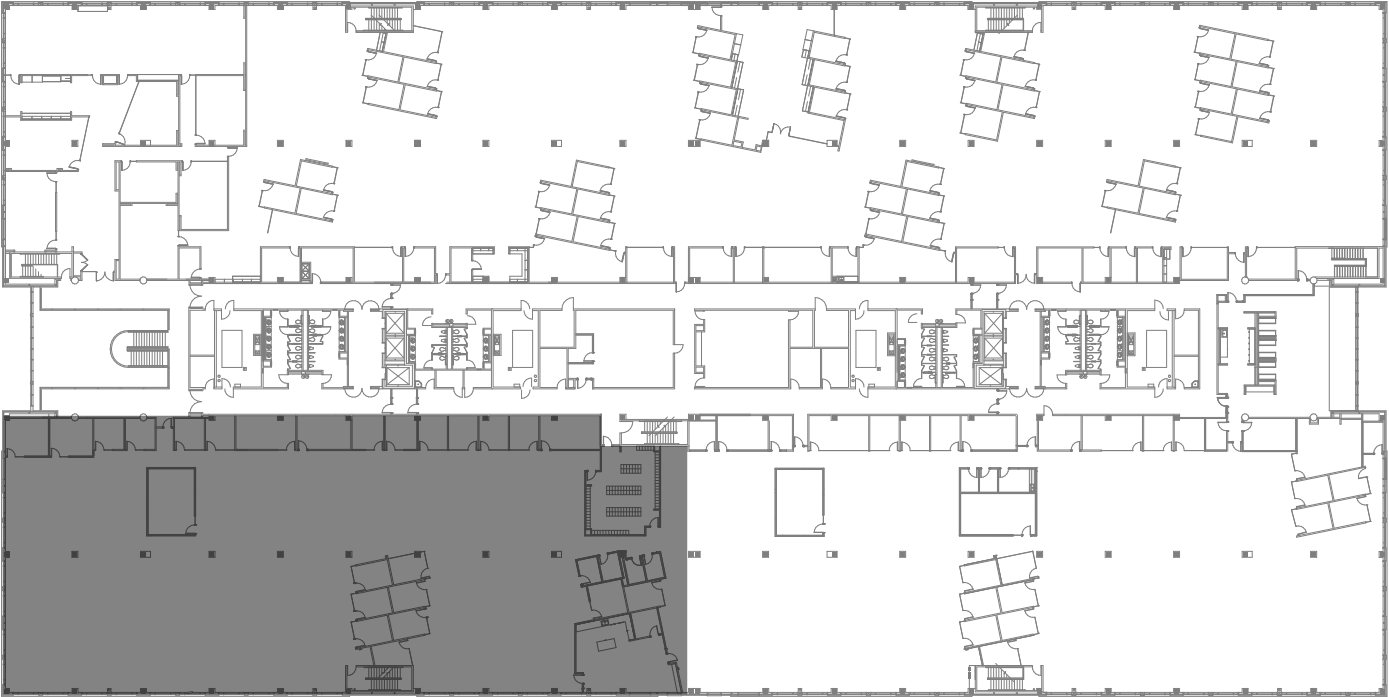
CURRENT AVAILABILITY

7700 PARMER AUSTIN, TX

BUILDING B

LEVEL 3

Can be contiguous with floor 1 and 2 for a total of 298,383 SF
94,026 RSF



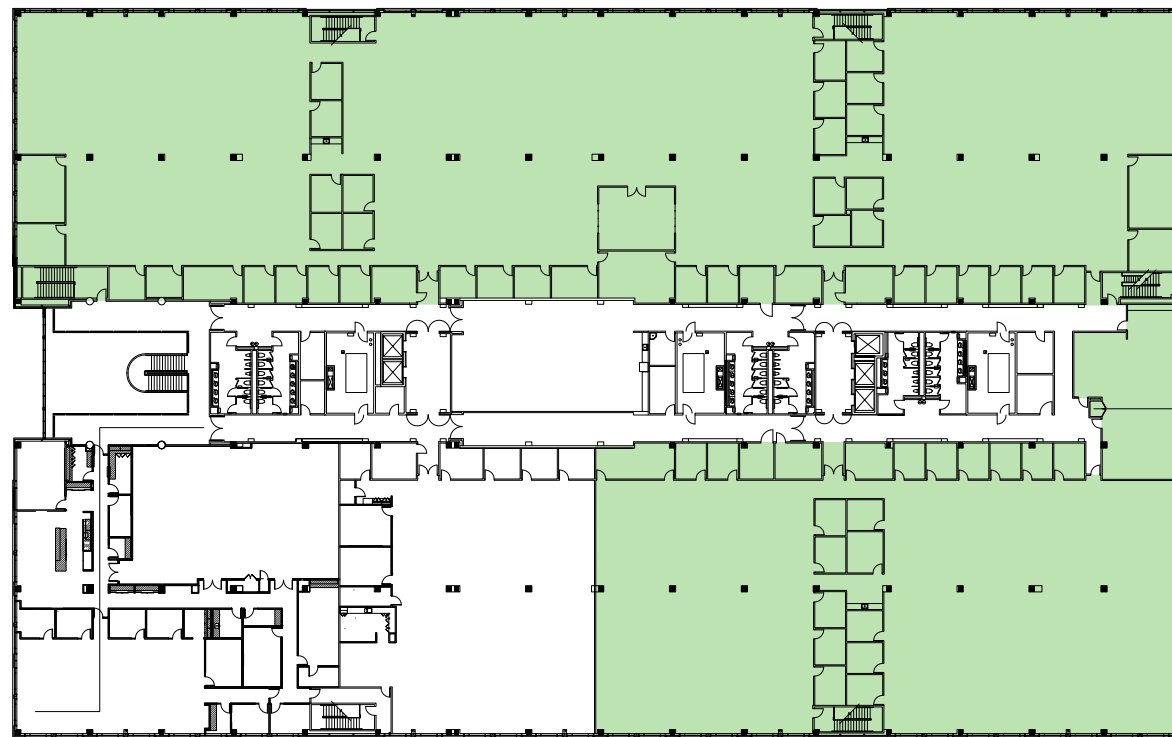
BUILDING C

SUITE 300

76,255 RSF

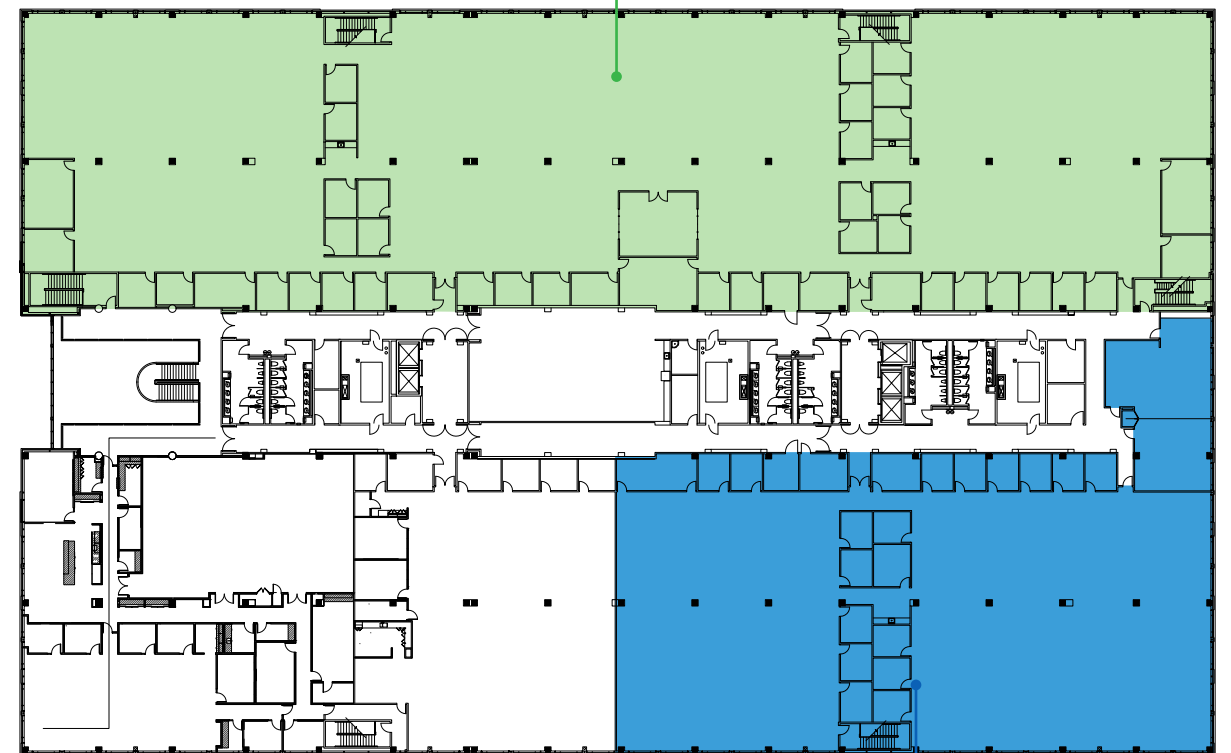
Divisible by 25,238 RSF

Available Now



BUILDING C

SUITE C-300 - 47,857 SF



SUITE C-350 - 25,238 SF

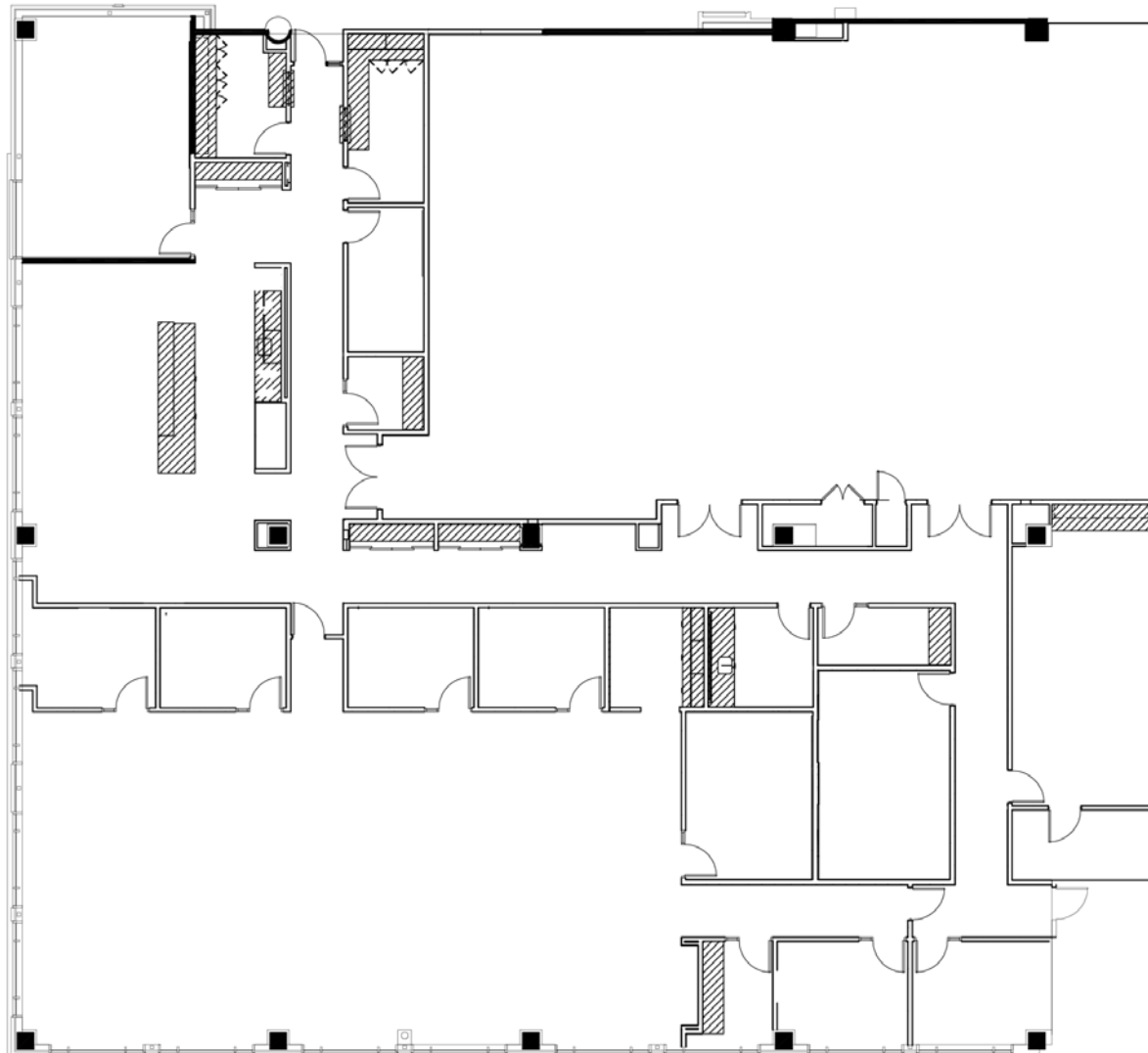
BUILDING C

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



BUILDING D

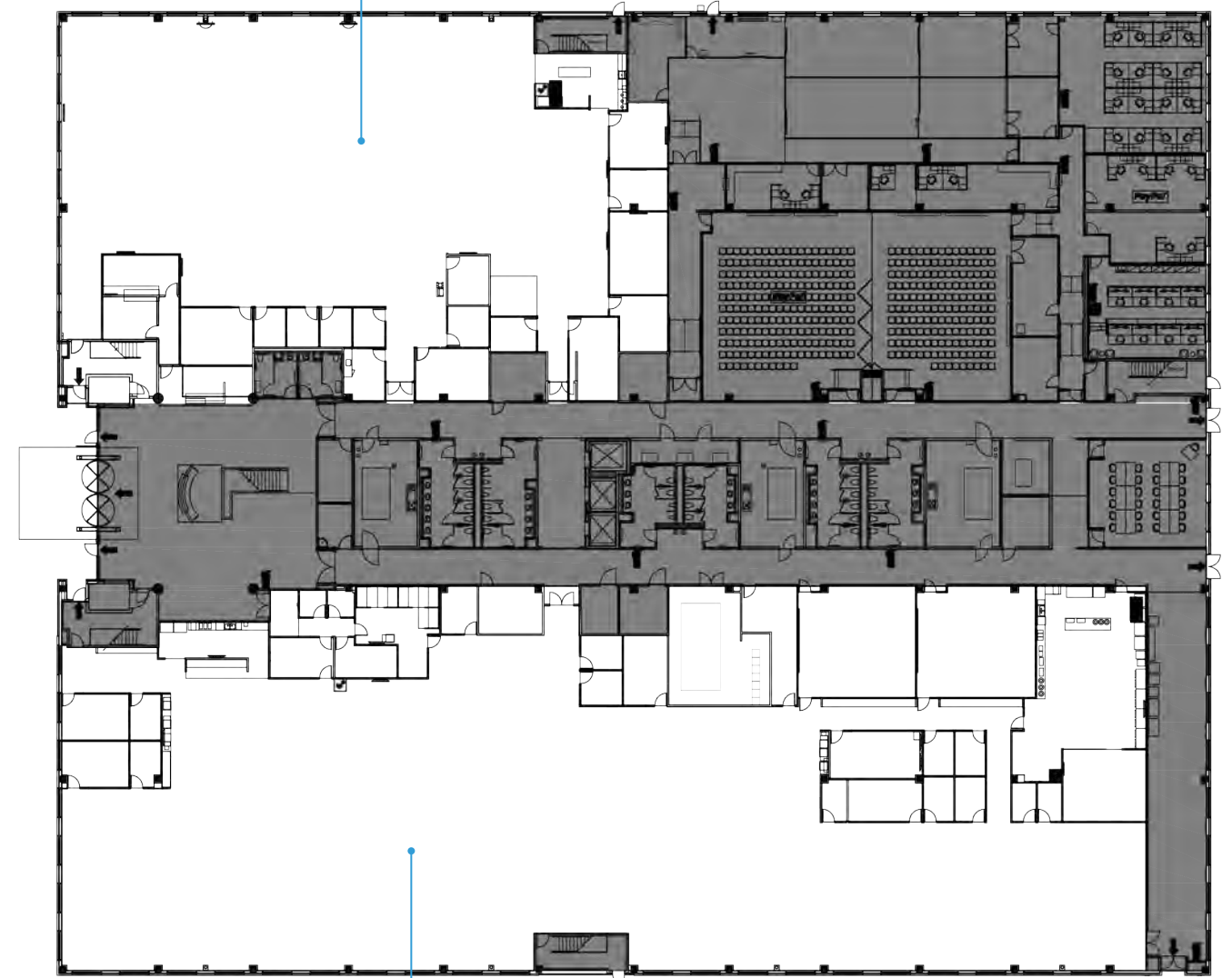
SUITE D-100 + D-102

16,799 – 49,215 RSF

SUITE D-100 - 16,799 SF

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



SUITE D-102 - 32,416 SF

BUILDING D

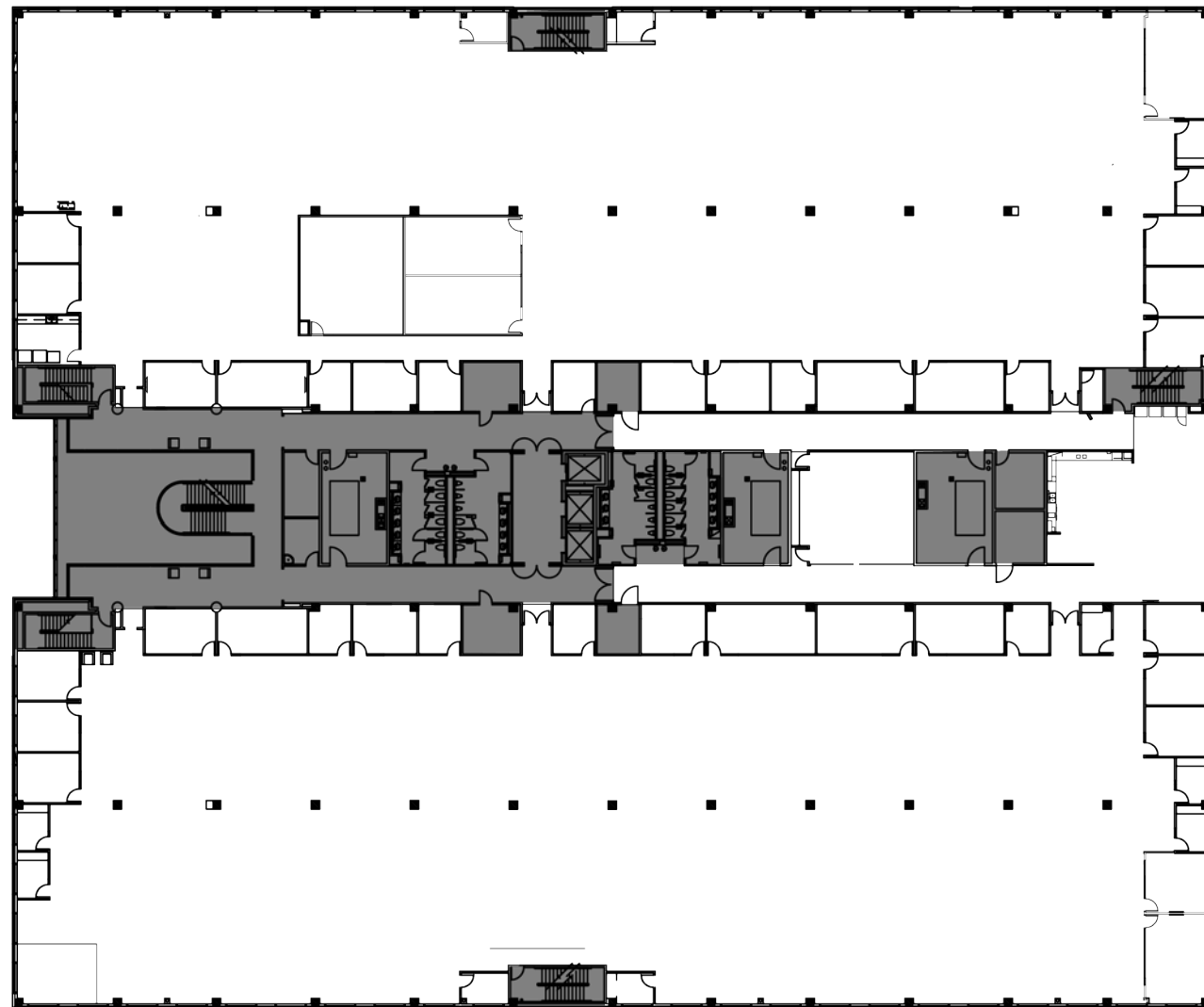
SUITE D-300

(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



BUILDING D

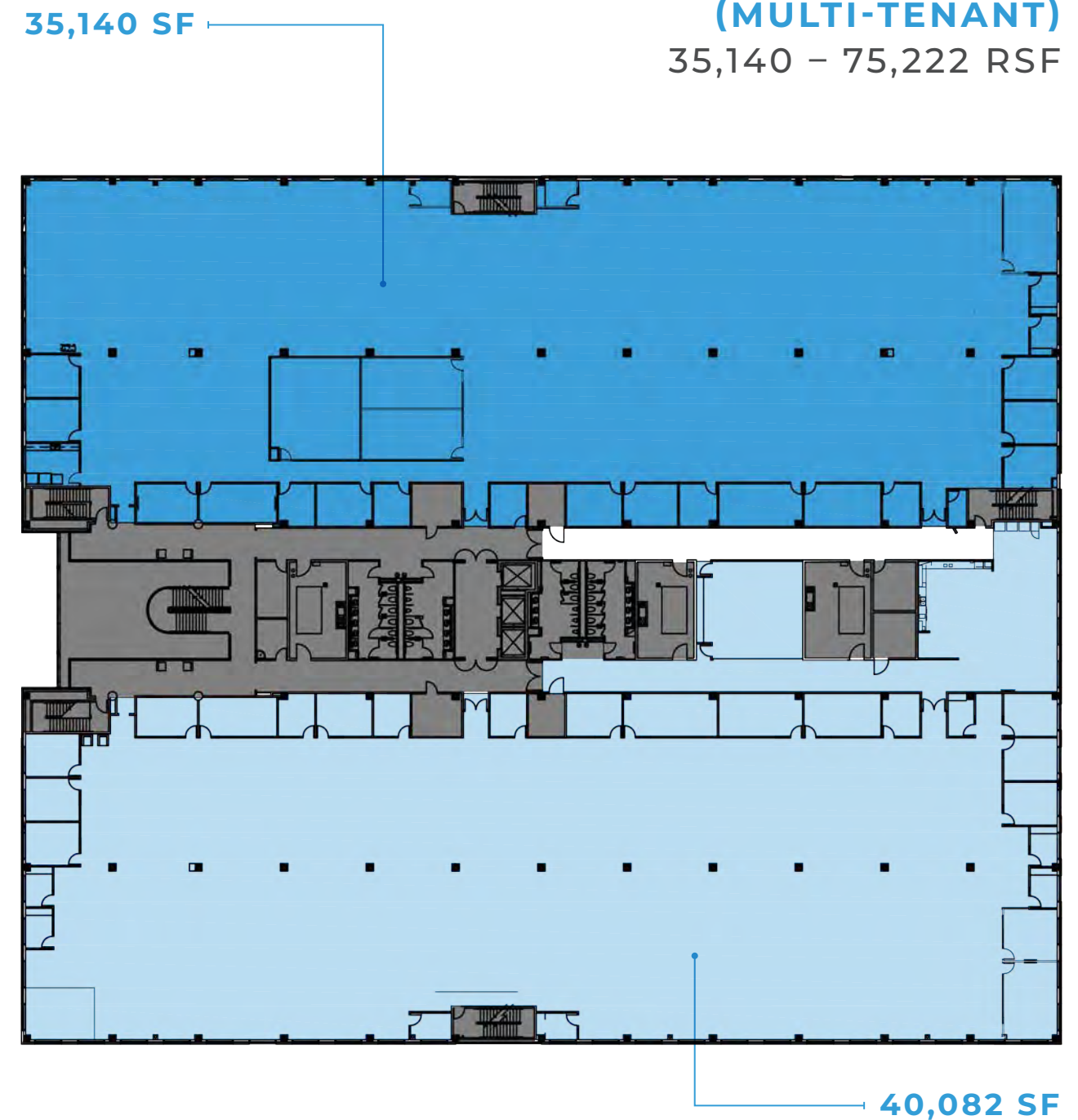
SUITE D-300

(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



40,082 SF



FOR MORE INFORMATION, PLEASE CONTACT

BRIAN LIVERMAN

512.658.6562

brian.liverman@cushwake.com

MATT FRIZZELL

512.925.5001

matt.frizzell@cushwake.com

PAIGE LIVERMAN

512.581.5167

paige.liverman@cushwake.com



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