



# 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



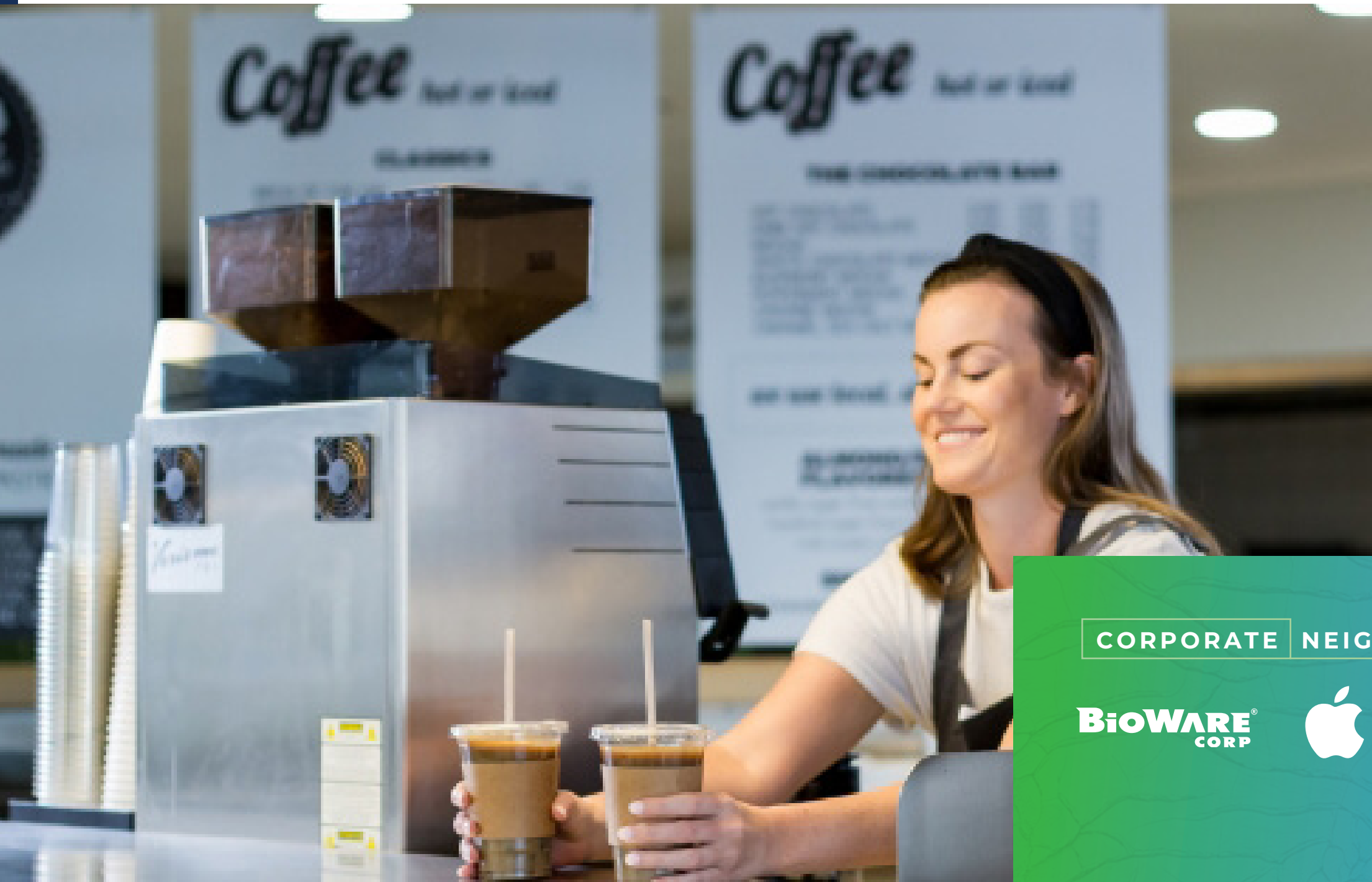
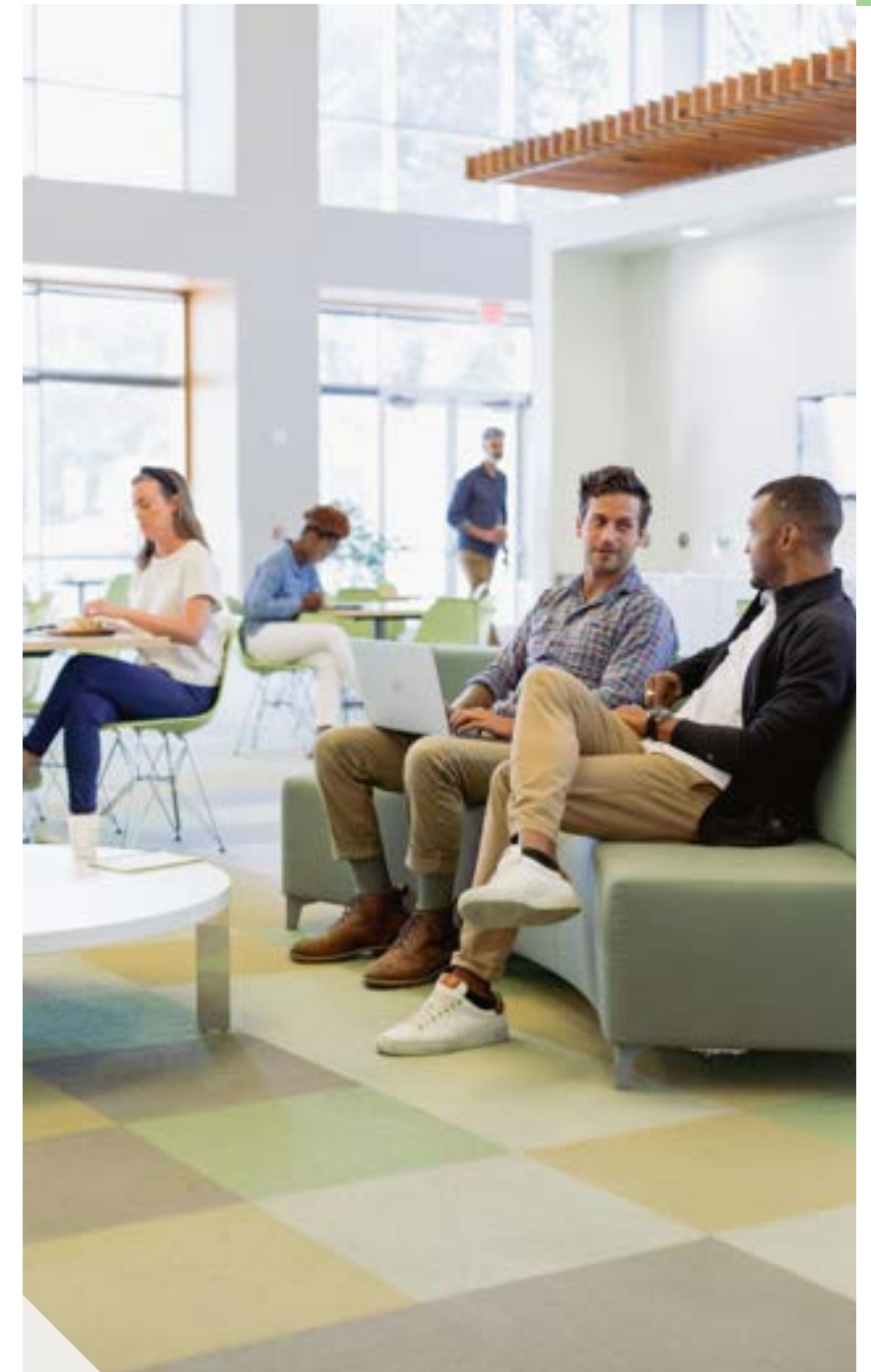
## WITH EXPANSIVE OFFICE OPPORTUNITIES,

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

9

ENTERTAINMENT

28

FAST FOOD

RESTAURANTS

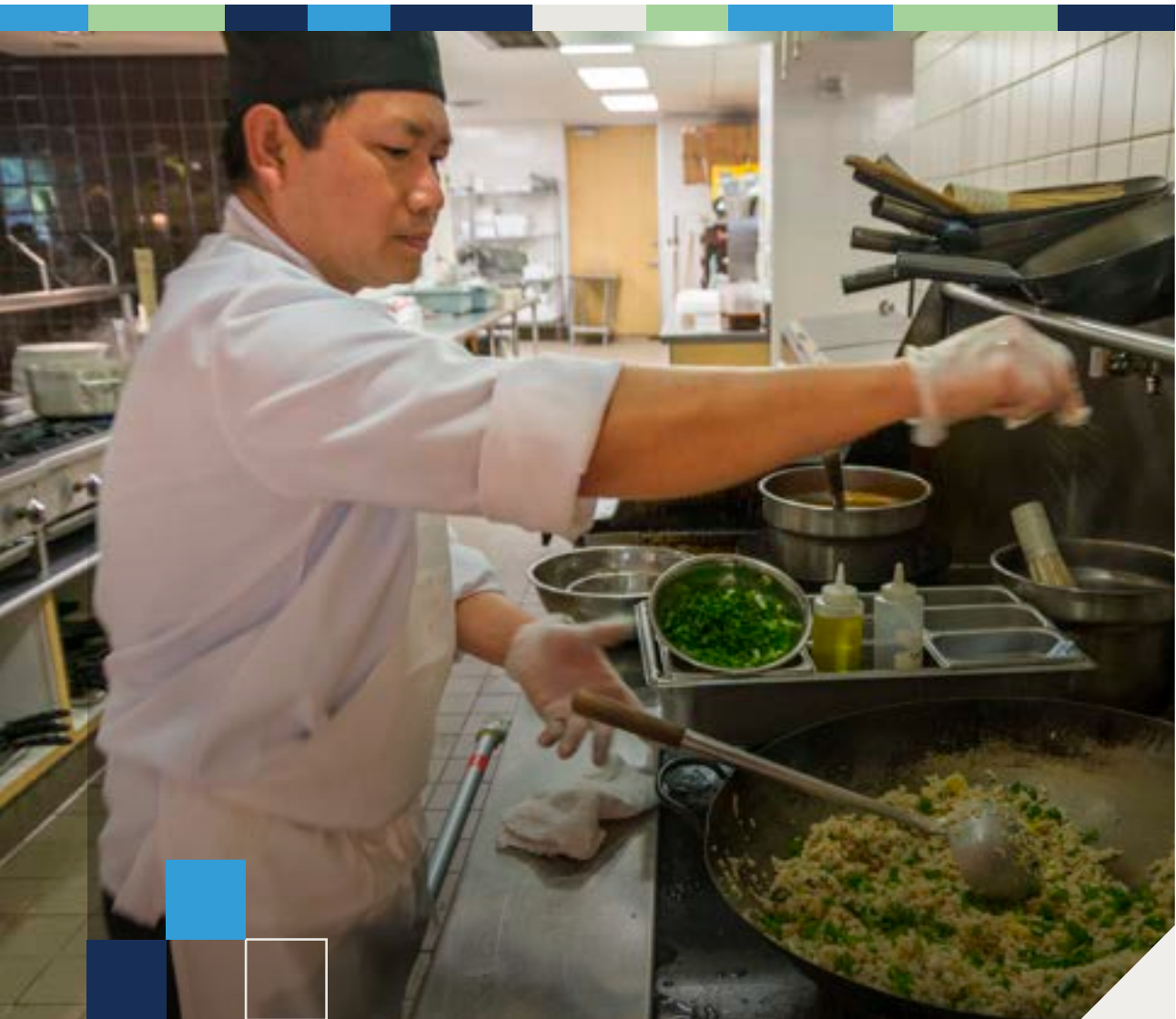
30

20

7

5





**7700**  
PARMER

BUILDING A

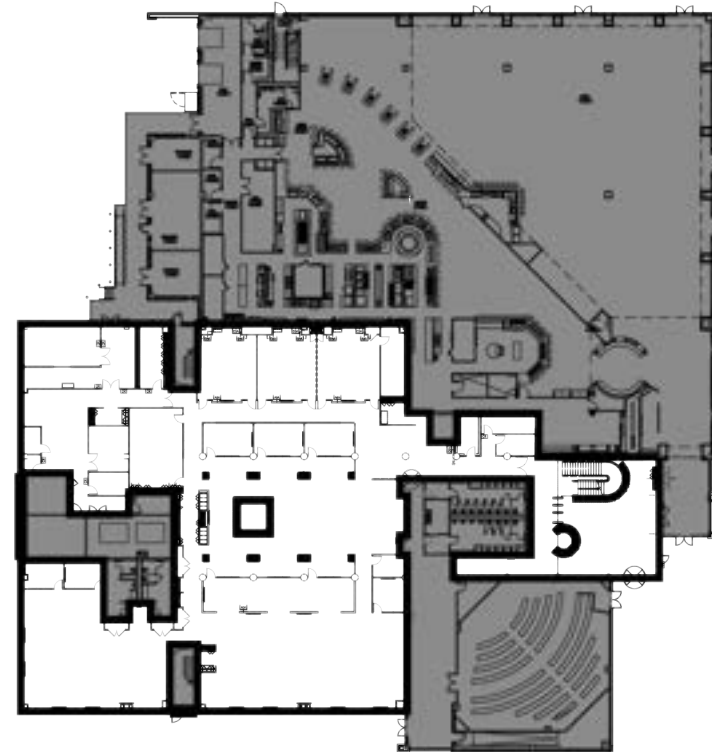
# LEVELS 1+2

61,471 RSF

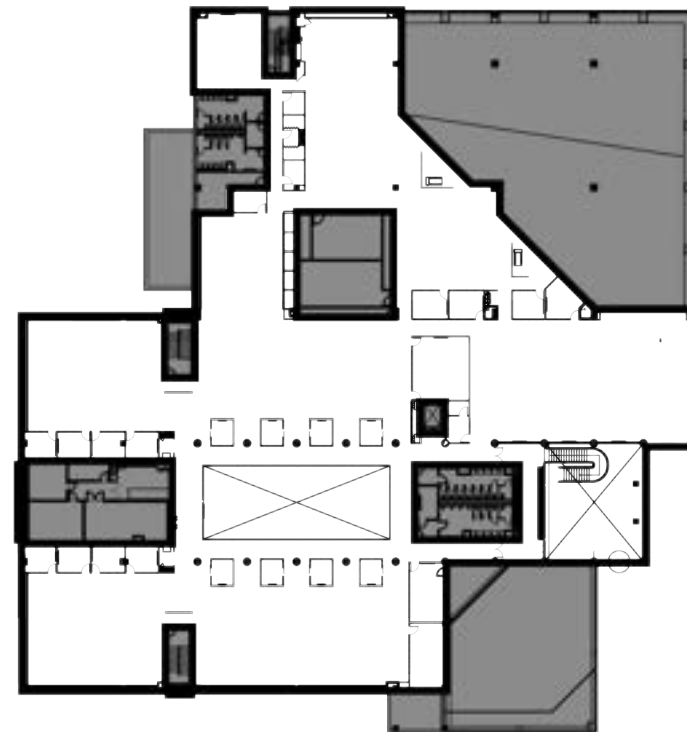
Raise Floor: Approx. 9" height

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

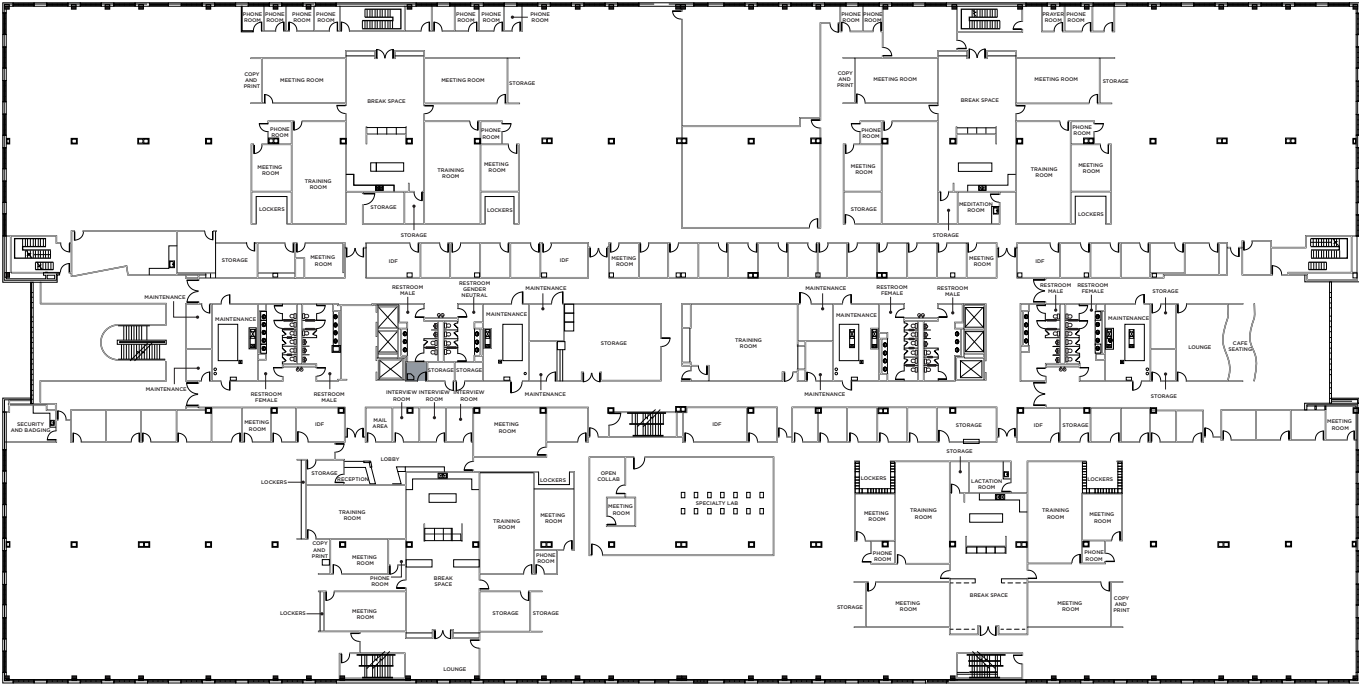
7700 PARMER AUSTIN, TX

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

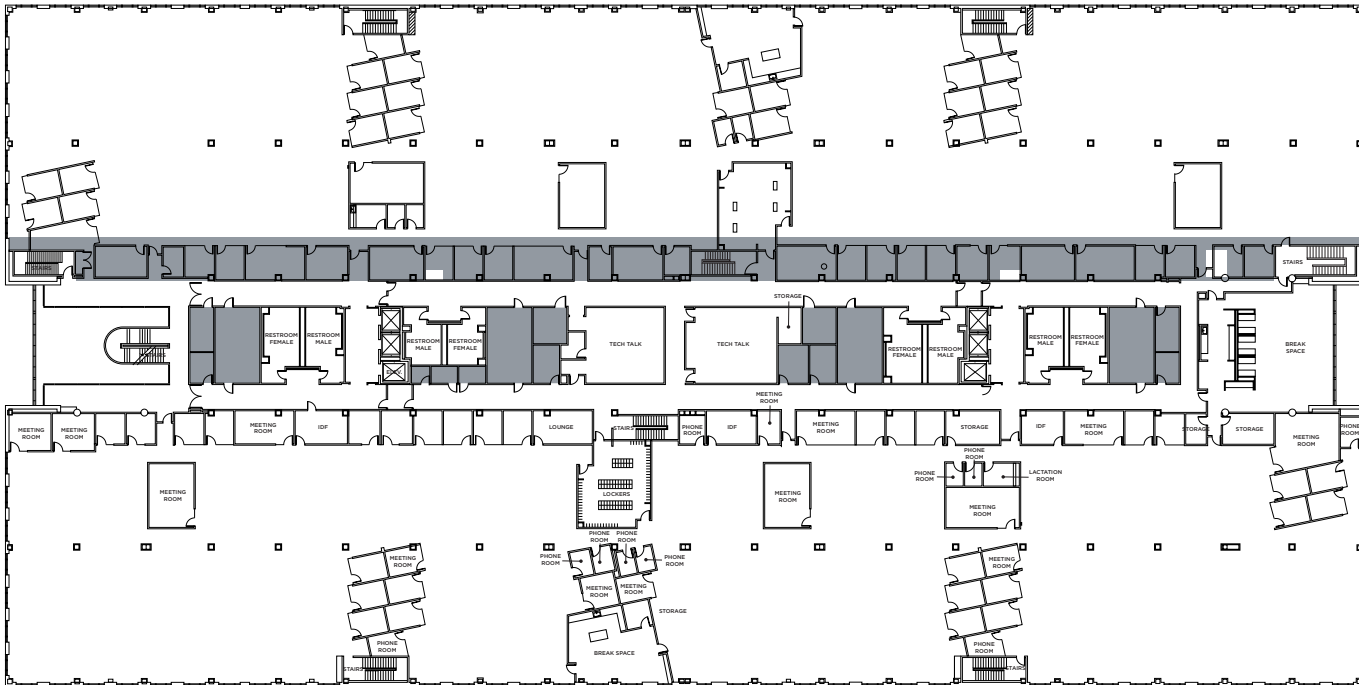
7700 PARMER AUSTIN, TX

BUILDING B

LEVEL 3

Can be contiguous with floor 1 and 2 for a total of 327,924 SF  
247,366 RSF

Available: 9/1/26



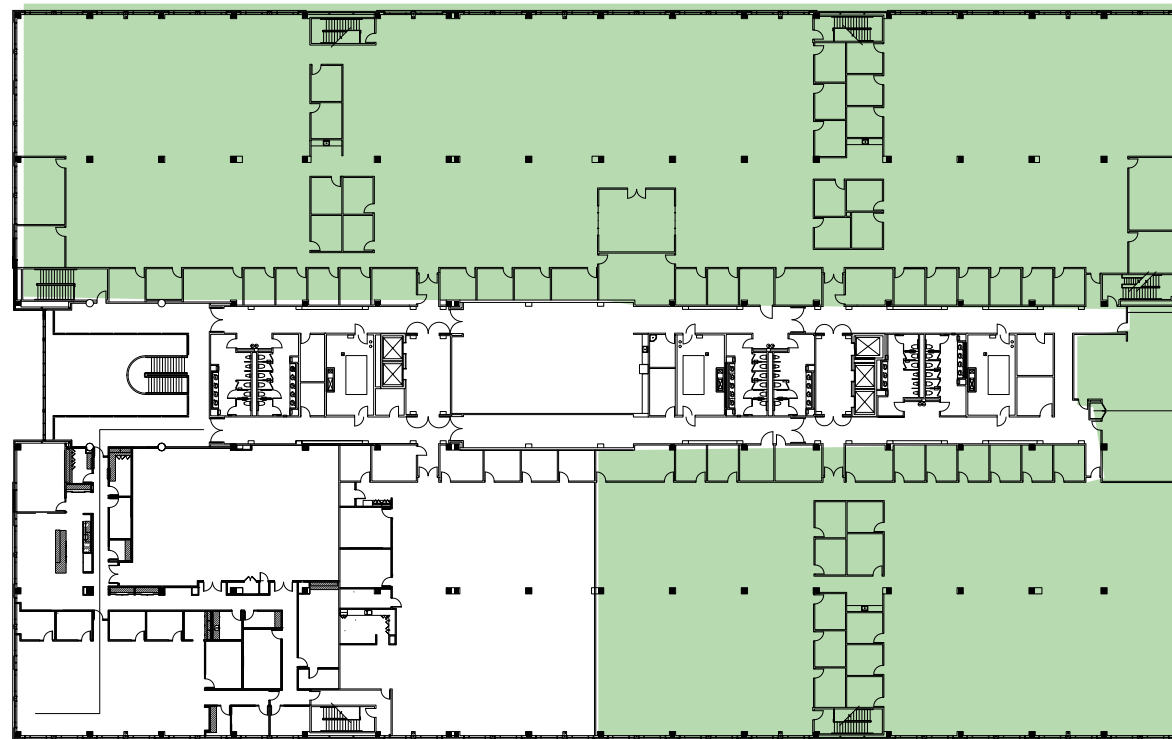
BUILDING C

# SUITE 300

76,255 RSF

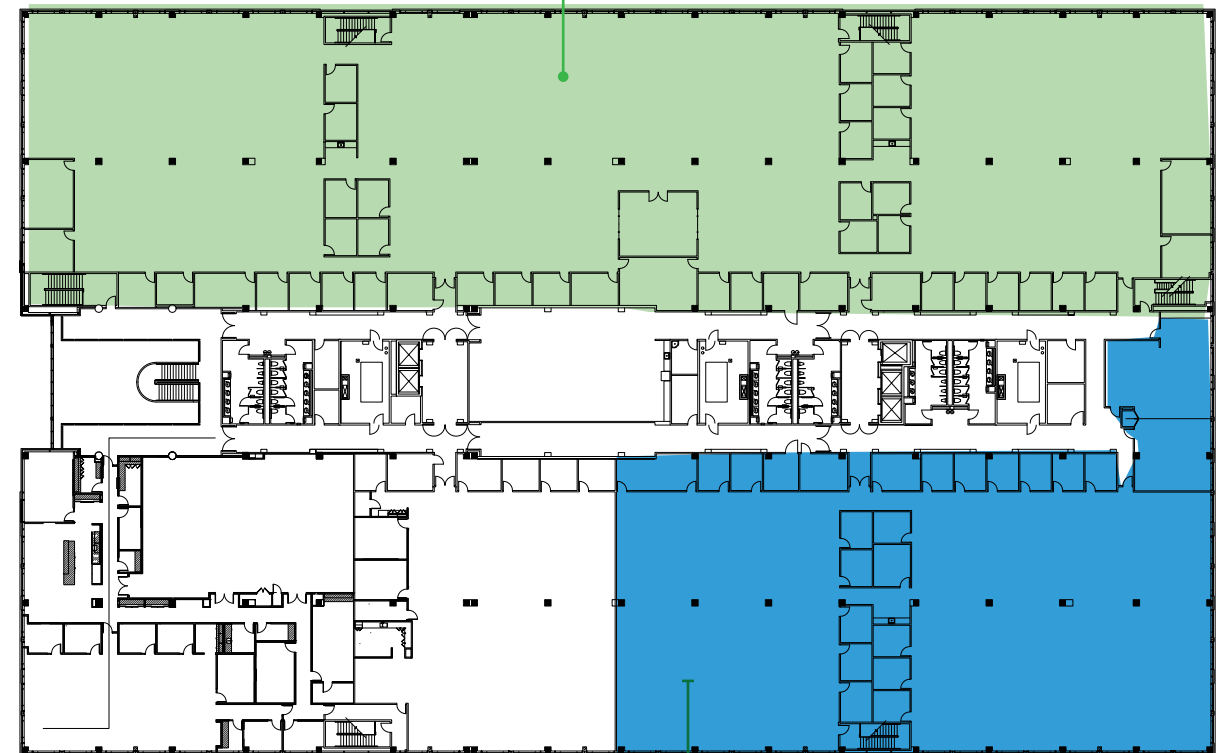
Divisible by 25,238 RSF

Available Now



BUILDING C

SUITE 300 - 47,857 SF



SUITE 350 - 25,238 SF

CURRENT

AVAILABILITY

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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

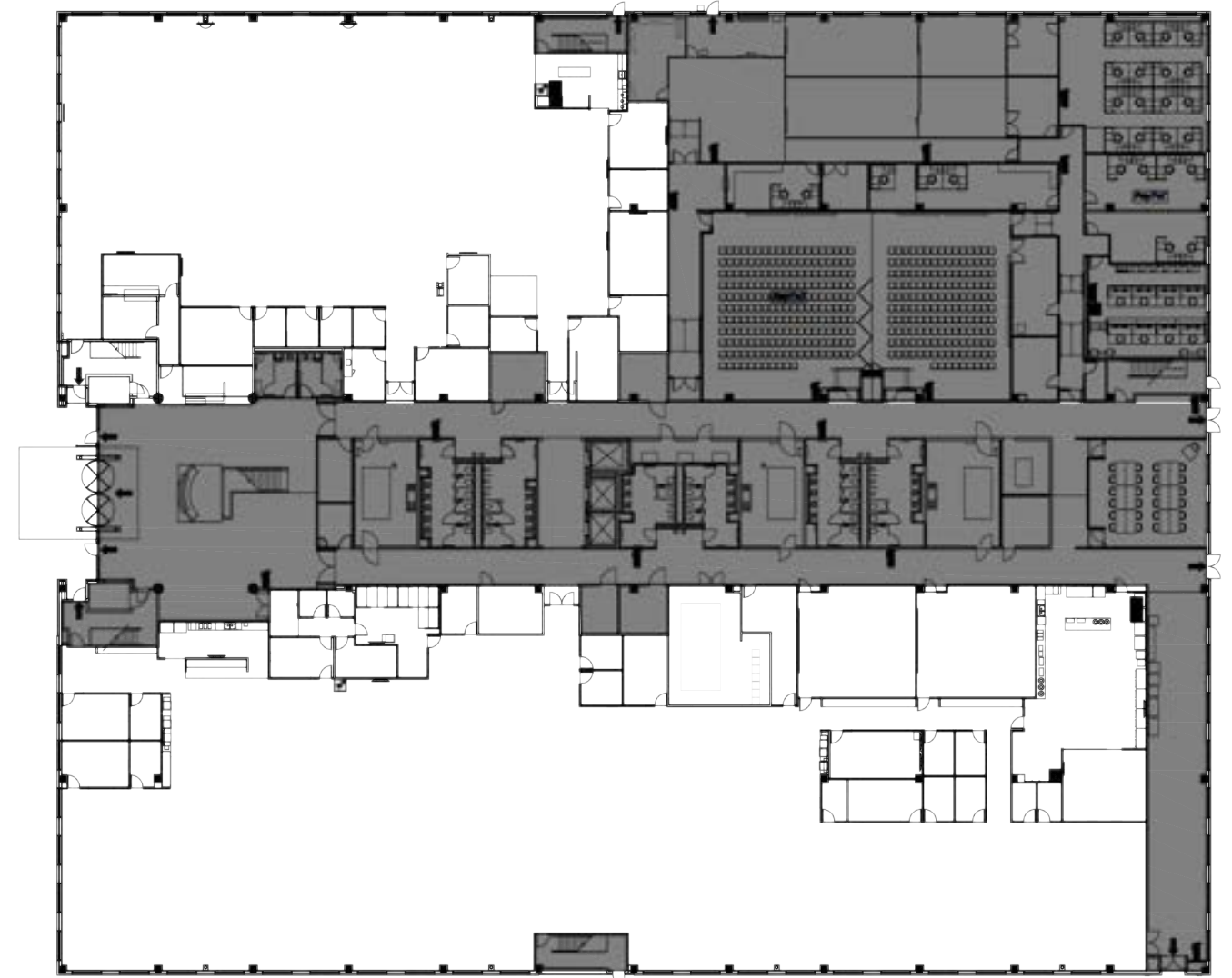
## SUITE D-100

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

BUILDING D

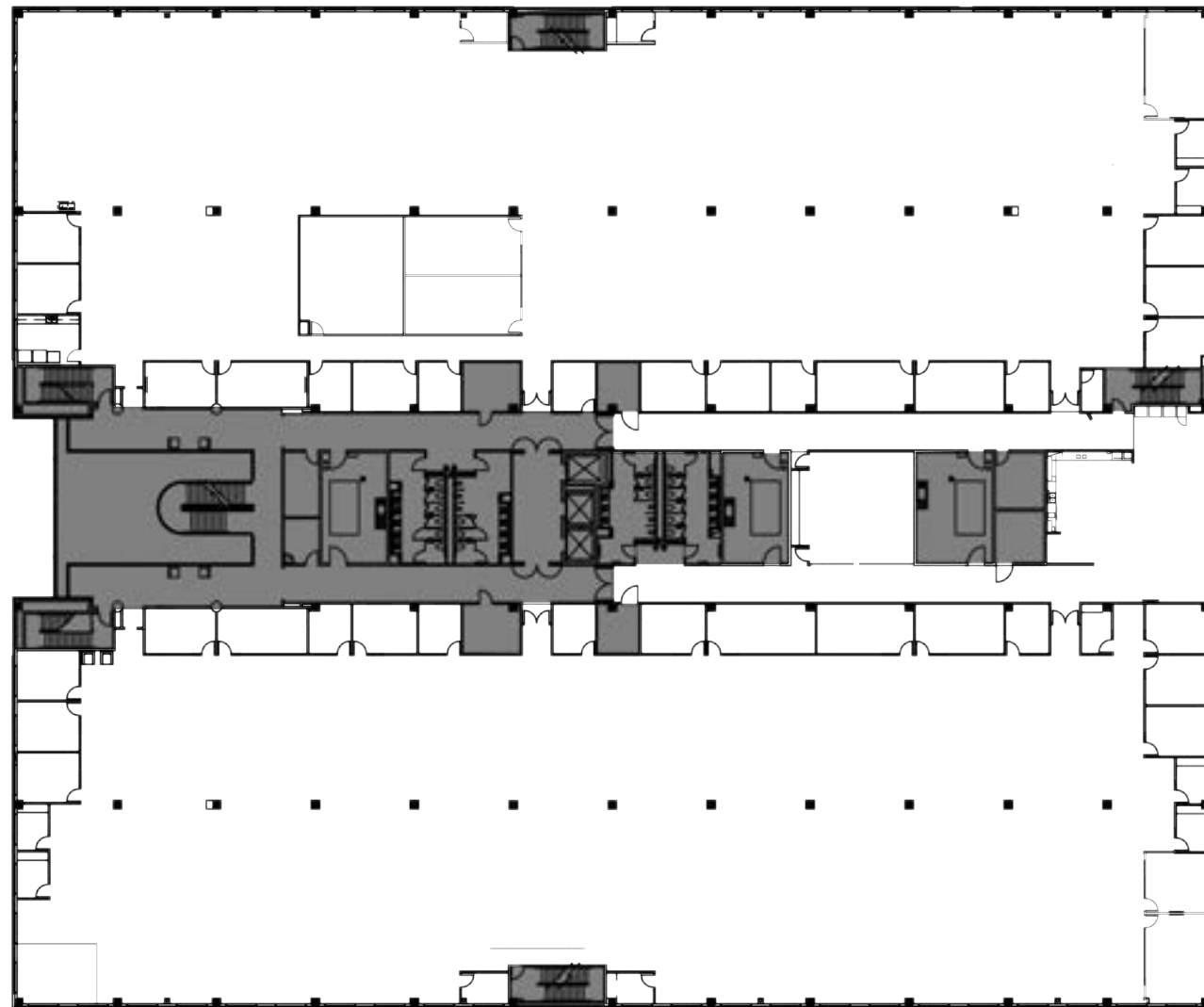
# SUITE D-300

(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

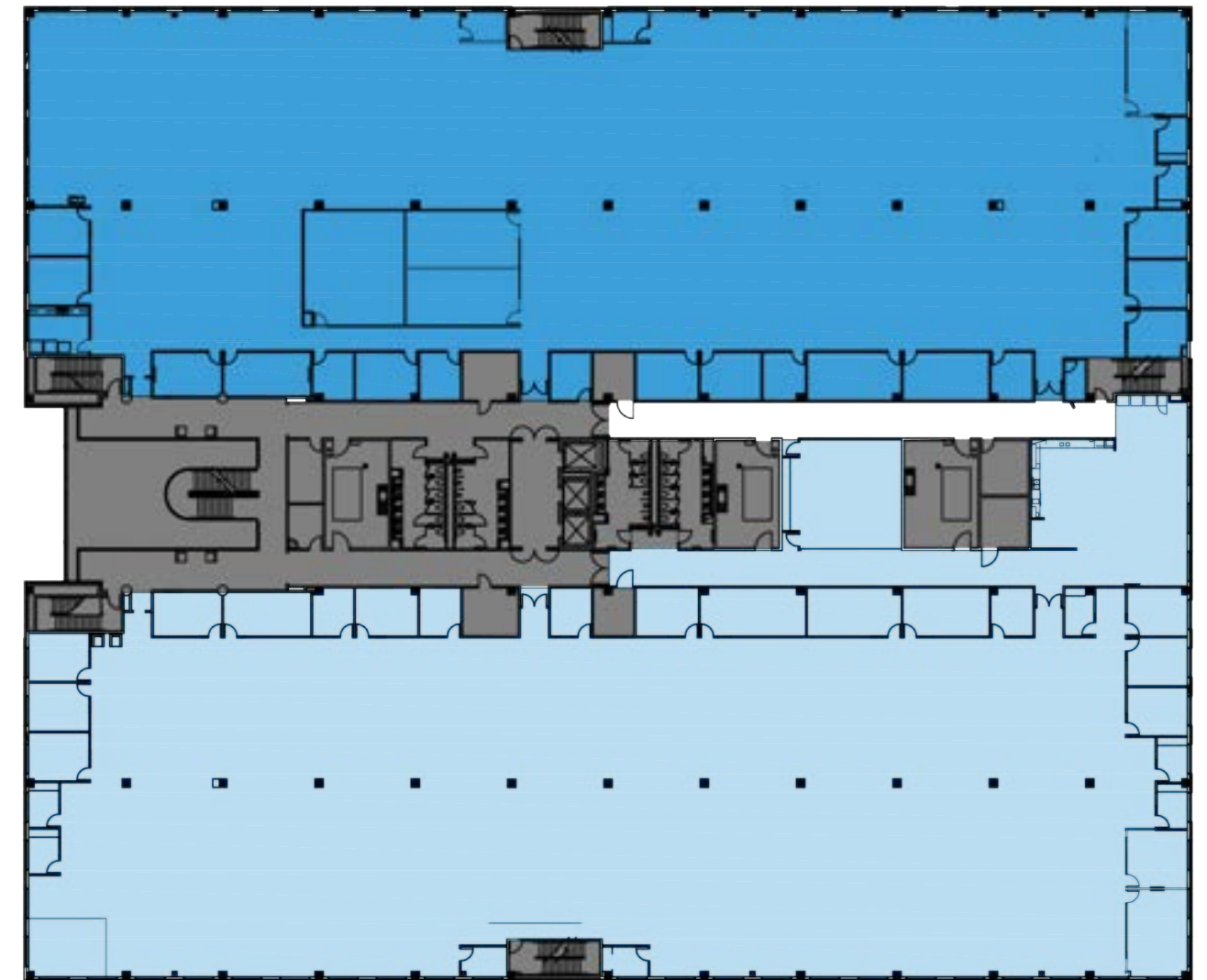
(MULTI-TENANT)

35,140 – 75,222 RSF

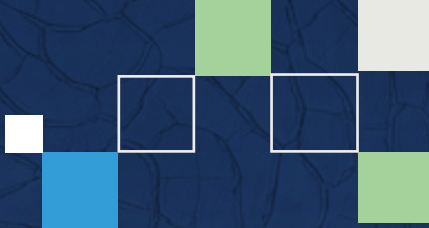
**Raise Floor:** 12" raised floor in floor in +/-3000 sf first floor data center

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

35,140 SF



40,082 SF



# 7700 PARMER

FOR MORE INFORMATION, PLEASE CONTACT

**BRIAN LIVERMAN**

512.658.6562

[brian.liverman@cushwake.com](mailto:brian.liverman@cushwake.com)

**MATT FRIZZELL**

512.925.5001

[matt.frizzell@cushwake.com](mailto:matt.frizzell@cushwake.com)

**PAIGE LIVERMAN**

512.581.5167

[paige.liverman@cushwake.com](mailto:paige.liverman@cushwake.com)



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