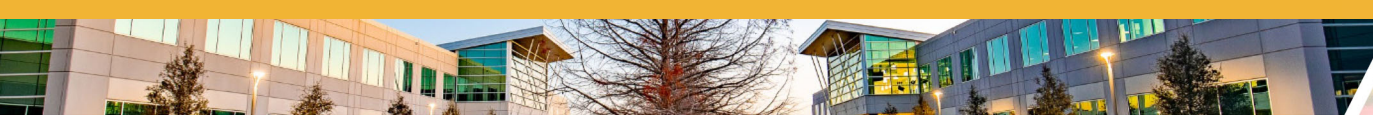




PALOMA RIDGE BLDG C

13620 RANCH ROAD 620
AUSTIN, TX 78717

**FOR SUBLEASE | PLUG & PLAY FULL FLOOR AVAILABLE
57,539 RSF - FULL THIRD FLOOR**



PROPERTY HIGHLIGHTS



- Open area workstations
- Large balcony to host events
- Efficient floorplan and layout
- Ample natural light
- 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 minutes to Lakeline Metro (Commuter Rail)

Sublease Rate

Contact Brokers

Date Available

Now

Sublease LED

November 2028

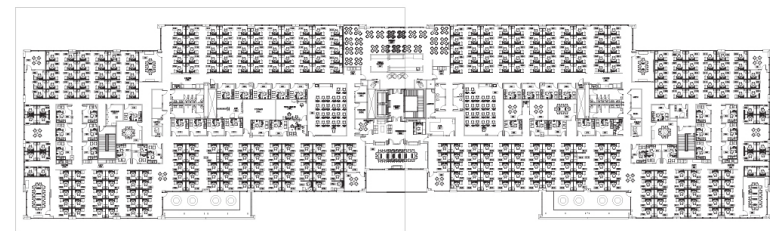
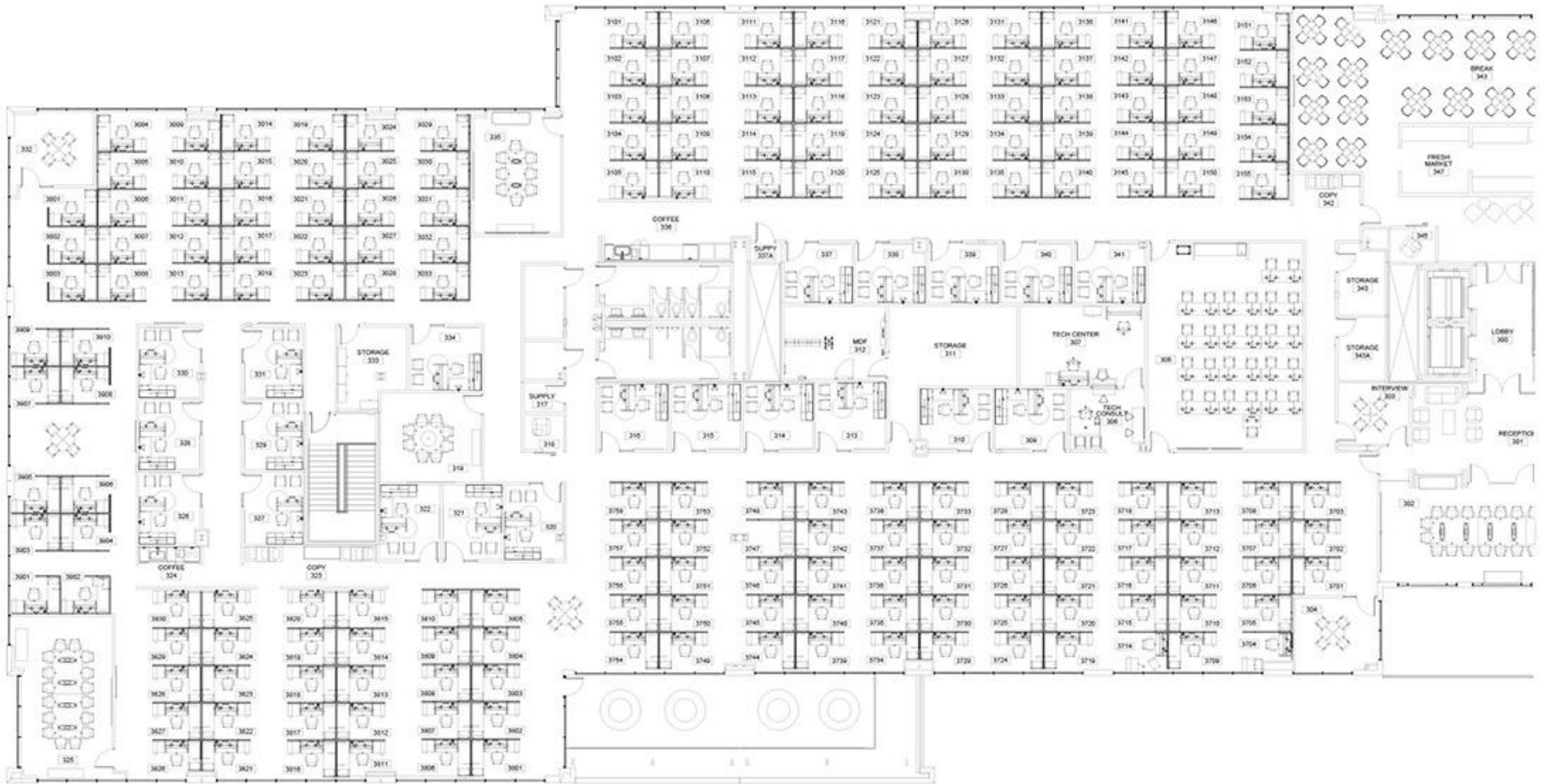
Furniture

Negotiable

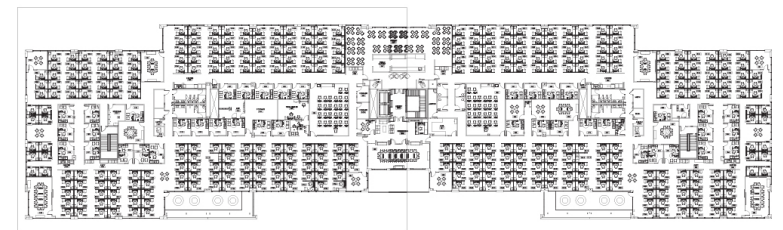
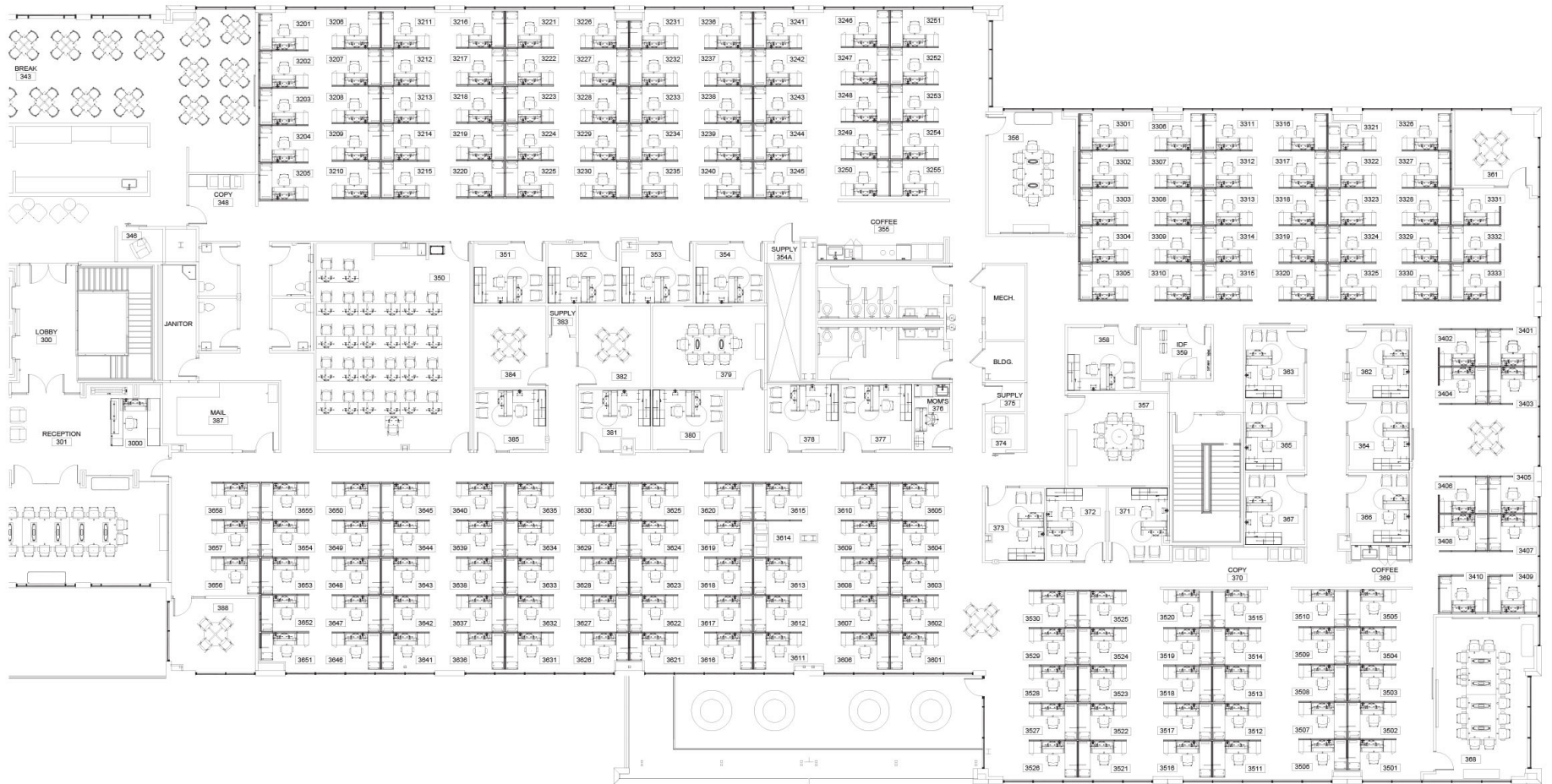
Parking

6/1,000 surface parking

FLOOR PLAN WEST SIDE



FLOOR PLAN EAST SIDE



LOCATION MAP

The map displays the Cedar Park area with various neighborhoods and landmarks. A red star icon marks the location of the Cedar Park Community Center, situated near the intersection of FM 620 and N FM 620. The map includes labels for numerous areas such as Mayfield Ranch, Silverado Ranch, Cedar Park, Avery Ranch, and others. Major roads like FM 620 and N FM 620 are highlighted in red.

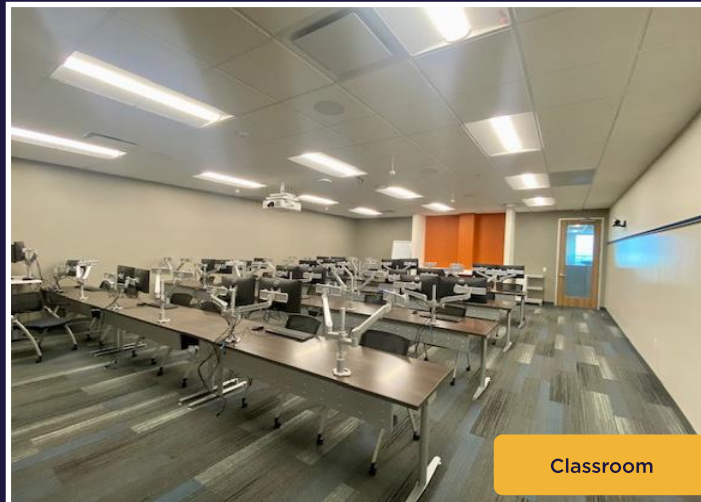
PROPERTY PHOTOS



Communal Outdoor
Seating

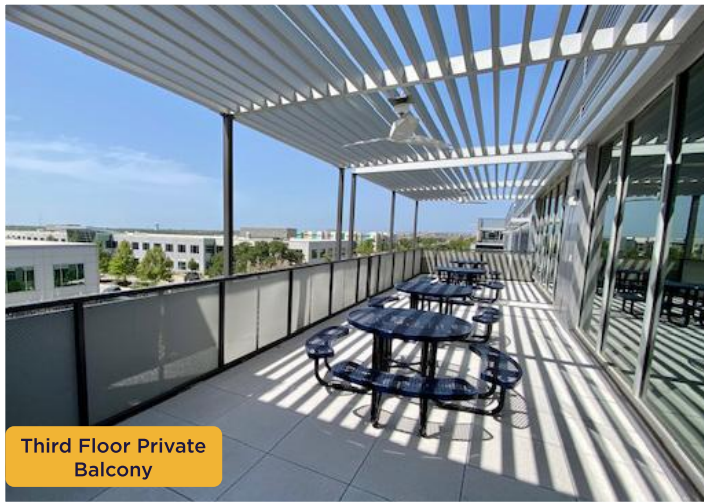


Open Area
Workstations



Classroom

PROPERTY PHOTOS



Third Floor Private
Balcony



Break Area Adjacent
To Kitchen



Private Conference
Rooms



Full Equipped
Kitchen

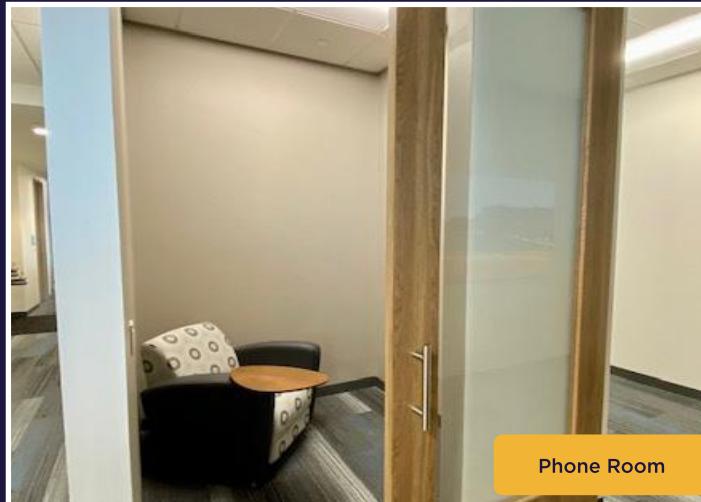
PROPERTY PHOTOS



Common Area Gym



Building Main
Lobby



Phone Room



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