paloma ridge

CUSHMAN & WAKEFIELD

A NATIONAL
OFFICE ADVISORY GROUP
OFFERING

13620 Ranch to Market Rd 620, Austin, TX

The Offering

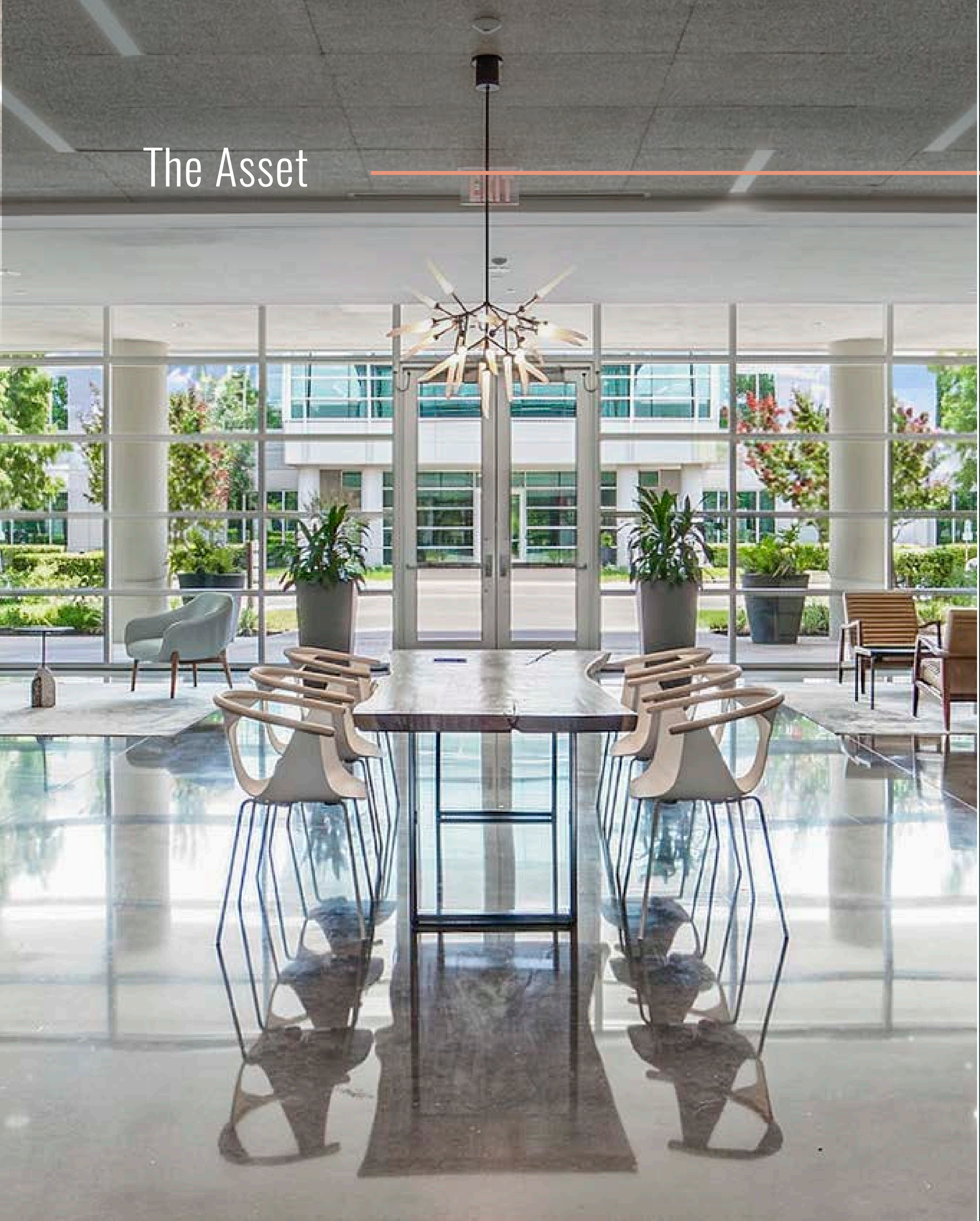
paloma ridge

Cushman & Wakefield, as Exclusive Advisor, is pleased to present Paloma Ridge (the "Property"), a three-building Class A office campus comprising 376,324 SF on over thirty-six acres in Austin's dynamic Far Northwest submarket. Delivered between 2016 and 2020, the Property represents a rare opportunity to acquire a new-vintage, institutional-quality office asset within one of the region's most established and resilient employment corridors, located just a couple of miles from Apple's North Austin Campus.

Paloma Ridge is offered as a value-add investment centered on the re-leasing of its two largest tenancies that are expected to vacate over the next two years. These credit tenants represent approximately $10 Million of contractual revenue that will fund a backfill leasing strategy. This gives a buyer a combination of downside protection and upside via the lease-up of the remaining vacancy. Combined with the Property's Class A amenity base, efficient floor plates, and above market 6.0 / 1,000 sf parking ratio, Paloma Ridge offers an opportunity to acquire a premier asset at a compelling basis and the ability to drive outsized returns. In addition to its office component, the Property includes a 1.15-acre retail pad site with highway frontage, adding further optionality and upside.

Far Northwest Austin continues to rank among the region's most desirable office submarkets, driven by sustained population and employment growth from the burgeoning Northern suburbs of Austin, significant corporate investment, and limited near-term competitive supply. Paloma Ridge is well positioned to capitalize on continued demand, providing investors with a compelling combination of occupancy stability, operational durability, and long-term appreciation potential.

The Asset



Address
13620 RANCH TO MARKET RD 620,
AUSTIN, TX 78717

Submarket
FAR NORTHWEST AUSTIN

Net Rentable Area
376,324 SF

Occupancy
86%

WALT
2.9 YEARS

Floors
BUILDING A & B: 2 STORIES
BUILDING C: 3 STORIES

Year Built
BUILDING A & B: 2016
BUILDING C: 2020

Parking
6.0 / 1,000 SF RATIO
96 COVERED SPACES & 16 EV
CAR-CHARGING STATIONS

Retail
1.147 ACRE PAD SITE

Energy Efficiency
AUSTIN ENERGY GREEN BUILDING
ENERGY STAR CERTIFIED WITH
ENHANCED POWER RELIABILITY

Investment Highlights

Value-Add Opportunity with Downside Protection

Informatica (21% of NRA) and Centene (15%), together representing 36% of the campus, are currently dark and rolling in the next two years, creating a defined and substantial opportunity. Approximately $10M in remaining contractual revenue from these leases funds a backfill strategy.

Situated in Austin's Established Parmer Tech Corridor

Paloma Ridge benefits from proximity to leading global companies and continued corporate expansion, including Apple's $1B+ campus along Parmer Lane. With direct access to State Highway 45, FM 620, MoPac Expressway (Loop 1), Interstate 35, and Highway 183, the Property provides exceptional regional connectivity to top employers, premier residential communities, top-rated schools, and a highly desirable quality-of-life environment.

Quality, Diversified Credit Tenant Base

Paloma Ridge is home to a diverse tenant base spanning healthcare, technology, financial services, government, and real estate users, providing income stability and reducing concentration risk.

Limited Capital Requirements

Due to its newer vintage, above-market amenities, and high-quality tenant build-outs, Paloma Ridge will not require significant capital expenditures, positioning the asset as largely physically stabilized with minimal additional investment required.

Designed for Today's Workforce

Paloma Ridge features an elevated workplace environment optimized to enhance tenant experience and support employee engagement. The campus offers a robust amenity package including a state-of-the-art fitness center, yoga studio, food truck capabilities, multiple outdoor spaces with lounge areas, outdoor fitness equipment, jogging paths, and property-wide outdoor Wi-Fi.

High-Growth, Resilient Austin Office Market

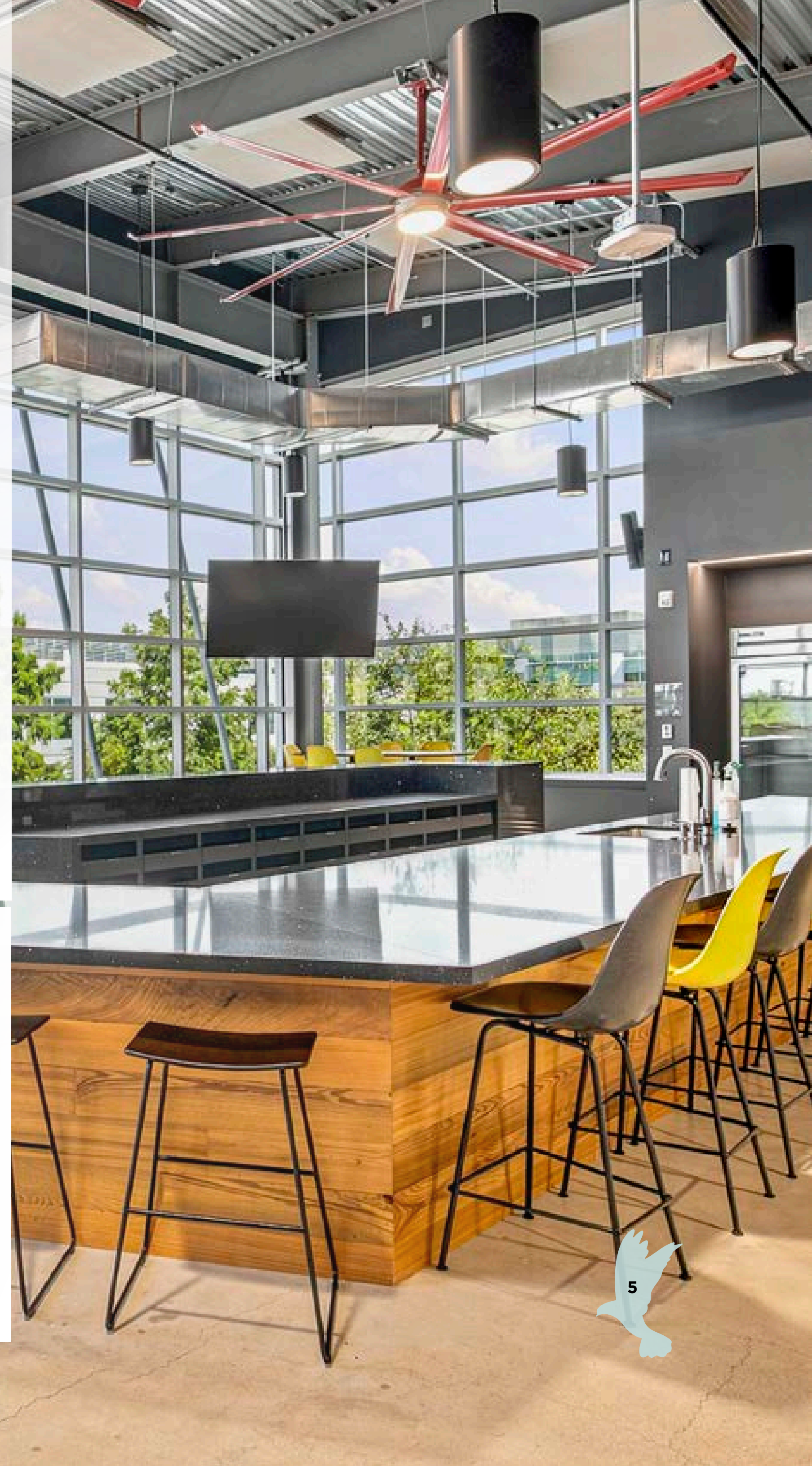
Austin remains one of the nation's premier growth markets, supported by sustained corporate investment, population expansion, and a diversified economy. Improving office fundamentals, positive annual net absorption, and a reduced construction pipeline support the long-term performance of high-quality, well-located Class A assets such as Paloma Ridge.

Premier Office Campus Meets Large-Scale Quality Tenancy

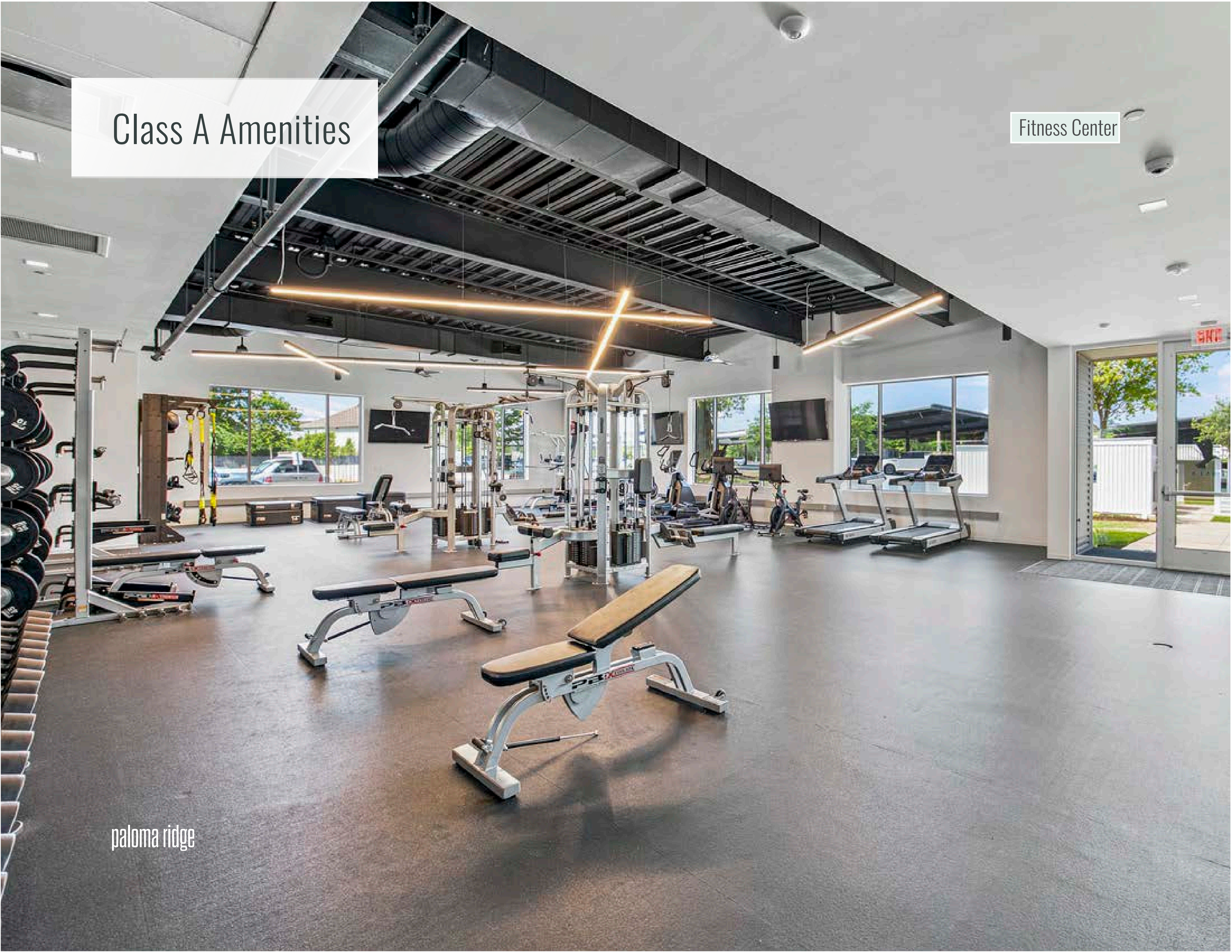
Tenant Name	RSF	% of NRA	Lease Expiration	Industry
Informatica	80,580	21.4%	Oct-27 & Jan-30	Enterprise Software
Centene	57,539	15.3%	Nov-28	Healthcare
LPL Holdings	57,210	15.2%	Dec-27 & Apr-29	Financial Services
Spectrum (Time Warner)	29,034	7.7%	Jan-28	Telecommunications
ZP Better Together	23,639	6.3%	Jul-31	Healthcare Tech
Lennar Homes of Texas	22,285	5.9%	Sep-27	Homebuilding
GSA	16,592	4.4%	Aug-40	Government
3Billion US	13,639	3.6%	Sep-36	Biotechnology
All Other Tenants	23,355	6.2%	Various	Various
Total / Wtd Avg	323,873	86.1%	2.9 Years WALT	

**Informatica and Centene are currently dark but remain contractually obligated under their leases, representing nearly $10 million in total remaining contractual revenue.*

Diversified Tenant Profile



Class A Amenities



Fitness Center

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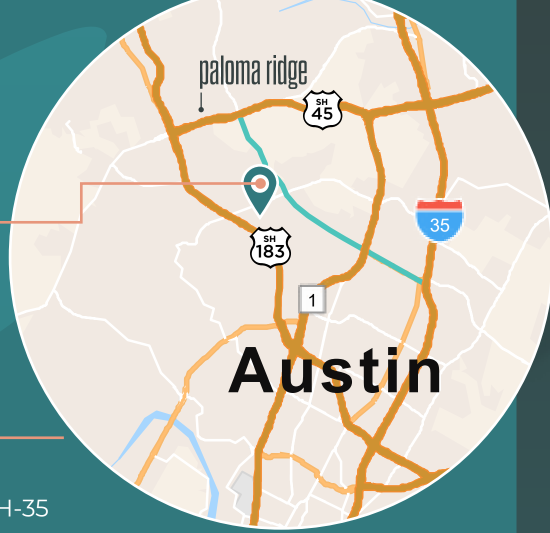
Lobby

Parmer Tech Corridor: Connected & Convenient



Immediate Access

- SH 45, FM 620, MoPac (Loop 1), US 183, and IH-35
- Surrounded by nearly 2.4 MSF of retail, dining, hotel, and lifestyle amenities
- Adjacent to Far Northwest Austin's premier residential communities, including Avery Ranch and Brushy Creek, as well as the rapidly growing suburban markets of Cedar Park, Leander, Round Rock, Georgetown, and Pflugerville
- 25-30 minutes from Downtown Austin and Austin-Bergstrom International Airport

Strategically Positioned

- Located at the intersection of Travis and Williamson Counties, Paloma Ridge benefits from the Austin MSA's continued northward expansion.
- Williamson County has consistently ranked among the top 10 fastest-growing counties in the U.S., supported by 24% population growth in ~ 5 years.
- Since 2020, nearby communities including Cedar Park and Leander have grown 20% and 45%, respectively, further expanding the region's workforce, housing base, and long-term demand drivers.

Office Market Decentralization

Austin's office market continues to expand beyond the CBD as companies prioritize suburban locations with accessibility, flexibility, and employee convenience.

Flight to Quality

Newer-generation assets with modern amenities and efficient layouts remain best positioned to capture tenant demand.

Large User Appeal

Far Northwest Austin's campus-style environments, parking availability, and scalable floorplates attract larger corporate users.

Long-Term Corporate Corridor

As Austin's center of gravity continues to shift northward, Far Northwest Austin is emerging as a preferred corporate destination supported by expanding employment, residential growth, and long-term market momentum.


Parmer Tech Corridor
The Domain
Amazon Indeed Paypal
IBM Nvidia VRBO
Apple's New $1B Campus
SH 183
Flex
Visa
Yardi
Apple
EBay
Electronic Arts
Polycom
AECOM
Toshiba
Halff
W. PARMER LN.
Lifetime Fitness
Office Depot
SH 45
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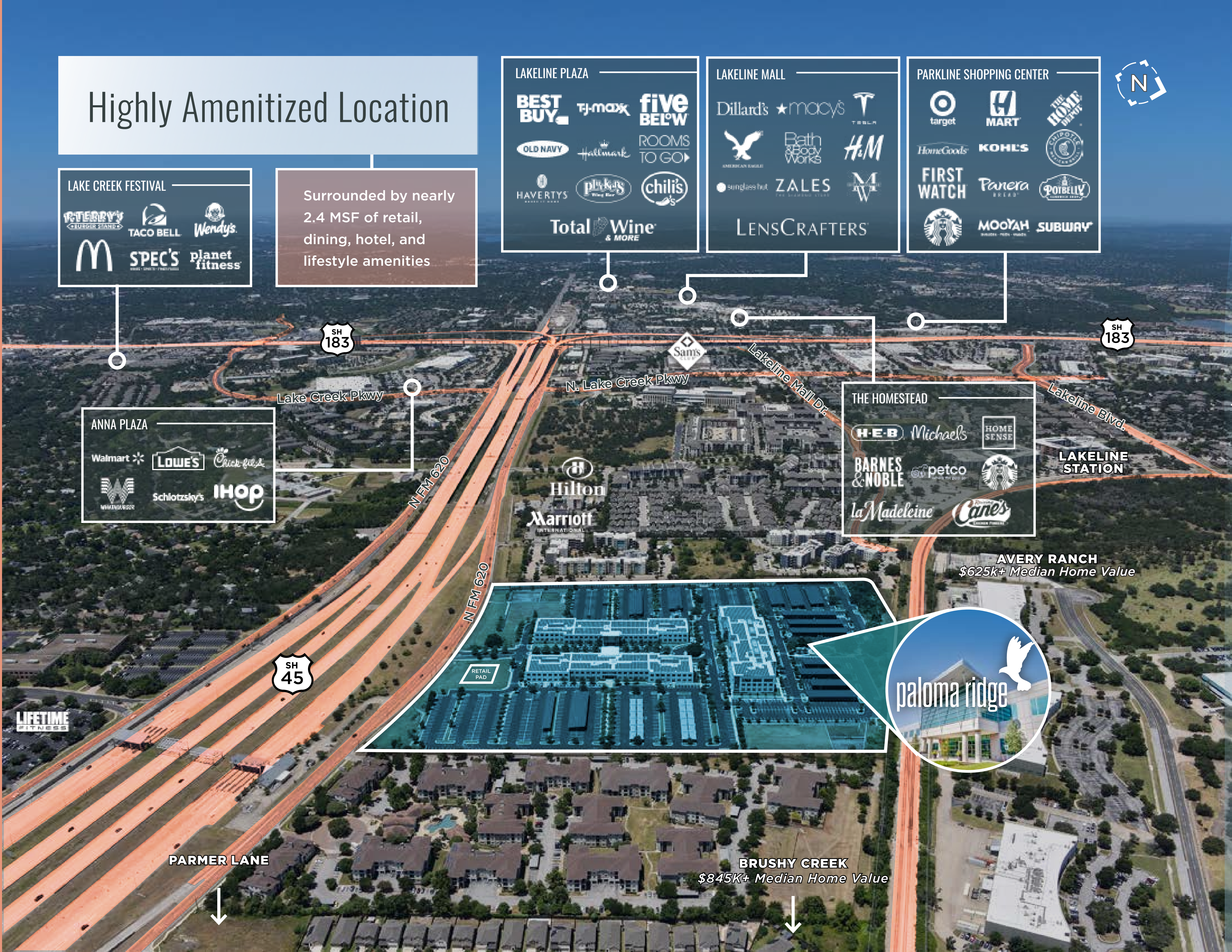
Applied Material

Highly Amenitized Location

Surrounded by nearly 2.4 MSF of retail, dining, hotel, and lifestyle amenities

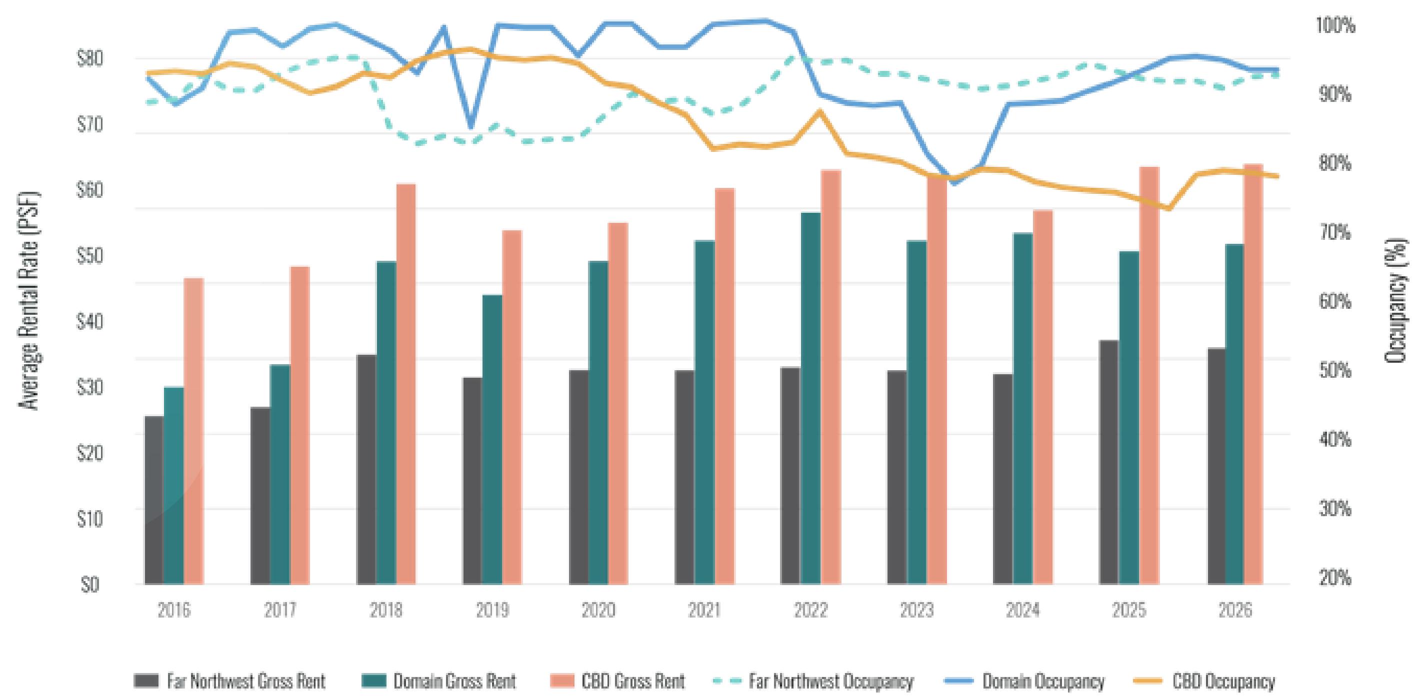


Far Northwest Growth Momentum

Far Northwest Austin offers institutional-quality office space at a significant occupancy cost advantage compared to neighboring submarkets, providing a compelling value proposition for corporate users.

The Domain has reshaped Austin's suburban office landscape, establishing a premier employment and amenity hub with rental rates and tenant quality that rivals Downtown.

Class A Rental Rates vs. Occupancy



Welcome to Austin

The Austin-Round Rock MSA continues to attract companies and talent from around the world, fueled by sustained domestic and international migration, a highly educated workforce, and a thriving innovation ecosystem. The region consistently ranks among the nation's fastest-growing metropolitan areas.

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#1 U.S. City for Startups

Commercial Café, 2026

$7.2B in Venture Capital Funding for Austin-Based Startups

130% higher since 2023
Crunchbase, 2026

Top 3 City to Start a Career

WalletHub, 2026

Top 10 Best-Performing U.S. Metro for 19 Consecutive Years

Milken Institute, 2025

#1 U.S. City to Start a Business

UT McCombs News, 2025

3.5% Unemployment Rate

vs. Texas Average of 4.2%

#6 U.S. Metro for Population Growth

Census, 2025

2.6M Austin MSA Population

6.4% U.S. Population Growth

since 2015

25.7% Austin Population Growth

since 2015

0% State Income

Milken Institute, 2026

#1 State for Business

for 22 consecutive years
Chief Executive Magazine, 2026

57 Fortune 500 HQ's

Chief Executive Magazine, 2026

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