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W PARMER LN

FOR LEASE

3600 W. Parmer Ln.
Austin, Texas 78727



Property Overview

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Austin, Texas 78727



3 miles from new 3M SF Apple office campus, which has substantially increased area demographics including single family home values



2 miles NW of The Domain, a vibrant neighborhood with high-rise buildings, restaurants, and high-end shopping



Offers easy, signalized access at Parmer and Loop 1 Intersection



Garden campus design; nestled among groves of oak trees and emphasizes natural light



Located in an amenity-rich area in Austin's high-tech corridor minutes away from The Domain



Parking ratio: 4:1,000; 281 surface parking spots



Nearby Amenities

Walkable Amenity

Google Rating

Short Drive Amenity

Distance



Kolache Factory

Counter-serve chain with classic Czech pastries in sweet & savory flavors, plus other baked goods.



Tacodeli

Austin-born BYOB taqueria chain serving more than 40 types, including breakfast tacos.

1.8 miles



Thai Cuisine

Standards like curries & noodles in a colorful room; all-you-can-eat soup & salad bar at lunch.



Whole Foods Market

Eco-minded chain with natural & organic grocery items, housewares & other products (most sell wine).

2.0 miles



Austin Grind Coffee

Chain outpost offering coffee & tea drinks, plus smoothies & a variety of light fare.



P. Terry's Burger Stand

Relaxed option for all-natural beef burgers, shoestring fries & milkshakes, plus breakfast.

1.9 miles



PitaLicious Mediterranean Kitchen

Popular Mediterranean food trailer on a lawn offering halal fare like wraps & made-to-order bowls.



The Hideout Pub

Easygoing tavern featuring comfort food such as burgers & wings, plus happy hours.

1.1 miles



Tomodachi Sushi

Snug, stylish eatery with a bar serving Japanese plates & traditional & inventive sushi options.



H-E-B

Grocery store that offers a bakery, flower shop, meat market, seafood, produce and a pharmacy.

1.0 mile



Aviator Pizza & Drafthouse

Family friendly locally owned, operated, and sourced craft pizza and Texas craft beer bar.



Topgolf

Sprawling entertainment venue with a high-tech driving range & swanky lounge with drinks & games.

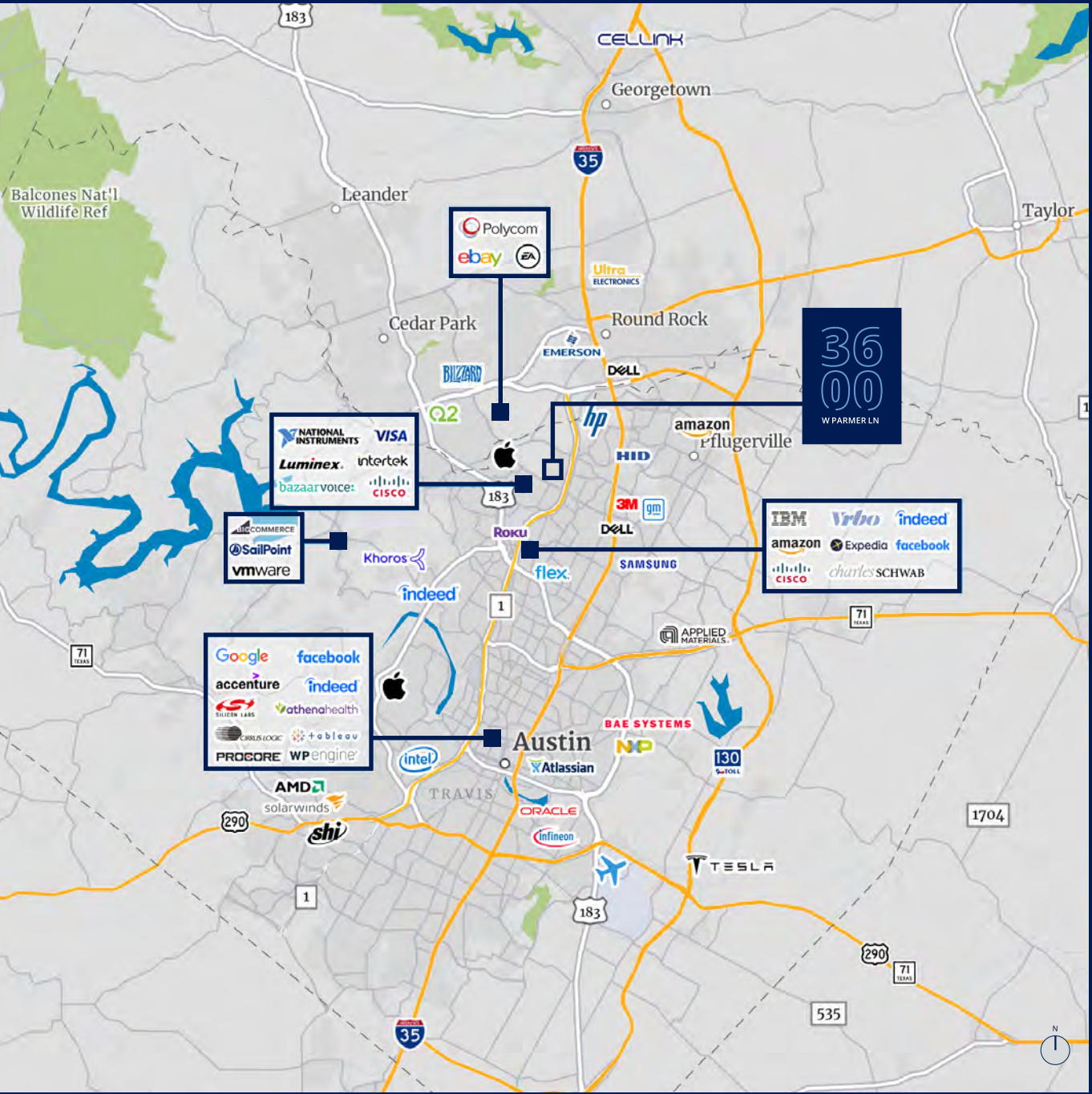
2.3 miles



Walkable Amenities

3600 Parmer Ln Office Centre, located in Austin's vibrant northwest submarket, combines visibility with a prime location in Austin's high-tech corridor. Just moments from the Domain, St. David's

Northwest, and the Arboretum, this garden campus design emphasizes open, flexible layouts and natural light. Features include a grand two-story lobby, extensive parking, and 10' ceilings.



Corporate Neighbors

3600 Parmer Ln Office Centre is nestled in a technology-rich zone alongside giants like IBM and Dell, its position on a prominent 5-acre site on Parmer Lane, near MoPac Expressway (Loop 1), provides unrivaled access to Austin's business hubs, dining, hotels, and tech workforce.



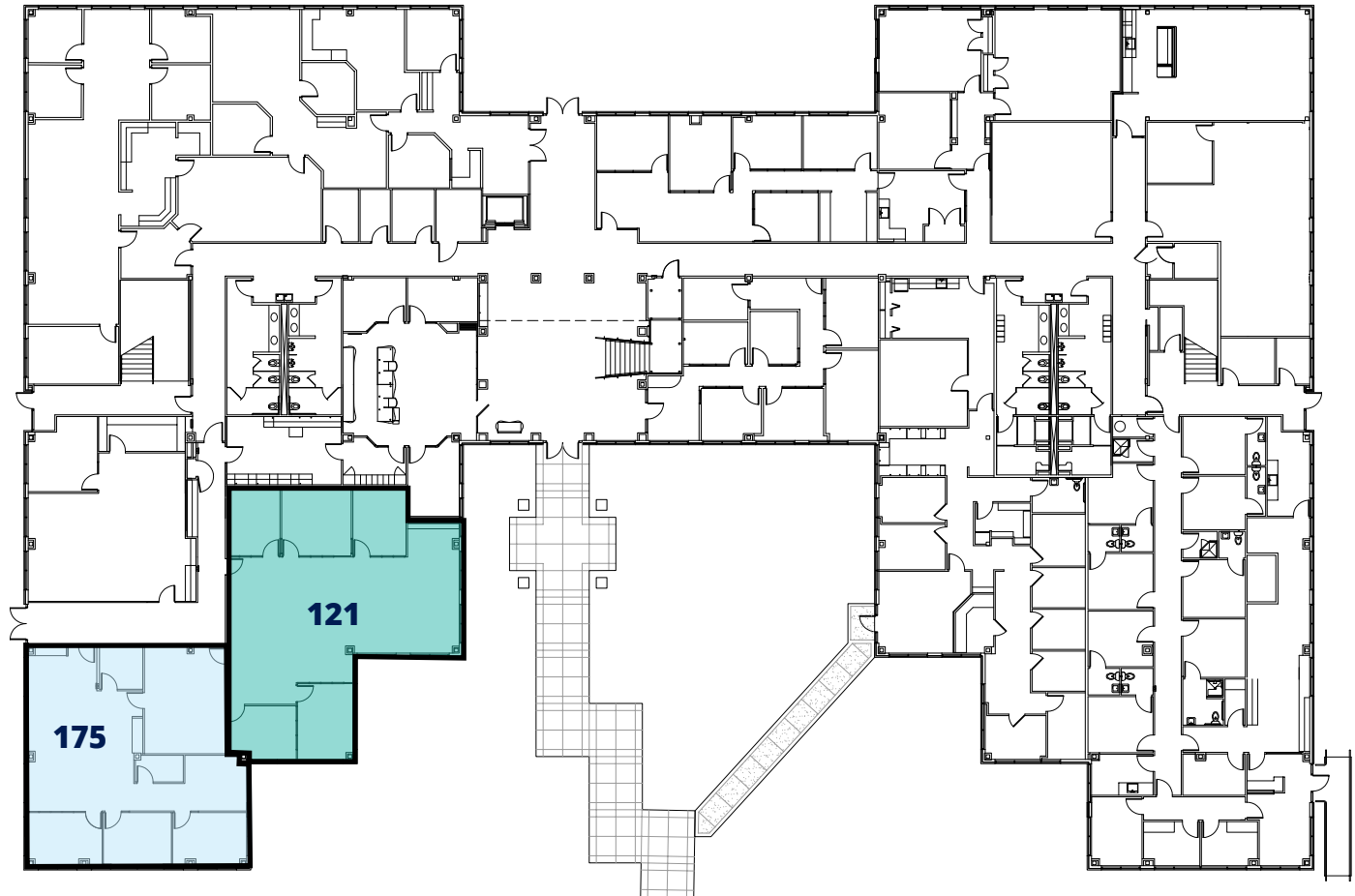
W PARMER LN

FLOOR PLAN

First Floor

Suite 121	Available 7/1/26	2,150SF
Suite 175	Available 7/1/26	1,946 SF

Rate: \$26.00 NNN
2026 OpEx: \$14.08
Parking: 4/1,000



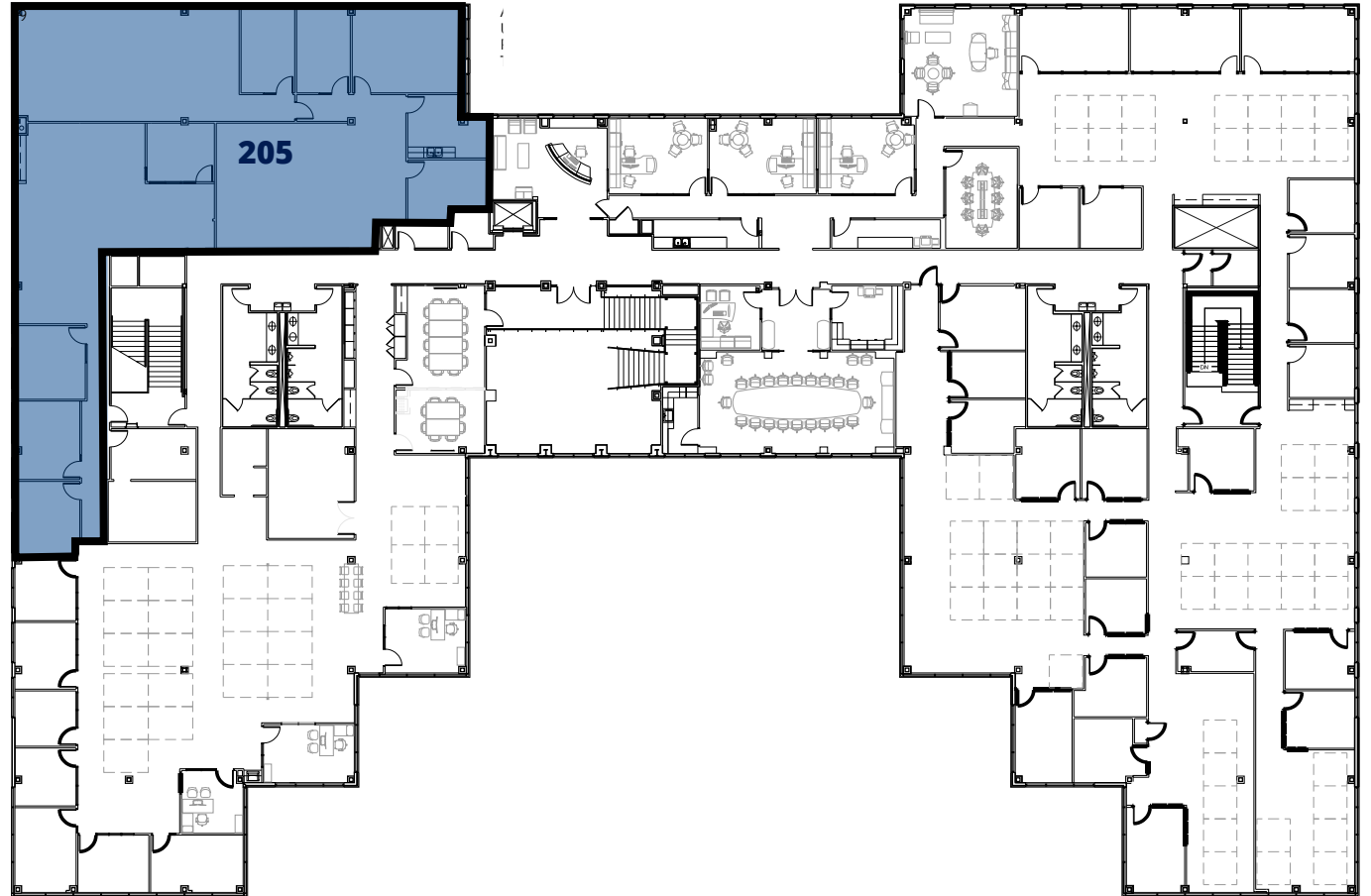
Suites 121 & 175:
Contiguous for 4,096 SF



Second Floor

Suite 205 Available Now 5,355 SF

Rate: \$26.00 NNN
2026 OpEx: \$14.08
Parking: 4/1,000



LET'S TALK

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