

PALOMA RIDGE B

13620 FM 620

A U S T I N , T X 7 8 7 1 7

**MOVE-IN
READY SUBLEASE**
24,611-80,580 RSF

CBRE



THE OPPORTUNITY

Discover your next business home in this stunning Class A office building, strategically located in Austin's rapidly expanding Far Northwest submarket. With ample parking and easy ingress and egress, convenience is at your fingertips. Experience world-class ownership and management dedicated to your success. Enjoy exclusive access to tenant amenity spaces and shopping and dining nearby. Elevate your work environment today!

BUILDING DETAILS

- ◇ Class A
- ◇ Abundant Parking
- ◇ 2 Stories
- ◇ Easy Access to 183 & 45

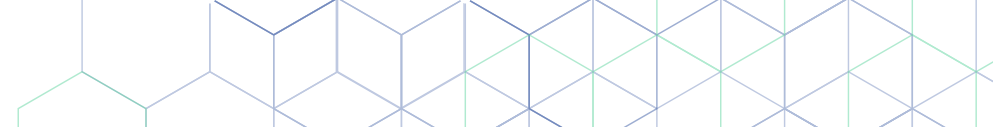
BUILDING AMENITIES

- ◇ Fitness Center
- ◇ Yoga Studio
- ◇ Outdoor Courtyard
- ◇ Food Trucks
- ◇ Hike & Bike Trail

PALOMA RIDGE B

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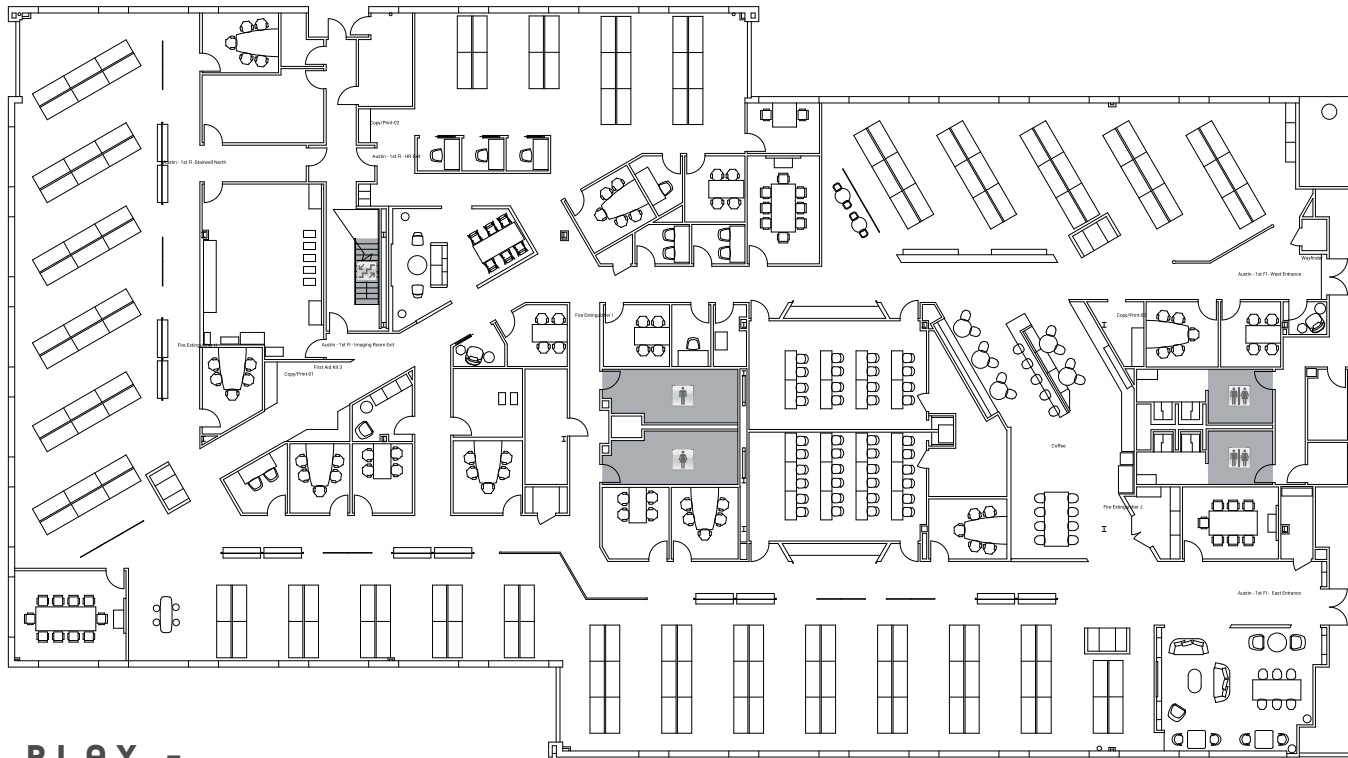




AVAILABLE

Suite 100

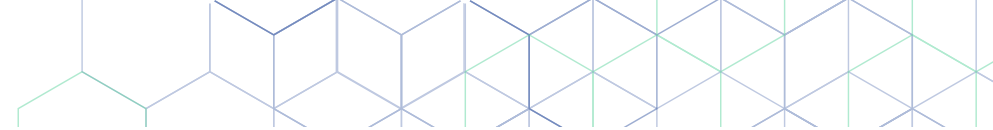
Leaseable RSF	24,611 RSF
Lease Rate	\$40.00 FSG
Lease Expiration	1/31/2030
Parking	6/1,000



**PLUG AND PLAY -
FURNITURE AVAILABLE**

PALOMA RIDGE B

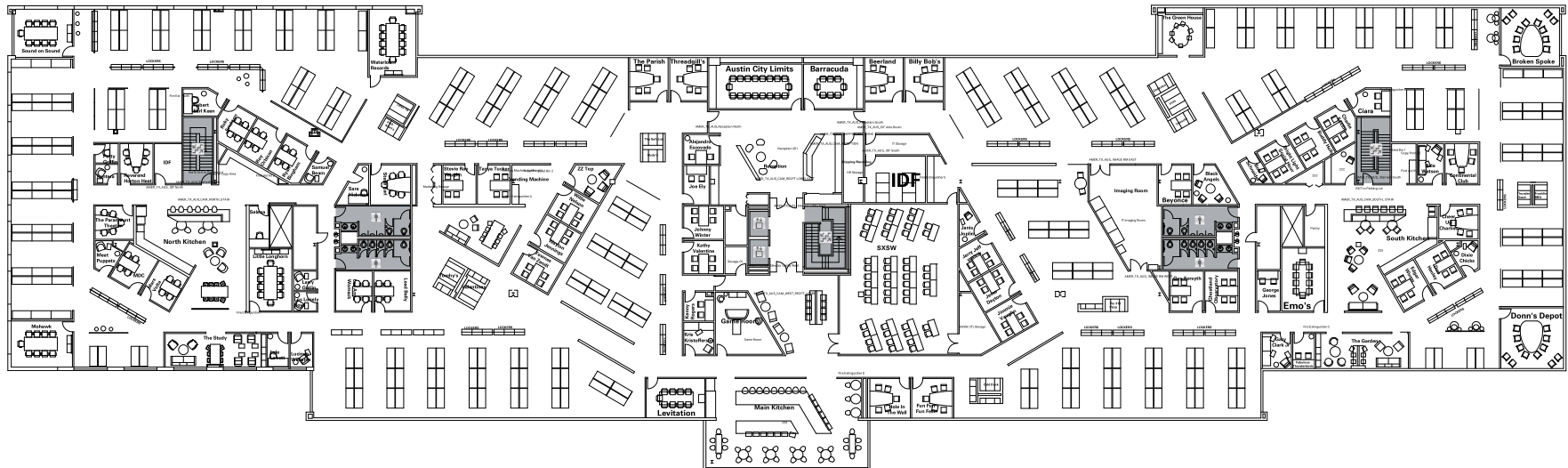
3



AVAILABLE

Suite 200

Leaseable RSF	55,969 RSF
Lease Rate	\$25.00 FSG
Lease Expiration	10/31/2027
Parking	6/1,000



**PLUG AND PLAY -
FURNITURE AVAILABLE**

PALOMA RIDGE B





BARNES & NOBLE
H-E-B
MICHAELS
PETCO
EUROPEAN WAX

HOME DEPOT
KOHL'S

LAKELINE
METRO RAIL
STOP

LA MADELINE
RAISING CANE'S
ALAMO DRAFT-
HOUSE

CHIPOTLE

SUPER TARGET

PALOMA
RIDGE B

BEST BUY
OFFICE MAX
OLD NAVY
PARTY CITY
PETSMART
ROSS
TJ MAXX
TOTAL WINE

HOME2
SUITES

ALOFT

BLAZE PIZZA
FIRST WATCH
PANERA

SAM'S CLUB

THE HUB
SHOPPING CENTER

LAKELINE MALL

45
TOLL

LIFETIME FITNESS

APPLEBEE'S
CHILI'S
FUDDRUCKER'S
PLUCKERS
TEXICAN CAFE

OLIVE
GARDEN

WALMART
LOWE'S

INTERSTELLAR
BBQ

620
RANCH
ROAD

T&C
SPORTS
COMPLEX

WALGREENS

COURTYARD
INN

CHICK-FIL-A
ARBY'S
WHATABURGER
IHOP
HOTPOT ALLEY

NAGOYA
STEAK &
SUSHI

CVS

HAMPTON
INN

LOS REYES
P. TERRY'S

MCDONALD'S
CHURCH'S

BURLINGTON
PINALLZ

ANDERSON MILL

HEB

TORCHY'S

STARBUCKS
THE COFFEE BEAN
LA TAPATIA
TACO CABANA
MOONIES BURGER

THE MELTING POT
AMY'S ICE CREAMS
CHEDDAR'S
KERBEY LANE
TEXAS ROADHOUSE
CABO BOB'S

183

PALOMA RIDGE B

- RETAIL
- RESTAURANT
- HOTEL

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C O N T A C T S

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