

paloma ridge



Class A ▾ 376,324 SF

Three Building Office Park



ADDRESS

13620 FM 620 ▾ Austin, TX 78717

SQUARE FOOTAGE

Building A ▾ 105,305 SF
Building B ▾ 105,305 SF
Building C ▾ 165,714 SF

PARKING

6.0:1,000
16 site-wide electric car-charging stations

AVAILABILITY

Building A ▾ Suite 150 - 11,397 SF
Suite 250 - 26,878 SF
Building B ▾ Suite 150 - 22,285 SF
Suite 200 - 55,969 SF
Building C ▾ Suite 125 - 7,559 SF
Suite 150 - 19,767 SF

YEARS BUILT

Buildings A & B ▾ 2015
Building C ▾ 2020

ENERGY RATINGS

Buildings A & B

▾ Austin Energy Green Building 1-star

Building C

▾ Seeking LEED Certification

Secondary Austin Energy power-feed loops added to Buildings A,B,C increasing power reliability, via redundancy



Amenities



FITNESS
CENTER



YOGA
STUDIO



SHOWERS



HIKE-N-BIKE
TRAIL



OUTDOOR
SEATING



PUBLIC
WI-FI

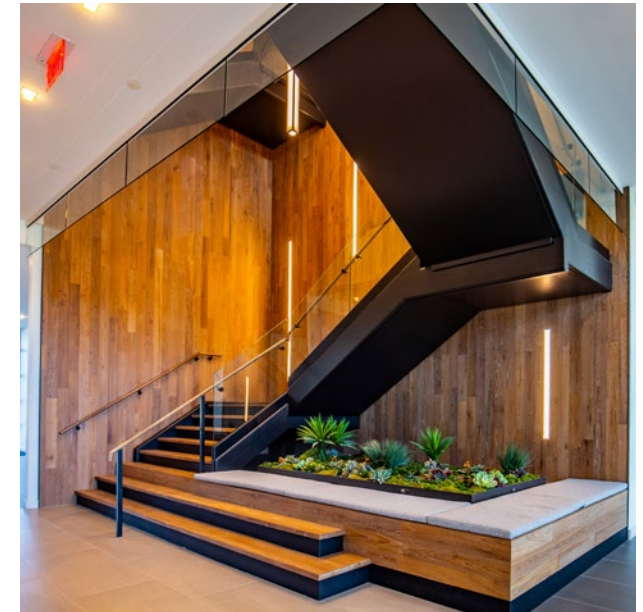


FOOD
TRUCKS



LOBBY

- Polished concrete floors
- Wood base
- Grand stair and elevator lobby
- Re-claimed wood accent walls
- Recessed linear accent lighting
- Back-painted glass elevators
- Two pair of all-glass tenant entry doors



Site Plan



45 TOLLWAY ACCESS ROAD →



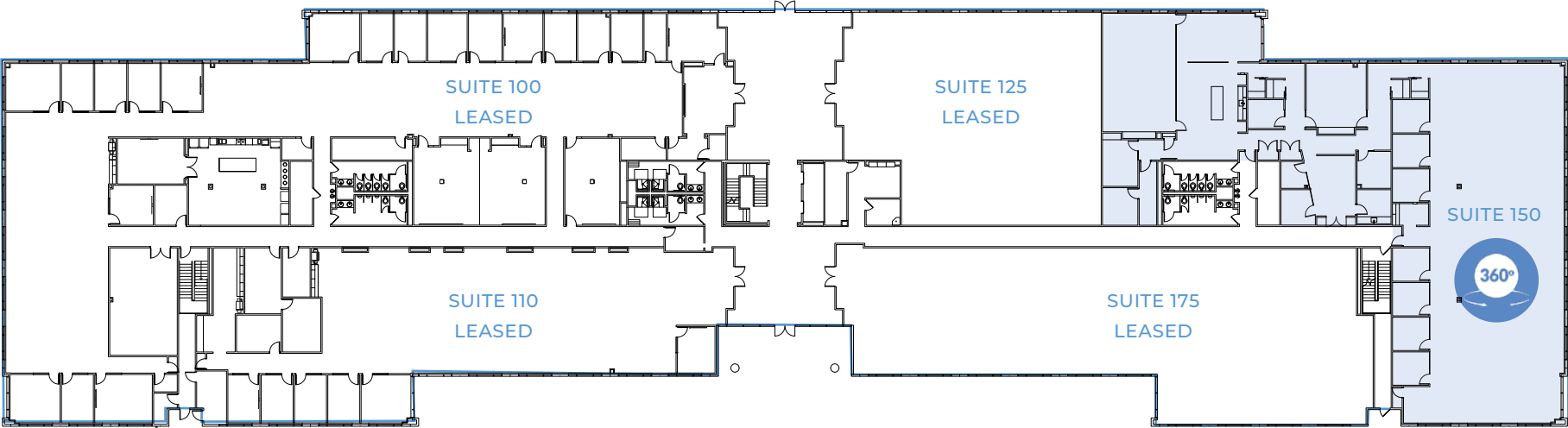


Availability

Building A

FLOOR 1 ▾ SUITE 150 ▾ 11,397 SF ▾ AVAILABLE IMMEDIATELY

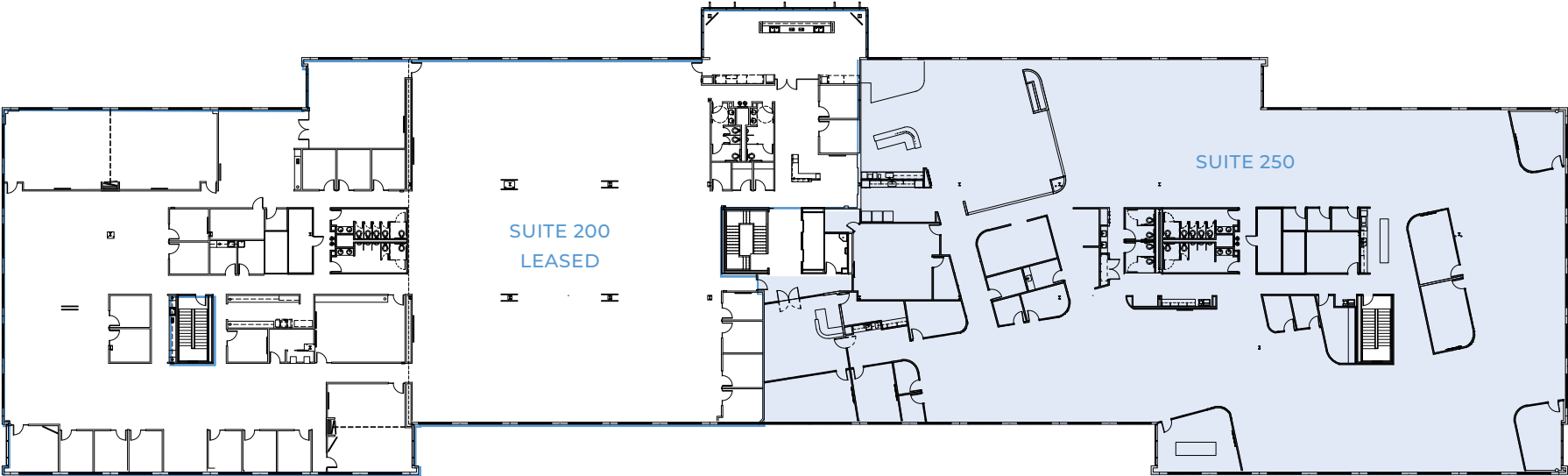
[VIEW VIRTUAL TOUR](#)



Availability

Building A

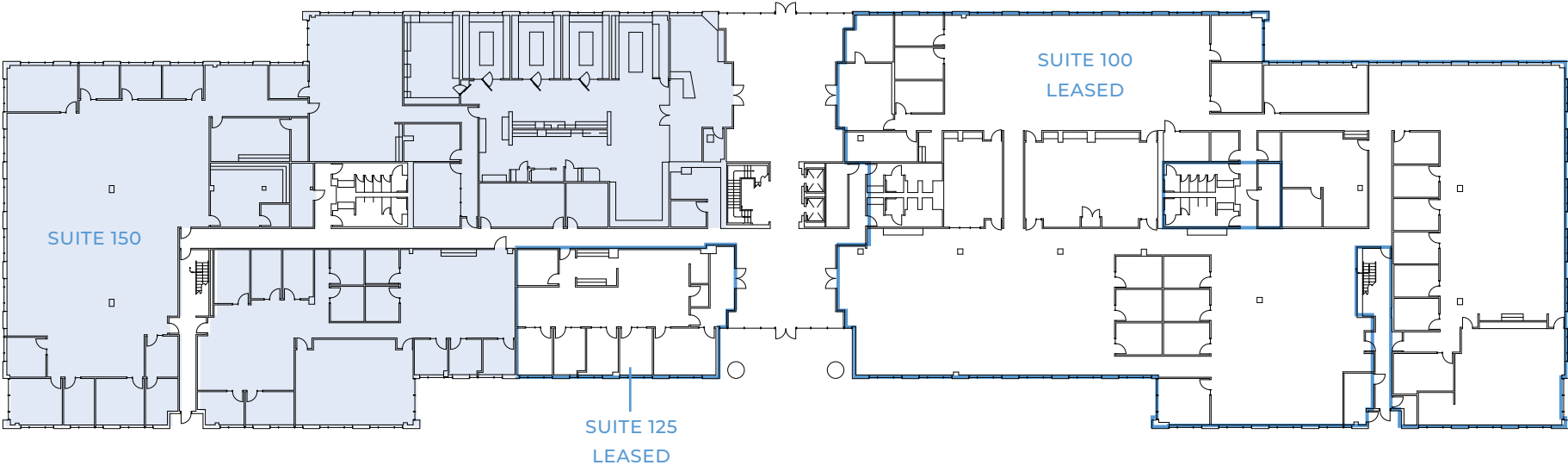
FLOOR 2 ▾ SUITE 250 ▾ 26,878 SF ▾ AVAILABLE 3/1/2026



Availability

Building B

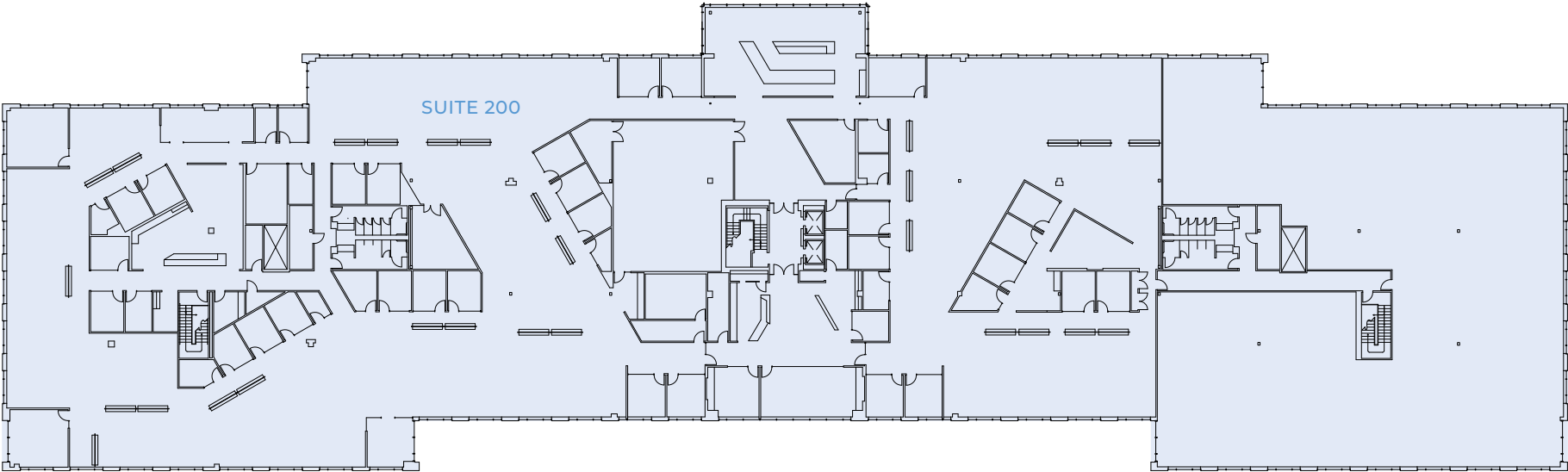
FLOOR 1 ▾ SUITE 150 ▾ 22,285 SF ▾ AVAILABLE 9/30/2027



Availability

Building B

FLOOR 2 ▾ SUITE 200 ▾ 55,969 SF ▾ AVAILABLE 10/31/2027



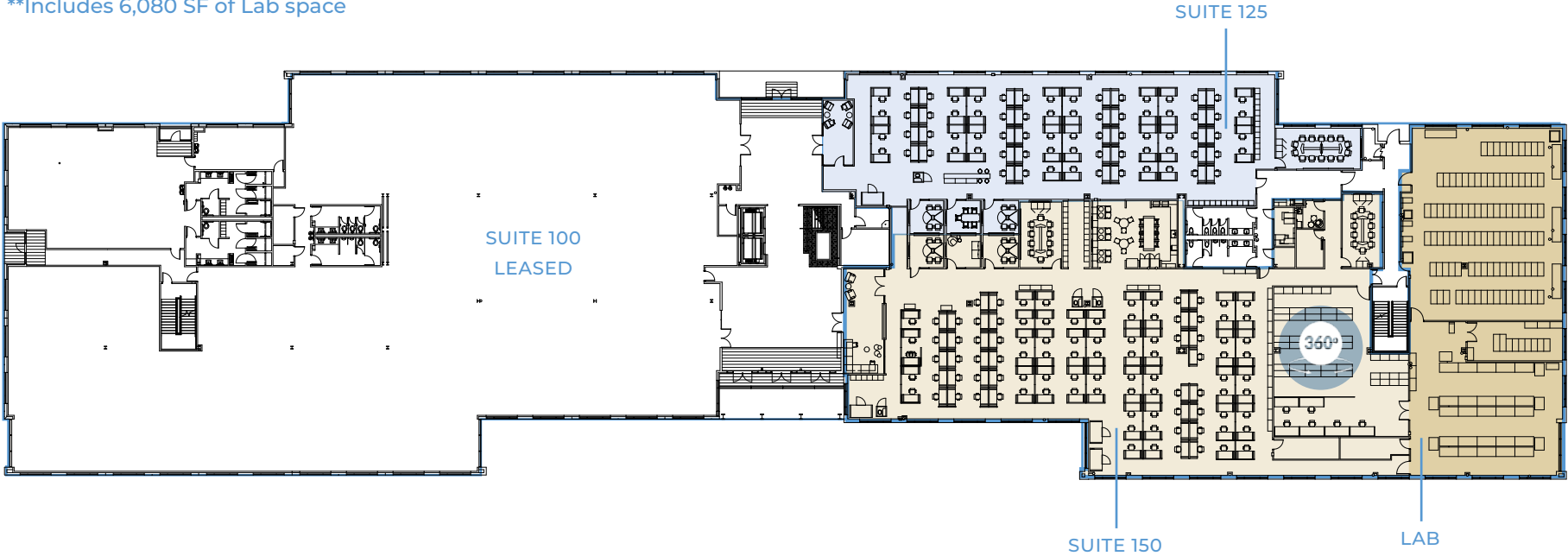
Availability

Building C

FLOOR 1 ▾ SUITE 125* ▾ 7,559 SF ▾ AVAILABLE IMMEDIATELY
FLOOR 1 ▾ SUITE 150* ▾ 19,767 SF** ▾ AVAILABLE IMMEDIATELY

[VIEW VIRTUAL TOUR](#)

*Can be combined to a total of 27,326 RSF
**Includes 6,080 SF of Lab space



Power Lab: 750/480 KW
Power Office: 750/480KW
Chiller Size: 42.99 tons
AHU Lab Size: 42.99 tons -4 Vertiv Liebert DS AHUs
AHU Office Space: 120 tons
Power Chiller/AHU: 4-Vertiv Liebert DS AHUs

Location

The Paloma Ridge Campus is located in Austin's fast-growing NW submarket. Situated near the intersection of 183 & 45, tenants can conveniently enjoy nearby shops and restaurants.

EASY ACCESS TO

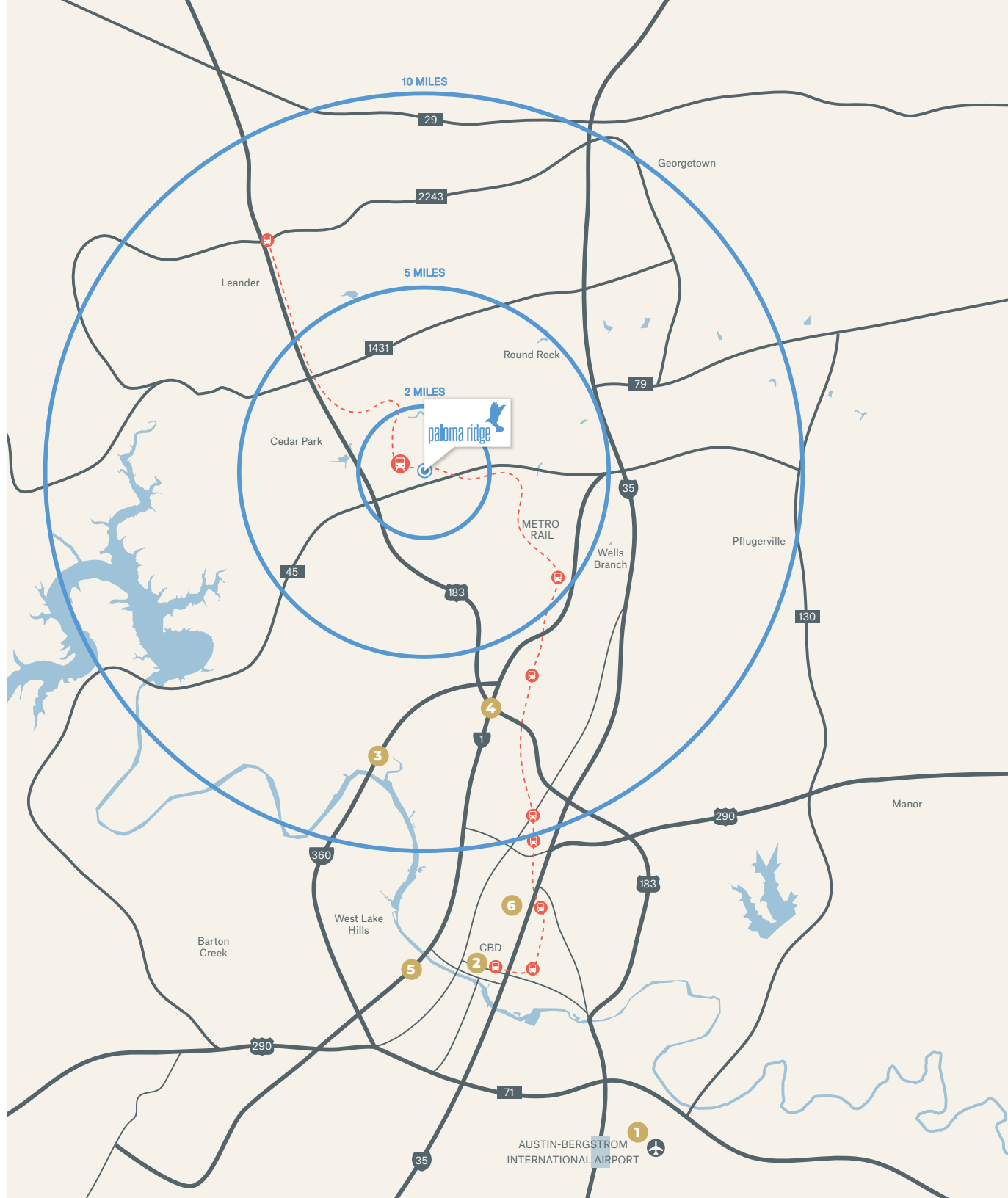
- ▾ State Highway 45
- ▾ FM 620
- ▾ MoPac Expressway
- ▾ Interstate 35
- ▾ Highway 183

DRIVE TIMES

- 1 ABIA ▾ 30 min
- 2 Downtown Austin ▾ 22 min
- 3 Loop 360 & Hwy 2222 ▾ 20 min
- 4 MoPac & Hwy 183 ▾ 13 min
- 5 MoPac & Hwy 2244 ▾ 25 min
- 6 University of Texas ▾ 20 min

NEAREST METRO STOP

- 🚊 Lakeline Park & Ride ▾ 20 min walk



Location

AREA EMPLOYERS

- | | |
|-----------------|-----------------|
| 1 Apple | 10 Mitsubishi |
| 2 AT&T | 11 Nvidia |
| 3 Cisco Systems | 12 Office Depot |
| 4 Deloitte | 13 Oracle |
| 5 DR Horton | 14 PayPal |
| 6 Ebay | 15 Polycom |
| 7 HealthTronics | 16 State Farm |
| 8 KB Home | 17 Visa |
| 9 Legal Zoom | 18 Zynga |

NEARBY AMENITIES *(within 2 miles)*

- | | |
|--------------------|---------------------|
| 24 Hour Fitness | Office Depot |
| Alamo Drafthouse | Olive Garden |
| Applebee's | Outback Steakhouse |
| AT&T | Papa John's |
| Barnes & Noble | P. Terry's |
| Best Buy | Plucker's Wings |
| Burger King | ShIPLEY'S Donuts |
| Chick-fil-A | Smashburger |
| Coffee Beanery | Starbucks |
| Fitness Connection | Texas Land & Cattle |
| Fuddruckers | Texican Cafe |
| HomeGoods | Thundercloud Subs |
| La Madeleine | Tony C's |
| Life Time Fitness | Walgreens |
| Lowe's | Walmart |
| McDonald's | Whataburger |
| Michael's | Z Tejas |







VANDERBILT
OFFICE PROPERTIES

◆ ENDEAVOR

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PALOMA
RIDGE

13620